



Spring Newsletter

www.carnbee.org

April / May 2017

NOTES FROM THE TREASURER 2017



The Carnbee Owners Committee (COA) wishes to thank all those owners on the Carnbee estate for their fees paid in the current financial year. We are happy to continue acting for all our owners regarding keeping our common areas safe and attractive though we do feel we have to spend a lot of our time chasing late payers or in a few instances non-payers. Although the number of owners paying online has continued to increase (from 129 to 144) there was a reduction in the number of people qualifying for the £10 discount this year (from 171 to 160) which is now reflected in a larger number of owners being asked to pay the £15 late charge fee. To this end I have suggested in my article in this newsletter that owners could set up a standing order to ensure payment before the end of the year. If everyone paid using this method we could do away with extra fee collection and debt collection costs and instead pass the money on to owners through an increased number of discounts.

I can report that our finances are well on the way to producing another successful year which I will report on at our Annual General Meeting (AGM) in September 2017. We have an excellent committee who are focused on making the best use of your money. We would love to see all of you at the AGM but if you cannot attend there will be an opportunity to send in a proxy so that the business can proceed smoothly and with the least inconvenience to the committee.

Alan Graham, Treasurer



Have you thought about paying your Owner Association Fees by Standing Order?

Home Internet Banking has become a normal practice during the last ten years or so, with more and more people becoming confident using banking systems which are becoming easier to use, more customer oriented, secure and offering more and more facilities. Banking online from mobile phones is increasingly popular. Owners on the Carnbee estate have been no exception to this with the proportion of owners paying their fee online increasing from one third to two thirds in the past few years.

However, many owners continue to forfeit their £10 discount by paying after 31 December and others report in January or February that they have not received a fee invoice even though these are sent out by email or hand delivered every November. It currently costs the COA £440 to have fees collected by SPS and if all owners paid their fee online the £440 would be saved. The Treasurer monitors and records all fees received online and prepares annual accounts at no cost to the Association.

I think that the time has now come to remind Carnbee owners that in addition to the above they can pay their fee by arranging an annual Standing Order. The advantage lies in the fact that it takes the memory out of the equation and you can arrange the date of the standing order to suit paydays or any large outlays in that month. In order to receive the discount you can choose any date in November or December providing your fee payment reaches our bank account before the 31 December deadline. We would not object to receiving payments in October if it suits any individual owner.

The COA committee realise that the estate fee becomes due at an awkward time of the year just before Christmas when family expenditure is high, but I hope the system of arranging an annual standing order would go some way to alleviating the pressure.

An annual Standing Order can be set up, amended and deleted online by an owner without any communication required to the bank or the COA. Name and address can be included on the reference (for example GRAHAM 15 PARK). The bank details of the Carnbee Owners Association are Sort Code 80-02-73, Account Number 06002389.

Yours sincerely, Alan Graham, Treasurer, COA

Tree's—a thought



John Muir is quoted as saying about trees *"It has been said that trees are imperfect men, and seem to bemoan their imprisonment rooted in the ground. But they never seem so to me. I never saw a discontented tree. They grip the ground as though they liked it, and though fast rooted they travel about as far as we do. They go wandering forth in all directions with every wind, going and coming like ourselves, traveling with us around the sun two million miles a day, and through space heaven knows how fast and far!"*

Over the past, recent Winters the Carnbee Estate has unfortunately lost 2 of our more mature trees from our Estate mainly due to adverse weather – may be the “imperfect” part of John Muir’s view?

With the trees having relinquished their “grip on the ground” your committee, using the Estate tree policy, have endeavoured to recover the situation by “imprisonment rooted in the ground” of 4 trees that are indigenous to Scotland (2 examples are shown in the photos). This is an attempt to replace these fallen trees.

We have worked hard to plant the trees in positions throughout our Estate that reduces the risk of vandalism and from adversely affecting any of the Property belonging to our members as they “go wandering forth in all directions” and grow.

The committee have also been working to enhance the appearance of the other Estate garden areas by identifying gaps in our shrubbery areas. Where gaps have been identified we have worked with our contractor to fill the gaps with additional shrubs.



Help to reduce the work of your Committee by returning your proxy forms for the Annual General Meeting

Each year in accordance with our Constitution your committee are required to arrange an Annual General Meeting (AGM). This is always arranged for a Monday in September. As per the Constitution no meeting shall be considered quorate unless a minimum of fifty (50) Members are present or represented by a proxy.

Most AGMs are poorly attended so we rely on proxies to make our meeting quorate. Each year your committee have to use their own time to go door to door asking owners if they plan to attend the AGM or to supply us with a proxy form.

This year we ask if you do not plan to attend the AGM you take 5 minutes of your time and either:

- 1) If you receive your Newsletter by email then just reply to that email, saying we can use this email as your proxy.**
- 2) If you receive your Newsletter in paper format complete the enclosed proxy form and return it to the postal address indicated on the form or scan it and email it to contact@carnbee.org**

Committee and Contact Details

Who are the Committee Members ?

John Pendlebury (Chair)
John Shepherd (Vice Chair)
Alan Graham (Treasurer)
Cath Crosbie (Secretary)

Elaine Reid (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 ?



Email is our preferred method of contact
contact@carnbee.org



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