

Port Dinorwic Yacht Harbour Residential Estate

Newsletter Autumn 2016

Leasehold Flats Refurbishment

A second meeting, to which all leaseholders of the flats were invited, was held in May at Plas Menai and it was agreed that the refurbishment works to the 14 blocks of flats should be carried out over the next seven years at a rate of 2 blocks per year.

Following this meeting Tenders were invited from qualified contractors and in September, following a further consultation with the Leaseholders, a contract was placed with W F Clayton of Bangor to refurbish 2 blocks (12-22 Ffordd Siabod and 20-30 Ffordd Garnedd which our surveys had shown to be in the poorest state) for approximately £150,000 including VAT.

The work will be carried out over a 12 week period and is expected to be completed in January.

In addition Jones & Whitehead Electrical Contractors will be replacing the lighting systems in the communal areas of all 14 blocks over a 6 week period (5 blocks have been completed to date) in a contract for £21,000 including VAT, which also includes some necessary asbestos abatement works.

The Board have appointed Advent Project Management to project manage and supervise the refurbishment works.

Charles Roberts, Chairman

Coastal Path Update

The agreement with Gwynedd Council for the route of the coastal footpath through our property has now been legally completed.

The Council have also signed a legal agreement with the owners of the Hotel Port Dinorwic for a section of less than 10 metres of path between the existing Public Footpath #22 and our land.

This means that agreements are now in place with all the landowners (National trust in Parc Faenol; Sion Williams/Grace Hadley, Ffordd Heulyn/Watkins Jones properties, PDYHRE and the Hotel Port Dinorwic). The work to build the footpath on our property will start within the next few months, as will the provision of a new gate through the wall at Glan-y-Môr Lodge at the park entrance, and finally the path should be open before the end of March 2017.



Charles Roberts, Chairman

You can see the discussion about the Coastal path on the Gwynedd Council website.
http://www.gwynedd.public-i.tv/core/portal/webcast_interactive/213944 (Item starts at 00:09:46)



Gardens

Since the last newsletter the gardening has been more about landscaping, plus of course the general grass cutting. No re-planting has taken place but it is hoped that some improvements of the beds will take place, but it all comes down to a matter of finance. Fortunately there is a gardener on site one day a week and he will come more frequently if required.

Smoke Alarms

Mid October there was a fire incident in a block of flats. The Gwynedd Fire and Rescue Services, Community Safety Officer, Dave Evans says they can fit smoke alarms free of charge. North Wales Fire Service contact for free fire alarms is 0800 169 1234



Gwynedd Fire and Rescue Services
Fire and Rescue Services

BALCONIES

The Board must be notified if balconies are to be replaced if not like for like.

SKIPS

Likewise the Board must be informed if skips are to be brought onto the estate.

Explore your Community

Do you enjoy walking? Want to know more about the village?

There are over 30 miles miles of footpaths and trails in Felinheli alone. Pick up this brochure showing the histories and wonders of nature in the area in which we live.

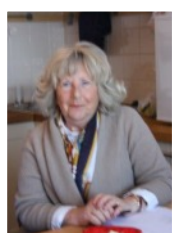
Copies are held at the Hotel Port Dinorwic or at Felin Sgwrsio in Bangor Street.



Your Board of Directors



Charles Roberts
Chairman



Pat Ross



David Leonard



Martyn Bromley



Alana Roberts



Ron Gray

Felinheli Community Council's website

Everything about Felinheli in one place. That's what you'll find in this website. Felinheli is a lively village situated on the shores of the Menai strait between Bangor and Caernarfon. This website is for the people of the village and for those who wish to learn more about us. Visit [www.http://felinheli.org/eng/](http://felinheli.org/eng/)

Dogs on Leads

From time to time we still find some people on the Estate not abiding by Estate Rules and are walking their dog without it being on a lead. We ask you to be responsible and show consideration for other residents by complying with this rule.



Reminder - Since 6 April all dogs over 8 months old must by law be micro-chipped!

Annual General Meeting

This year's AGM will be held at Plas Menai National Water Sports Centre on Saturday 10 December at 2.30 pm.

All shareholders, whether freeholders or leaseholders, are encouraged to attend.

Nomination forms for election of directors will accompany this newsletter and need to be returned to the office 4 weeks prior to the AGM, ie 11 November. There are two vacancies.

