



# Spring Newsletter

[www.carnbee.org](http://www.carnbee.org)

April 2014



All Property Owners will be aware that the fee for maintenance of the common areas of the estate was due by 15 January 2014.

## **If you have already paid, our grateful thanks!**

Should you not have paid and you own a Beazer built home then you are in breach of the burden of provisions of your title deeds, which allow the Carnbee Owners' Association to take whatever legal steps are necessary to secure payment.

The policy of the Association is to vigorously pursue non-payers via a Debt Collection Agency and, if necessary, the Small Claims Court, either of which will result in additional costs being added to your account and may result in you having difficulty obtaining credit in the future.

We do not wish to have to consider such action against non-payers, but we are sure you will agree that it is only fair that the cost involved in keeping the estate in good order is something in which we should all share.

Should you wish to avoid additional costs and possible court action then, even at this late stage, you may pay your fees. Please see payment options below:

## **Directly to the Carnbee Owners Association Bank Account:**

Sort code : 80-02-73

Account Number: 06002389

Reference: Your house number followed by Ave, Cres, Dell, End or Park as appropriate.

## **By cheque:**

Made Payable to: Carnbee Owners' Association

Spring Professional Services, 8 Orchardhead Loan, Edinburgh, EH16 6HW

# A Walk in the Park

In Summer 2012 some owners brought to our attention the poor condition and flooding on the path that runs through our parkland in area 7. The path lies between Carnbee Avenue and Carnbee End, with an extension to Carnbee Park. Initially we found it very difficult to get anyone to provide us with a quote, nearly a year later in Summer 2013 after many meetings with various contractors we received a quote from Robert Darling that we were happy with and they carried out extensive works to the central section of the path



Our repaired path—Area 7

which included constructing a soakaway and resurfacing that section of the path. These works have proved to be very successful even after the heavy rains during this Winter the water from the previously waterlogged section of the path has drained away very well. This has had the desired effect of making walking through our parkland a much more pleasant and less muddy experience.

The pathway winds through the tranquil woodland and grassland. This area has been enhanced by previous bulb planting and a meadow grass trial and we hope you agree is a wee gem in our neighbourhood, popular with children and adults alike.

The work will continue to repair other sections of the path that have deteriorated and improve these sections to the same standard. Robert Darling have been instructed to carry out these improvements later this year. The expectation is to have the path finished during the Summer for the continued enjoyment of everyone.

# TREASURERS UPDATE 2014

My second year as Treasurer started with a very encouraging AGM which attracted a significant number of extra members to the committee, bringing experience of dealing with contractors, money management and debt collection with them. Therefore I expect to continue our prudent systems of income generation and expenditure on estate management and we should be well placed to fund some extra items notified to us which are of general value to most residents of the estate.



Fees continue at £55 with more members paying this year by 31st December to qualify for a £10 discount. Although much of the work we need to do is routine there is a great deal of careful work involved in keeping up with changes of owners and I am satisfied that sufficient work is being done in this area to maintain our income.

We have had no tree damage problems this year and have been able to start a programme of path improvements in the large area of woodland (Area 7) with the first phase already completed. Any ideas for making the woodland more attractive to wildlife are welcome.

As I have reported before, a small amount of money is spent on litter tidy-ups, but this work has to become the responsibility of all residents if we are to continue the high standard of tidiness we have enjoyed in past years. House building phase two appears to be starting up across Lasswade Road and this results in a lot of large litter items being blown into the estate entrance. We have reported this but in the end it's up to us all if we want a quick tidy-up. Alan Graham—Treasurer



## Please don't park on our pavements

Parking spaces are at a premium these days due to various road-works and restrictions nearby and often we are tempted to park on the pavement if there are no available spaces. This can make it very difficult for pedestrians who are then forced onto the road to get past the inconsiderately parked vehicle and is especially dangerous for children, the elderly, wheelchair users and people with prams.

Please be responsible and considerate and think about where you park and the impact it has on your neighbours in Carnbee.



After offering owners the option of receiving electronic communications, 115 owners have since registered for this method and we thank them for this.

We are keen to increase this number as using electronic delivery keeps costs to a minimum and allows more of your annual fee to go towards improving the estate.

Registering to receive COA communications electronically is simple; click the link on the home page of the COA website, complete the online form using the code **MJUYHN**, and click the 'Register' button to submit. You will receive an email confirming your email details and a final single step instruction to complete the registration process.

We hope many more owners will register and agree this is a more efficient and cost effective method of distributing COA communications, though we appreciate that not everyone has access to email so we will continue to produce and distribute paper copies as required.

## **Committee and Contact Details**

### **Who are the Committee Members ?**

John Pendlebury (Chair)	Elaine Reid (Ordinary member)
Paul Valente (Deputy Chair)	John Shepherd (Ordinary member)
Alan Graham (Treasurer)	Denise Siegal (Ordinary member)
Cath Crosbie (Secretary)	John Whitcelo (Ordinary member)
Eleanor Grieve (Ordinary member)	Joe White (Ordinary member)

### **Where can I find the most up-to-date information relating to the COA ?**

You can find us on the web at [www.carnbee.org](http://www.carnbee.org)

### **How do I contact the COA ?**



Carnbee Owners Association  
c/o Spring Professional  
Services  
8 Orchardhead Loan  
Edinburgh,  
EH16 6HW



[contact@carnbee.org](mailto:contact@carnbee.org)