

Port Dinorwic Yacht Harbour Residential Estate



Newsletter Autumn 2017

LEASEHOLD FLATS REFURBISHMENT

Work to refurbish the first two blocks (12-22 Siabod and 20-30 Garnedd), which our surveys had shown to be in the poorest state) was finally completed in May.

The contract was awarded to W F Clayton of Bangor. We have been very pleased with the quality of the work which was carried out by the Contractor and also the way in which they worked hard to minimise disruption to the residents during the works.

Unfortunately, whilst it had always been intended to replace the roof on the Siabod block, it was discovered during construction that the roof on 20-30 Garnedd also needed to be replaced, at additional cost.

I am sure that everybody who has looked at the two newly refurbished blocks can see that the refurbishments have been done without changing the general appearance of the estate and that they look new again.

It is currently intended that work on the next two blocks will commence in April 2018.

The Board are exploring options for finance to speed up the programme to complete the refurbishment work on the remaining 12 blocks of flats. Savings could be made by contracting for larger numbers of blocks to be refurbished at the same time and of course the cost today would not be subject to construction cost inflation in the future, with the advantage that all the leasehold flat owners would have their refurbishment completed much earlier on average.



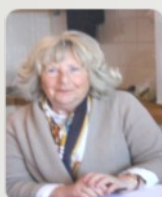
Charles Roberts

ANNUAL GENERAL MEETING

PDYHRE.Ltd gives notice that the AGM will be held at Plas Menai National Water Sports Centre on Saturday 25 November 2017 at 2.00 pm.

Directors putting themselves forward for re-selection are Martyn Bromley, Ron Gray and Mrs Pat Ross.

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



Standing for re-election

*Martyn Bromley, Pat Ross
and Ron Gray*



COASTAL PATH UPDATE

Regrettably the Coastal Path has not yet opened as we expected last autumn.



**Llwybr Arfordir Cymru
Wales Coast Path**

Gwynedd Council are having continuing problems with the owners of Glan-y-Mor Lodge who, despite having signed a legal agreement, and being paid compensation and reimbursement of all their legal fees, to create a public footpath through the 16 metres of their property (over which generations of local people had walked freely until they purchased the property) are using every legal challenge possible to stop the path being opened. They have even made 9 objections to the listed property planning permission application for the gate between their property and the coastal path, which they had requested be put in to the agreement. As a result all the local people, including residents of this estate, are still being denied access to Parc Faenol.

The Board entered in to an agreement with Gwynedd Council for a temporary route of the coastal footpath through our property up the hill past the Hotel, which is valid until November this year. It appears to have been little used – not really surprising, as the path leads nowhere until the section giving access to Faenol is opened!

The construction of the section of the path up the hill behind the pump station from the dock to Ffordd Glyder has been delayed because of problems with a Welsh Water pipeline, but we are told this has now been resolved and the work is about to go out to tender for completion this autumn.

Charles Roberts



GLAN FAENOL WOODLAND WALK

The National Trust's Glan Faenol Woodland Walk will form part of the all Wales Coastal Path when the above problems are solved.

In the meantime the walk can be accessed from Parc Menai where there is ample parking.

This is a circular walk but it is possible to return along the shore-line depending on the state of the tide.

(For full details click or copy and paste into your browser the link below, or search 'national trust glan faenol').



<https://www.nationaltrust.org.uk/plas-newydd-country-house-and-gardens/trails/menai-strait-wildlife-and-woodland-walk>



SUNDAY MORNING SERVICE

In case some of you may be interested, a service is held every Sunday morning at Bethania Chapel, Y Felinheli at 10am. Also, there are Sunday Services held at 11.15 at the beautiful St Edwen's Church Llanedwen, one of only a few churches in Wales in regular use to be lit entirely by candles. It uses the 1662 Book of Common Prayer liturgy each week. The church is located opposite us on Anglesey. It was re-built in 1856 using some of the original building which was built around 1646.



*Llanedwen Church viewed
from Ffordd Garnedd*

PARCIO

Tynnwn eich sylw at "barcio" ar y stâd.

Mae'r rheol yn nodi:

Dim ond un safle parcio sydd i bob eiddo. Nid oes hawl dod â threlârs cychod, carafaniau na cheir heb eu trethu ar y stâd. Peidiwch â pharcio ar y ffyrdd nac ar linellau dwbl melyn – parciwch yn y safle parcio agosaf.

Tra bod rheolau y stâd yn caniatáu un safle parcio i bob eiddo, mae'n amlwg bod rhai trigolion yn berchen ar fwy nag un cerbyd.

Gan fod rhai perchnogion eiddo ar y stâd ddim yn byw yma, nid yw'r pwysau mor drwm ag y gallai fod ar y safleoedd parcio, ac o ganlyniad, hyd yma nid ydym wedi bod yn cosbi pobl sydd yn torri'r rheol.

