

Port Dinorwic Yacht Harbour Residential Estate



*This is your new look Newsletter
Let us know what you think of it !*

*Newsletter
August 2015*

Refuse Collection and Bins

At last year's AGM there were some requests for an improvement to the bin storage areas. Unfortunately there has not been much evidence of this improvement so far and many of you are maybe wondering why.

There are a few issues, namely, the number of bins, the correct labelling of bins, the frequency of collections and the storage of bins.

We first approached Gwynedd Council in order to set up a meeting to raise the various issues.

We have now established with Gwynedd Council the correct allocation of bins based on the number of households on the estate and the current collection frequency. This has resulted in a number of new bins being added. We are now in the process of ensuring all bins are correctly labelled.

However there is still one outstanding issue which has prevented us from dealing with the issue of the bin stores.

Gwynedd Council are still deliberating on the frequency of collections and in line with many UK Councils are considering less frequent collections. This would of course have a significant impact on refuse collections and may indeed require an increase in the number of bins.

For this reason we have put the review of bin stores on hold until a decision is made by Gwynedd Council.

We should also remind households that care should be taken to place refuse and recycling waste in the correct bins and where large cardboard boxes are concerned you are requested to break down these into manageable sizes that do not block up the bins.

Martyn Bromley

Estate Rules

It is in all our interests that households are aware of the estate rules. We are fortunate to live in an attractive estate on the edge of the Menai Straits.

The estate was planned as an open community without formal fences or hedges between properties. For this reason it is important that we respect our neighbours close proximity and try and uphold the rules that if broken may offend.

It is proposed that for those in contravention of the rules the estate management will respectfully bring this to the attention of the householder concerned.

Admin Office News

Our new Site Manager, Kevin Thomas, was appointed in early April to succeed Peter Jones, who has now retired. Kevin, a Welshman from the Rhondda Valley, was appointed after an extensive search and interview process and he formerly managed a number of large sports and leisure centres on contracts from national and local authorities. Kevin lives near Benllech and I'm sure we all wish him well in his new post. Shelley Hughes will continue to assist him on administrative matters.

Port Dinorwic Yacht Harbour
Residential Estate Limited

Registered Office:
Glaslyn, Ffordd Y Parc, Parc Menal,
Bangor, Gwynedd LL57 4FE

Estate Office: 2 Ffordd Glyder,
Y Felinheli, Gwynedd LL56 40X

Tel: 01248 671115
e mail: pdyhre@tesco.net
www.port-dinorwic-residential-estate.wales



Dog owners please clean up after your pets and keep them on a lead whilst on the Estate so as not to spoil everyone else's enjoyment of the gardens.

Trees and Landscaping

Trees and landscaping enhance the appearance of the estate. Our trees include mature and semi mature specimens many of which are covered by Tree Preservation Orders. Some of the trees require attention to avoid damaging nearby properties. Many of the trees will reach the end of their lives around the same time so we need to plan for the future. Also, the current arrangement of flower beds, shrubs and hedges require regular maintenance and we are losing the battle with brambles.

The Directors are adopting a more strategic forward looking programme for trees and planting which retains the visual amenity but with a reduced requirement for maintenance.

In the last newsletter Pat had invited anyone who was interested to walk the Estate with her to look at the flower beds/shrubs but unfortunately only two people expressed an interest, so the walk did not go ahead – apologies for that.

David Leonard

Pat Ross

Leasehold Flats Refurbishment

Work on the refurbishment has commenced although physical work is yet to start. PDYHRE has commissioned and received a report from a sustainability consultant which includes specifications for the types of work required. Structural surveys of the roofs are underway and initial indications are that the basic structures do not require major work.

A fire safety assessment is underway on two representative blocks. This assessment will confirm the requirements for example, specifications for front doors to the flats. An asbestos survey has been commissioned. We know that these buildings have Artex ceilings and some asbestos cement sheets. These materials are not a risk provided that they are not disturbed and the correct precautions used if they are drilled or cut. However, we all need to be aware of the presence of asbestos, in particular any contractors working on the flats. The surveys will only be of the common areas (stairwells and landings) as the refurbishment contractors will not be carrying out any works to the interiors of the flats. The programme of refurbishment work will reflect the findings of the surveys with the work starting on the properties with the most serious structural issues. Prior to the commencement of the main works consultation and a meeting for owners will be required.

Residents and owners may have noticed scaffolding at the rear of one of the Ffordd Gamedd blocks. This was to replace a lintel with corroded reinforcement. PDYHRE will be looking to include this type of work within the programme of works. The Directors of PDYHRE are keen to ensure that any building defects are addressed properly and that the most appropriate solutions are planned and implemented as economically as possible.

David Leonard

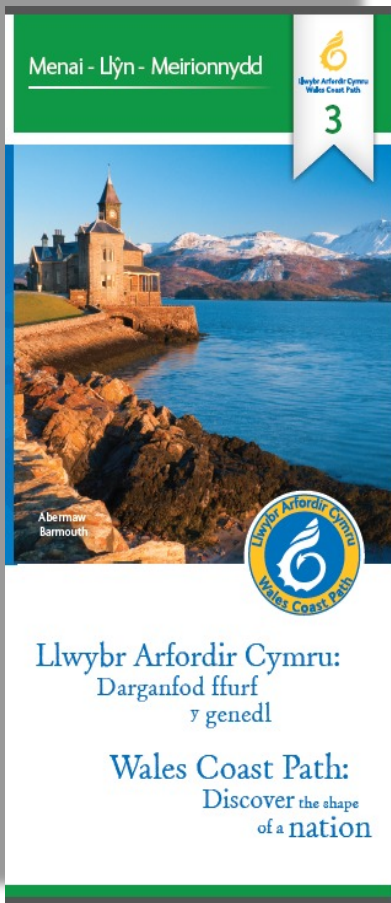
A BROCHURE HAS BEEN PRODUCED BY THE LOCAL COMMUNITY SHOWING A MAP OF FIVE INTERESTING WALKS AROUND THE VILLAGE - A TOTAL SOME 30 MILES.

