

# Port Dinorwic Yacht Harbour Residential Estate

## Newsletter Spring 2016

### Leasehold flats refurbishment

This item has been removed from the on-line version of the Newsletter

### OFFICE HOURS

There is a slight change to these with immediate effect in as much as the office will be open to residents from 9 – 12, 5 days a week giving Kevin and Shelley some uninterrupted time to complete their work.

### BINS

Once again there has been some delay in resolving the bins and bin store issues but we are now at a stage where we have to assume that the existing Council collection arrangements will stay in place for the foreseeable future. Accordingly the Board are now looking at proposals for the construction of bins stores for those areas where currently there are none.

D R Williams a contractor who carries out work on site, has been approached and is sending the Office examples of those bin stores he has installed elsewhere.

### 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.

### DEBTORS

There was consensus at the last AGM that stronger action needs to be taken against persistent non payers of their service charge and therefore currently, legal action has been instigated against 6 defaulters.



A couple of the super-yachts that you may have seen travelling through the Menai Straits

*MV Big Eagle* (left)

*MV Fortune Sun* (right)



## Coastal Path Update

We have finally reached a satisfactory agreement with Gwynedd Council for the route of the coastal footpath through our property. The draft agreement (which we have accepted, but which still awaits final signatures) is for the path to climb up a newly constructed section of footpath (to be constructed and maintained entirely at the Council's cost) from the sea-front to the west of our pump station, to Ffordd Glyder at the bottom of the one way section, behind the refuse bin. The path then continues along the existing Ffordd Glyder roadway, before turning left at the end in to Ffordd Heulyn and on to the Parc Faenol entrance.

The new path up to Ffordd Glyder, behind our sewage pump station will be constructed from slate retaining walls, topped with a close-boarded wooden fence to preserve the privacy of the residents of numbers 7 to 15. In addition the Council will plant a new tree and shrub screen to shield the path from view as much as possible.



The Council have, however, failed to reach any agreement with the owners of the "Pink Palace" hotel for a section of less than 10 metres of path between the existing Public Footpath #22 and our land. They are now in the process of commencing a legal action for the compulsory purchase of this, under Section 26 of the 1980 Highways Act, which should lead to a public hearing later this year.

It has been a familiar tale of delay, first by Sion Williams, the owner of the land at the entrance to Faenol and now by the Jones family of the Pink Palace. As a result the opening of the route through to Parc Faenol is not now expected to be completed until the coming autumn, nearly 5 years after the first proposals were made. The Council have assured us that despite the financial constraints they are currently under, the funds are reserved in their budget to complete this work as soon as the last legal hurdles have been cleared.

Charles Roberts

*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](http://www.gwynedd.public-i.tv/core/portal/webcast_interactive/213944) (Item starts at 00:09:46)*

## 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/)

## Estate Rules

There are Estate rules that everyone should be aware of. However it is clear that there are a small minority of households who continue to disregard these rules

It is the Board's intention to clearly restate these rules in the coming weeks but more importantly to seek ways of enforcing these so that a small minority of offenders do not affect the majority who are happy to abide by the rules.

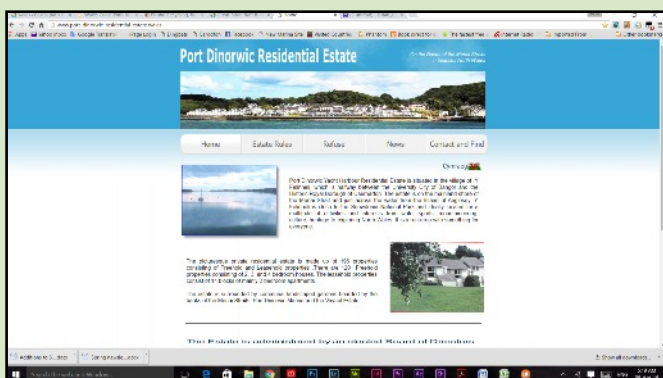
If you have any opinions on this matter you can comment by email at [PDYHRE1@gmail.com](mailto:PDYHRE1@gmail.com). Any views or comments will be treated in strictest confidence.

The Office have had complaints about people smoking in the communal areas in the flats. This is against the law, so will everyone please respect this.

We all have a responsibility for the up keep of the Estate so please if you see anyone for example, allowing their dog(s) to foul without picking it up or smoking in the communal areas please challenge them yourselves.

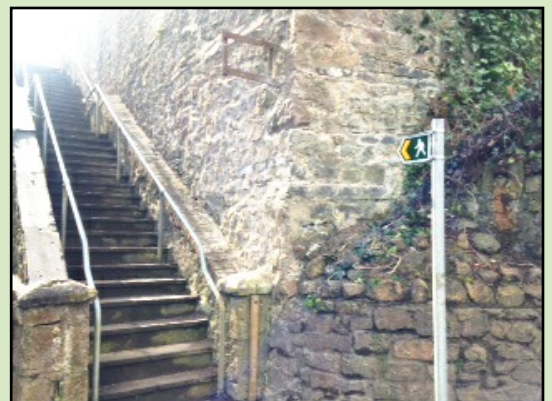


*The Estate Rules can be seen on the Estate web-site - Visit <http://www.port-dinorwic-residential-estate.wales/>*



### Good News !!

*The Quay steps up to Terfyn Terrace have now been re-opened*



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



## Objection to mussel farming at Moel y Don

The Chairman agreed at the AGM put in a written objection on behalf of the Estate against the Moel Y Don mussel application. He also attended a public meeting where there were 80 objections and only 2 letters in support of the application. The sandbank is in the designated area but for access purposes rather than actually to have mussels grown on it.



## Gardens

It is a fairly dormant time of year in the gardens and there has been so much wind and rain. Now amazingly the daffodils are earlier than ever and add colour for a short time. Unfortunately a number of owners with more than one dog walk them on long leashes and allow the dogs to trample and foul on the daffodils. It does raise the question are these tenants or home owners and they should have more consideration for everyone on site?

Mrs Pat Ross did speak to one very pleasant tenant with two dogs not on leads but wildly running around. She was apologetic and did not know there were site rules.

On a more positive note, Roger our part-time handy-man works on site at least a day a week on the gardens, cutting back bushes, picking up leaves but also additional work such as tidying up around bin areas.



## Trees

Scott Fairley who is an arborist has been round the Estate and the tree near the office was identified as needing to be removed as a result of root decay, this work was carried out before Easter.

The Wood panelling between Ffordd Siabod and Dock Wood which were blown down in the gales before Christmas won't be re-fitted just yet as more tree work is to be carried out on the dock side and these gaps will provide access to these trees.



**Gŵyl y Felinheli**  
gwylfelin.org

**24.06.16 - 02.07.16**

*Port Dinorwic Residential Estate*

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