



Spring Newsletter

www.carnbee.org

April 2015



Carnbee Fees

History

One thing that troubled the committee when the COA was formed was the level of fees. We knew what our expenditure would be but we had no idea how many of the owners would pay to the newly created organisation. Fortunately only four of the Beazer Homes owners refused to pay. The Walker Homes owners who are not required to pay under the terms of their deeds surprised us when two thirds of the owners did pay.

Types of Payment

We offer two methods of paying, details are found on the fee invoice which is sent to all owners on the estate at the end of November each year. The annual fee is currently £55.00. A discount of £10.00 is offered if the fee is paid by the 31 December. The actual date for payment is 15 January, fees to be paid in advance.

The fees can be paid by cash or cheque to Spring Professional Services Ltd. (SPS). The association pays for this service. Alternatively owners can pay directly into our bank account, this is the association's preferred option.

Benefits of prompt Payment

The Association is run by volunteers who give their time freely. Collecting the fees creates more work than anything else we do. Each year the fee letters need to be updated and labels created. If everyone paid by the end of the year or by 15 January that would be an end to the work, we could sit back and let the Treasurer do his bit. Unfortunately this is not the case and at the end of January the work starts again sending reminders to those who have not paid. In March SPS does the work again sending a further letter to those who have not paid. In April we send a final letter to those who have not paid explaining that we will be forced to pass their names to the debt collector if we do not receive payment.

Debt Collector

A number of names are sent to the debt collector each year and we do eventually receive payment from all but a small group who refuse to pay. Sadly we have to pay for the debt collection services and the final result of all our hard work is that the amount we receive is slightly less than if the owner had paid in December.

In a nutshell what I am trying to say is please pay up when the fees are due, please use our bank account, it saves us money and an awful lot of time and effort.

Article by John Pendlebury

Your Green Space in Carnbee

When this estate was completed about 18 years ago, similar to all new estates, a certain number of parking spaces and a recreational area had to be included. It still amazes me that many of our owners are not aware or have never visited our recreational area. It is a lovely area of grass and mature trees which is used mainly by dog owners exercising their pets. In the summer we get children playing and on the odd occasion finishing off the afternoon with a picnic. My grandchildren absolutely adore the place and Emma calls it Acorn Wood, fortunately there are still some Oak trees in there.



Recreational Area 7 prior to the Carnbee Owners Association

After the estate was completed the grass was in beautiful condition, having been taken over from the hospital which was in Southfield House. Unfortunately this didn't last too long. The maintenance of the estate was handed over to Strathclyde Greenbelt Group with money provided by the builders to finance the operation. The money ran out all too quickly and the maintenance stopped, with communal areas including our recreational area becoming untidy and neglected. During this period a group of volunteers did what they could to make the estate look respectable. This state continued for some time until a group of owners formed the Carnbee Owners Association (COA). It has taken a long time and a lot of money to bring the estate back under control. We have never tried to turn the recreational area into a lawn, the grass is short but rough giving it that woodland feel that we can all enjoy.



Recreational Area 7 today

I know everyone is working harder and longer hours than in the past. Perhaps you could take a look at the map of the estate on our website, www.carnbee.org, and then take a walk around the estate. I'm sure you will find it rewarding. If after this you have any negative or positive comments or suggestions for improvements to our estate then please come along to our next AGM and discuss these with your committee.

Article by John Pendlebury

NOTES FROM THE TREASURER 2015



This being my third year as Treasurer, it is my pleasure to report that we are on course for another successful year financially and the work of the committee has been spread more evenly among its members. Income and expenditure looks likely to be similar with the possibility of a small surplus on the year.

We have continued to respond to the concerns of owners and although these often do not affect our expenditure directly, we take pride in treating enquiries fairly and being as helpful as we can. We currently have funds for additional improvements and ideas from owners are always welcome, please feel free to email us with any ideas or suggestions to for the communal areas on our estate. All ideas or suggestions to improve the estate will be considered by the committee.

Issues affecting finance remain the same as I reported in the last Spring Newsletter, namely the level of fees (still £55 with £10 discount before 31 December), no tree damage costs so far this year and litter problems having no extra expenditure this year.

Article by Alan Graham (Treasurer)



www.carnbee.org

The Carnbee Owners Association Website belongs to you the owners. It is designed and administered free of charge and is a real asset to our Association. It is by far the most comprehensive and up to date Owners Association website around. As well as containing details of our communal areas, gardeners calendar and gardeners schedule of works there is up to date and relevant information posted regularly on the front page relating to local crime, refuse information, speed survey data and many other matters that affect you as a resident of Carnbee.

Your committee do their best to keep this page up to date with all the latest information that affects you the owner but we need you to help us. If you have something that you think other owners should be aware of then please let us know and if it's appropriate and relevant then we will post it for others to read.

Help us to help you and remember communication is a two way process!

Committee and Contact Details

Who are the Committee Members ?

John Pendlebury (Chair)

Paul Valente (Deputy Chair)

Alan Graham (Treasurer)

Cath Crosbie (Secretary)

Eleanor Grieve (Ordinary member)

Elaine Reid (Ordinary member)

John Shepherd (Ordinary member)

John Whitcelo (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

How do I contact the COA ?

Carnbee Owners Association
c/o Spring Professional
Services
2 Gracemount Avenue
Edinburgh,
EH16 6SL



contact@carnbee.org