It also outlines a of the history of the area and details of some of the Plant and Wildlife to be found along the walks.

Copies of the map are available from Y Felin Sgwrsio on Bangor Street. An additional map showing the history of Bangor Street is also available from Y Felin Sgwrsio



Coastal Path Update



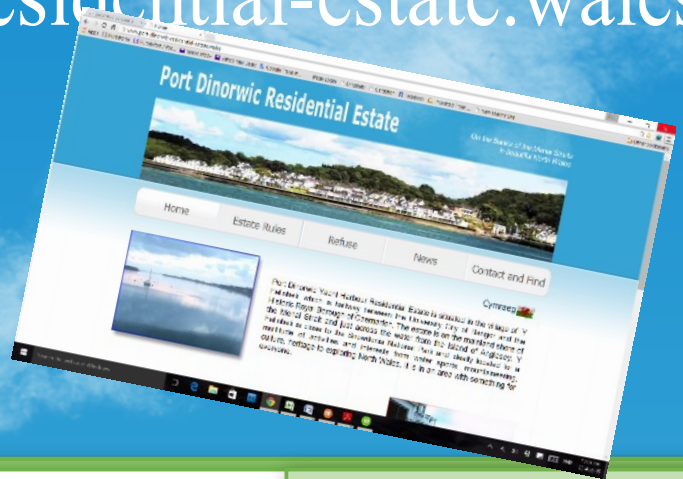
Gwynedd Council came to an agreement with Siôn Williams prior to the public hearing scheduled for 20 May in Caernarfon. Under the agreement Siôn Williams has agreed to allow the coastal footpath to pass through the short length of land (less than 20m in length) he has owned since March 2014. Access across this land will be via a new gate, 1.2m wide, to be constructed in his recently erected wall, by Gwynedd Council. The path onwards from the gate in the old Faenol wall, in front of his Lodge, which is owned by the National Trust, has always allowed public access. The Council have paid compensation to Siôn Williams and this agreement is now completed.

At the other end of our property, around the "Pink Palace" hotel, the Council (and the owners of the hotel) were pressing for the footpath to be routed along the roadway up the hill and then along our one way road on to Ffordd Glyder. Your Directors unanimously opposed this on safety grounds (can anyone seriously imagine mixing cars and walkers up a 1 in 4 hill with a blind bend, and along a narrow one way road?) and the fact that it was meant to be a coastal path.

Gwynedd Council have, we understand, now accepted our alternative proposal for a route along the dock, which is already a designated public footpath (FP #22), turning right at the seafront up a newly constructed slope, behind the sewage pump station and along the boundary with the hotel, to join Ffordd Glyder behind the refuse bin located at the bottom of the one way road. They are preparing the engineering plans to allow a contract to be placed to carry out this work and the Board has confirmed that they will sign an agreement to allow this route through the PDYHRE property. We hope the works can be completed before April 2016, within this year's current council budget period and then the Coastal Path will be available to all who wish to use it.

Charles Roberts

You can get more information about the National Trust property known as Glan Faenol by visiting their website at www.nationaltrust.org.uk/plas-newydd/things-to-see-and-do/view-page/item600092/ (Copy and paste into your browser) !



Revised Web Site

The estate web site has now been revised and can be found under the new domain name www.port-dinorwic-residential-estate.wales & we would like to thank Brian Robinson for his guidance and support with this.

We hope you find it interesting.

The revised web site is less complicated than previously and concentrates on a home page, a page on refuse, one on site rules and contact details. It is also available in Welsh and English.

The home page includes some visual images of the estate and some background information on the type of properties on site.

There also links to other local web sites and places of interest.

We are interested to hear of any further additions that you may wish to see included in the site.

And finally

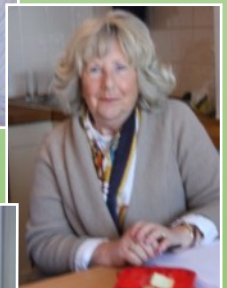
I have taken over from Peter Jones as Company Secretary and collate the Newsletter but would ask residents if they have skills that they can contribute to the enhancement of our Estate to please contact the office – you probably don't want to be a director as it can be a thankless task and time consuming but you may feel you can contribute your expertise, such as Brian Robinson does with the web site.

Alana Roberts

YOUR ELECTED BOARD OF DIRECTORS



Charles Roberts
Chairman



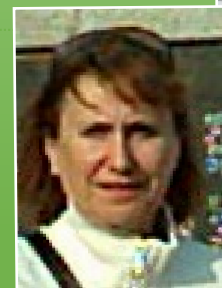
Pat Ross



David Leonard



Martyn Bromley



Alana Roberts

Ron Gray (picture not available)

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