

PORT DINORWIC YACHT HARBOUR RESIDENTIAL ESTATE

NEWSLETTER SUMMER 2020

Coastal Path Popular During Lockdown

During the current covid-19 lockdown large numbers of local residents have been using the Coastal Path, which runs through our estate and then alongside the Menai Straits through Parc Faenol, to get their daily exercise whether it be by walking, running or cycling. In general, this has been a really positive experience with people being respectful of the advice to maintain social distancing from non-household members as advised by the Government. Unfortunately the behaviour of the owners of two properties inside Faenol have taken it upon themselves to confront members of the public using the Coastal Path, resulting in a massive increase in incidents. In the last two months in which abusive, aggressive and intimidating behaviour towards path users have been reported to the police. In nearly all cases the unreasonable behaviour is directed towards women who are alone or accompanied only by small children or dogs. Following complaints by us and others to the Police and Crime Commissioner for North Wales, the police have belatedly taken action on this problem, which has been known to them for a number of years. Under the Anti Social Behaviour, Crime and Policing Act 2014 a Community Protection Notice has been issued to the offender, in which the Police state that "their records indicate that he confronts and becomes argumentative with persons using the footpath and that it is evident that there is a clear pattern in his behaviour in as much as every time he challenges somebody it ends up in a confrontation which he has instigated. The Community Protection Notice is valid for 12 months and during this time if the behaviour which has caused harassment, alarm or distress is repeated in any form a further series of escalating action will be taken by the Police. North Wales Police are therefore encouraging anyone who witnesses or is the victim of such any anti-social behaviour reports it to them immediately. Our community must stand together to stop this anti-social behaviour spoiling everyone's enjoyment of a wonderful amenity, the Coastal Path

Charles Roberts. (Chairman)

Fly Tipping

This continues to be a problem although CCTV is helping to track down culprits. Bulky waste collection Gwynedd County Council will collect larger household items but currently there is a 5 week waiting list and there is a charge which is £25 for up to 5 items, up to 10 items is £50 and 15 items is £75 contact their web site or their call centre on 01766 771000.

Alternatively you can take such items to the Council tips outside Bangor or Ciblyn, Caernarfon. **DO NOT DUMP THE ITEMS BY THE BINS ON THE ESTATE. THIS IS YOUR RESPONSIBILITY.**



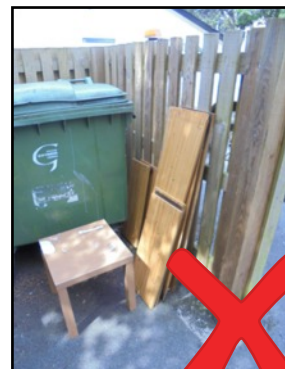
Or other solutions recycle such goods by contacting Furniture for Future, Llangefni who will collect suitable items 01248 724433 or Air Ambulance shop in Bangor 01248 208283 who again will collect suitable items.

Tipio Plu

Mae hyn yn parhau i fod yn broblem er bod teledu cylch cyfyng yn helpu i ddod o hyd i dramgwyddwyr. Casglu gwastraff swmpus Bydd Cyngor Sir Gwynedd yn casglu eitemau cartref mwy ond ar hyn o bryd mae rhestr aros 5 wythnos ac mae cost o £25 am hyd at 5 eitem, hyd at 10 eitem yw £ 50 a 15 eitem yw £ 75 cyswllt eu gwefan neu eu canolfan alwadau ar 01766 771000

Fel arall gallwch fynd ag eitemau o'r fath i gynghorion y Cyngor y tu allan i Fangor neu Ciblyn, Caernarfon. PEIDIWCH Â DUMPIO Y EITEMAU GER Y BINIAU AR YR YSTAD. HWN YW EICH CYFRIFOLDEB.

Neu mae atebion eraill yn ailgylchu nwyddau o'r fath trwy gysylltu â Furniture for Future, Llangefni a fydd yn casglu eitemau addas 01248 724433 neu siop Ambiwlans Awyr ym Mangor 01248 208283 a fydd eto'n casglu eitemau addas.





Refurbishment Project

Following the completion of the first two phases of the major refurbishment of the Leasehold Properties, the Board have agreed to commence with the third phase. This will involve carrying out similar work to the next two blocks of apartments, 36-42 Garnedd and 42-52 Glyder.

It had been planned to commence work in June, but until the Welsh Government allows non-essential construction work to commence again under the current covid-19 emergency regulations, the work has had to be postponed. We expect that the work will be able to start 4-6 weeks after resumption is allowed.