The Estate Rules can be seen on the Estate web-site - Visit <http://www.port-dinorwic-residential-estate.wales/>



Fly Tipping

The bin compounds should only be used for rubbish as per the bins provided, we are having other rubbish such as mattresses, furniture etc dumped which will not be collected by the Council, to date the Estate has had to hire skips for its removal as a cost to the service charge. Residents need to arrange with the Council for its collection or take it to the dump, any future disposal of this type will be reported as fly tipping.

This week Conwy Council prosecuted a fly tipper for dumping rubbish outside a skip on private land !!!! Result - 12 months conditional discharge and a £500 bill (and of course a criminal record) !

Watch caravan park flytipper in court for dumping rubbish ... NEXT to skip



<http://www.dailypost.co.uk/news/north-wales-news/watch-caravan-park-flytipper-court-12083828>

Know your MP/AM/CC

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|---|---|
| Hywel Williams AS/MP 8 Stryd y Castell CAERNARFON LL55 1SE 01286 672 076 Post / Party of Cymru / Wales | Siân Gwenllïan AC/AM 8 Stryd y Castell CAERNARFON LL55 1SE 01286 672 076 Post / Party of Cymru / Wales |
| GALLAF HELPŲ GYDA / I CAN HELP WITH BUDD-DALADAU / BENEFITS CREDIDAU TRETH / TAX CREDITS PENSŴN / PENSIONS CYMAL PLANT / CHILD MAINTENANCE CYFRATH A THRETH / LAW AND ORDER LLWROD AROG / ARMED FORCES | GALLAF HELPŲ GYDA / I CAN HELP WITH ICHYD / HEALTH ADDYSG / EDUCATION Tŷ / HOUSING TRAFIDVAETH / TRANSPORT YR ANGYLCHEDD / ENVIRONMENT DIWYLLIANT / CULTURE YR IUTH GYMRAEG / WELSH LANGUAGE LLYWRODRETH LEOL / LOCAL GOVERNMENT |
| @HywelPaidCymru HywelWilliamsASMP | @Siangwenfelin SiangwenllianACAM |

Gareth Wyn Griffiths - County Councillor



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Trees

There are nearly two hundred trees on our Estate and this helps to create the beautiful environment in which we live. Some have Tree Preservation Orders (TPOs) or Group Tree Preservation Orders. Needless to say trees need managing and it is therefore important, that going forward we have a strategy that not only maintains the health of our trees but also ensures that they are pruned as and when necessary and that dead and decaying wood is removed. To this end we have recently mapped all trees on site with a view to creating a work programme for the coming years. Employing specialist tree contractors is of course expensive and for this reason we have to spread the work over a number of years. Maintenance on trees with preservation orders requires planning permission. PDYHRE engages a qualified arborist to advise and help prepare planning permission applications. All tree maintenance work is undertaken by a tree surgeon who has all the required qualifications and insurances. If property owners or residents have concerns about the safety of, or a nuisance from, any tree on the PDYHRE Estate please draw it to the attention of the Estate Manager. Work that has recently been carried out:

- The tree work carried out behind Dock Wood was undertaken by Tomos Pearce contractors at the Company's expense following a planning application and site visits from the Council.
- Trees behind Hebog – discussions have taken place with the land owner who will deal with his trees which extend over PDYHRE property
- Single tree behind Hebog on our land has been inspected, awaiting report but verbally told that it is not a risk and the intention is to crown it next year.
- On the one way road the canopy has been lowered and the trees tidied up generally.

Help to improve your local area

A series of drop in meetings are to be held over the coming weeks where members of the public will have an opportunity to share their thoughts and views on their local communities and what they would like to see improved for the future.

The events are being organised by the Gwynedd and Môn Public Service Board - a body formed recently in response to the Welsh Government's new Well-being and Future Generations Act.

Under the act, public services must work together to improve the social, economic, environmental and cultural well-being of local communities. The first step in Gwynedd and Anglesey will be to ask local people for their feedback on how they see their local area at the moment and how they believe things can be improved.

An informal drop-in session will be held at the following location:

Caernarfon: Yr Institiwt on Wednesday, 23 November, 7-9pm

<https://www.gwynedd.llyw.cymru/en/Council/News/Press-releases/October-2016/Cyfleihelpuiwellaeichardalleol.aspx>