Er hynny, mae'n amlwg bod lleiafrif fechan o bobl sydd yn byw ar y stâd yn esgeuluso'r rheol ac yn parcio nifer o gerbydau a beiciau modur mewn safleoedd parcio heb eu symud am gyfnodau hir.

Gofynnwn i chi gadw at y rheol uchod er mwyn osgoi camau gorfodaeth.

EMERGENCIES !

Can all owners, leaseholders, tenants let the office have contact details of mobiles, telephone and email – in case of emergencies.

Office address : 2 Ffordd Glyder - Telephone 01248 671115 - e.mail: pdyhre.ltd@outlook.com

GWASANAETH BORE SUL

Rhag ofn bod gan rai ohonoch ddiddordeb, cynhelir gwasanaeth yng Nghapel Bethania, Y Felinheli bob bore dydd Sul am 10 o'r gloch. Yn ogystal, cynhelir gwasanaeth bob dydd Sul am 11:15 yn Eglwys brydferth Sant Edwen yn Llanedwen. Mae'n un o 'chydig o eglwysi yng Nghymru yn cael eu defnyddio yn rheolaidd, sy'n cael eu goleuo'n gyfan gwbl gan ganhwyllau. Mae'n defnyddio y 1662 Llyfr Gweddi Gyffredin litwrgi bob wythnos, ac mae wedi ei lleoli gyferbyn â'r stâd yn Sir Fôn. Cafodd ei hail-adeiladu ym 1856 gan ddefnyddio rhan o adeiladwaith yr hen eglwys a adeiladwyd oddeutu 1646.

PARKING

Can we draw your attention to "parking" on the Estate.

The Estate rule states:

There is only one vehicle space per property. Boat trailers, caravans and untaxed cars are NOT permitted on the Estate. Do not park on the roadway including double yellow lines – find the nearest parking space.

Whilst the Estate rule allows one car space for each property, obviously there are some residents who own more than one car.

Because some home owners are not permanent residents, the pressure on parking is not as severe as it could be and to date we have not enforced the rule for those contraventions.

However it is clear that there are a small minority of people living on the estate that are abusing the rule and leaving multiple cars and motorbikes for excessively long periods in car parking spaces.

Please can we request that people uphold the rule to avoid action being taken.



MWYNHAU CERDDED ?

Os ydych yn hoff o gerdded, gellir cael gwybodaeth dda am deithiau o gwmpas yr ardal yn y Felin Sgwrsio sydd yng nghanol y pentre'. Hefyd mae gwybodaeth dda iawn i'w gael ar safle wê y pentref www.felinheli.org neu yn siop Menter Fachwen yn Llanberis, siop sydd yn cynnig gwaith i bobl gydag anableddau dysgu.



ENJOY WALKING ?

If you feel like walking, very good information on walks in the area can be had from y Felin Sgwrsio in the middle of the village. Also, you can visit the village's website at www.felinheli.org or information can be had from leaflets that can be found in the shop 'Menter Fachwen', a gift shop in Llanberis providing employment for people with

RIDING BIKES

We have had several complaints of children racing around our footpaths on scooters and bicycles. This is not the fault of the children as they should be supervised by their parents or responsible adult. It is dangerous when their parents do not have them in sight. Adults too should not cycle on the footpaths and on the grass.

GERDDI A NEWYDDION ARALL

Gobeithiwn y cytunwch ein bod yn ffodus iawn o'n garddwr (Roger) sy'n gweithio ar y safle mawr yma un diwrnod bob wythnos. Mae'n llwyddo i weithio dros y safle cyfan yn gofalu am y llwyni a thorri canghennau ac yn y blaen, a phlannu pan fo hynny'n bosib.

Mae'r torri gwair yn parhau i gadw'r lle yn edrych yn dda.

REIDIO BEICS

Rydym wedi derbyn sawl cwyn bod plant yn reidio o gwmpas llwybrau y stâd ar sgwteri a beiciau. Nid bai y plant yw hyn ond y rhieni neu yr oedolion cyfrifol sydd i fod yn eu goruwchwylio. Mae'n sefyllfa beryglus pan nad yw eu rhieni yn gallu eu gweld. Yn ogystal, ni ddylai oedolion feicio ar y llwybrau a'r lawntiau.

GARDENING & OTHER NEWS

I think we are lucky to have our gardener (Roger) who comes to this very large site one day per week, I hope you agree? He manages to work all over the area, pruning shrubs and branches off small trees and planting when possible.

The grass cutting business continues to keep us looking good.



Scan to visit our web site



NEWYDDION DA !

dwywaith mae rhywun wedi gweld Draenogod ar y safle!



GOOD NEWS !

we have had two sightings of Hedgehogs!

*Save Space
in the Recycling
Bins*

*Collapse or
Crush Empty
Boxes and
Plastic Bottles*