Personal responsibility

If you have any concerns about any of the following please take responsibility yourself to contact the relevant authority. **Do not contact the office as it is not part of their responsibility.**

If you are concerned about child protection issues – this is the number to call Gwynedd County Council 01766 771000

If you are concerned about elderly neighbours you need to call the adult social services team – the number to call is as above for Gwynedd County Council

If you are concerned about animals whether dogs, cats, birds, hedgehogs etc please call the RSPCA 0300 1234999 (24-hour line) or on-line www.rspca.org.uk or RSPB Cymru on 01248 672850

Cyfrifoldeb personol

Os oes gennych unrhyw bryderon am unrhyw un o'r canlynol, cymerwch gyfrifoldeb eich hun i gysylltu â'r awdurdod perthnasol. **Peidiwch â chysylltu â'r swyddfa gan nad yw'n rhan o'u cyfrifoldeb**

Os ydych chi'n poeni am faterion amddiffyn plant - dyma'r rhif i ffonio Cyngor Sir Gwynedd 01766 771000

Os ydych chi'n poeni am gymdogion oedrannus mae angen i chi ffonio'r tîm gwasanaethau cymdeithasol oedolion - mae'r nifer i'w ffonio fel yr uchod ar gyfer Cyngor Sir Gwynedd

Os ydych chi'n poeni am anifeiliaid p'un a ydyn nhw'n gŵn, cathod, adar, draenogod ac ati, ffoniwch yr RSPCA 0300 1234999 (llinell 24 awr) neu ar-lein www.rspca.org.uk neu RSPB Cymru ar 01248 672850

Estate Office

The role of the office is multi-functional:

- Administrative – to liaise **with** freeholders and leaseholders, and the Board
- To communicate with owners regarding the service charge.
- Dealing with contractors on **the Leasehold** refurbishment as well as electricians & gardeners etc
- Monitoring and chasing up debtors – **fortunately** there **are only** a few persistent debtors, but they are vigorously pursued

Please remember the office is not there as a letting agency on behalf of owners, so if tenants have issues they should contact their landlord or the relevant letting agency.

Swyddfa'r stad

Mae rôl y swyddfa yn aml-swyddogaethol:

- Gweinyddol - i gysylltu â rhydd-ddeiliaid a lesddalwyr, a'r Bwrdd
- Cyfathrebu â pherchnogion ynghylch tâl gwasanaeth.
- Delio â chontractwyr ar adnewyddu'r lesddaliad yn ogystal â thrydanwyr a garddwyr ac ati
- Monitro a mynd ar ôl dyledwyr - yn ffodus nid oes ond ychydig o ddyledwyr parhaus, ond maent yn mynd ar drywydd egnïol

Sylwch nad yw'r swyddfa'n asiantaeth osod ar ran y perchnogion, felly os oes gan denantiaid broblemau dylent gysylltu â'u landlord neu'r asiantaeth osod berthnasol.

Cyfarfod Cyffredinol Blynnyddol

I'w gynnal am 2 o'r gloch ar 28 Tachwedd, yn Plas Menai. Bydd lluniaeth ar gael. Anogir yr holl gyfranddallwyr p'un a ydynt yn rhydd-ddeiliaid neu'n lesddeiliaid i ddod. Mae digon o le parcio ar gael.

Annual General Meeting

To be held at 2 pm on 28 November, at Plas Menai. Refreshments will be available, All shareholders whether freeholders or leaseholders are encouraged to attend. There is ample parking available.

Use of email

To cut down on administrative costs the office where practicable will send correspondence electronically. In light of this the £10 credit which has been given in the past for using email will cease, again to save costs. Some correspondence has to be by hard copy eg Service Charge paperwork and AGM documentation.

Defnyddio e-bost

Er mwyn cwtdogi ar gostau gweinyddol bydd y swyddfa, lle bo hynny'n ymarferol, yn anfon gohebiaeth yn electronig. Yng ngoleuni hyn, bydd y credyd o £ 10 a roddwyd yn y gorffennol am ddefnyddio e-bost yn dod i ben, unwaith eto i arbed costau. Rhaid i rywfaint o ohebiaeth fod trwy gopi caled ee gwaith papur Tâl Gwasanaeth a dogfennaeth CCB.

Gofynnir am eich cymorth.

Mae'n ofyniad pwysig ar gyfer rheoli ein hystâd ein bod ni'n gwybod pwy sy'n berchen ar eiddo a phwy sy'n byw ar y safle.

Mae perchnogaeth yn gymharol hawdd i'w chofnodi oherwydd pan fydd eiddo'n newid dwylo mae gan berchnogion newydd hawl i gyfran yn ein cwmni rheoli.

Fodd bynnag, nid yw hwn yn ddarlun cyflawn o'n cymuned ac yn y Cyfarfod Cyffredinol Blynnyddol diwethaf cytunwyd y byddem yn adolygu ein cronfa ddata gan gynnwys perchnogion, tenantiaid ac asiantaethau gosod sy'n gweithredu ar y wefan.

Rydym wedi cael ymateb da i'r holiadur a anfonwyd ychydig cyn y cloi. Os nad ydych wedi ateb eto, gwnewch hynny cyn

Your assistance is requested.

It is an important requirement for the management of our estate that we know who owns property and who is living on the site.

Ownership is relatively easy to record as when property changes hands new owners are entitled to a share in our management company.

However, this is not a complete picture of our community and at the last AGM it was agreed we would revise our database including owners, tenants and letting agencies operating on the site.

We have had a good response to the questionnaire sent out just before the lockdown. If you haven't replied yet please do so as soon as possible

Dim ond nodyn atgoffa y dylid defnyddio lloriau laminedig mewn ceginau ac ystafelloedd ymolchi mewn blociau fflatiau yn unig er mwyn lleihau lefelau sŵn i breswylwyr eraill.

Just a reminder that laminate floors should only be used in kitchens and bathrooms in apartment blocks to reduce noise levels for other residents.

In these difficult times the Estate has been really well managed and looking really good - the Spring shrubs & flowers remind us how lucky we are to live here.





Bascule Bridge

Just a reminder there is a speed limit on the bridge of 5 mph. **This is in place for safety reasons and to protect the bridge. Since July 2019 a speed bump has been installed to slow down traffic and protect the bridge because a minority of drivers do not abide by the speed limit and risk causing damage to the bridge.**

Again a minority of drivers will not give priority to pedestrians, mothers with young children or dog owners – do remember your highway code and give way to pedestrians.

Pont 'Bascule'



Dim ond nodyn atgoffa mae terfyn cyflymder ar y bont 5 mya. **Mae hyn ar waith am resymau diogelwch ac i amddiffyn y bont. Ers mis Gorffennaf 2019 mae bwmp cyflymder wedi'i osod i arafu traffig ac amddiffyn y bont oherwydd nad yw lleiafrif o yrwyr yn cadw at y terfyn cyflymder a'r risg sy'n achosi difrod i'r bont.**

Unwaith eto ni fydd lleiafrif o yrwyr yn rhoi blaenoriaeth i cerddwyr, mamau â phlant ifanc neu berchnogion cŵn - cofiwch eich côd priffordd ac ildiwch i cerddwyr.

Ffiniau gardd

Sylwch fod y rhain yn perthyn i'r Cwmni ac os rhoddwyd caniatâd yn flaenorol i'r perchnogion eu plannu, mae'r perchnogion yn gyfrifol am eu cynnal.

Garden borders

please note these belong to the Company and if past permission has been given for owners to plant these, the owners have the responsibility to maintain them.



We have recently set up a Facebook page "Port Dinorwic Yacht Harbour Residential Estate "

This is in addition to our web site. It was felt that this may be a better way of communicating things that are happening around the estate and also allows photos to be posted capturing some of the magnificent views .

It will also enable people to comment on other people's photos and online content.

You can also post your own photos on the " visitor post" but we would respectfully request that you keep the content to a general nature and any views you have should be mindful of people's privacy and in turn show sensitivity. We hope you enjoy this social media platform and look forward to you " Liking " any news stories and also passing on the word about the Facebook page to your friends both on and off the estate .

Yn ddiweddar rydym wedi sefydlu tudalen Facebook "*Port Dinorwic Yacht Harbour Residential Estate*"

Mae hyn yn ychwanegol at ein gwefan. Teimlwyd y gallai hyn fod yn ffordd well o gyfathrebu pethau sy'n digwydd o amgylch yr ystâd a hefyd caniatáu i luniau gael eu postio yn dal rhai o'r golygfeydd godidog.

Bydd hefyd yn galluogi pobl i wneud sylwadau ar luniau a chynnwys ar-lein pobl eraill.

Gallwch hefyd bostio'ch lluniau eich hun ar y "post ymwelydd" ond byddem yn gofyn yn barchus eich bod chi'n cadw'r cynnwys o natur gyffredinol ac unrhyw farn sydd gennych chi am breifatrwydd pobl ac yn ei dro yn dangos sensitifrwydd. Gobeithio y gwnewch chi fwynhau'r platform cyfryngau cymdeithasol hwn ac edrychwn ymlaen at "Hoffi" unrhyw straeon newyddion yn ogystal â throsglwyddo'r gair am eich tudalen Facebook i'ch ffrindiau ar yr ystâd ac oddi arni.