



Summer Newsletter

www.carnbee.org

July/August 2016

Notification of Carnbee Owners Association AGM Monday 12 September 2016

We're pleased to confirm that the Carnbee Owners Association (COA) Annual General Meeting (AGM) will be held on Monday 12 September 2016 at 7pm in Gracemount High School, Lasswade Road. We encourage all residents to attend the AGM as this is your opportunity to pass on your thoughts to your committee.

If you're unable to attend the AGM you can still delegate someone to vote on any resolutions on your behalf by completing the enclosed proxy form. Please note there is also a proxy form available on our website if you would prefer to email it to us. Returning a completed proxy form helps towards achieving a quorum for the AGM. The committee is here to serve your collective interests so we encourage each of you to attend the AGM or submit a completed proxy form.

If you would like to propose any items for the AGM agenda, these must be submitted in writing to Cath Crosbie, 29 Carnbee Park, no later than 1 September 2016 for consideration. The proposed agenda is on the back page of this newsletter and the final agenda will be published on the COA website by 4 September 2016.

In accordance with the constitution, your current committee will retire at the AGM and an election will be held to reappoint a new committee. Some of the current committee have served for a number of years and we would encourage all members to consider joining the committee. New committee members bring a fresh outlook and new ideas, both of which are needed to maintain the momentum achieved in the last 7 years.

We look forward to welcoming you along to our meeting on Monday 12 September 2016 at 7pm.

TREASURERS UPDATE 2016

The COA accounts for the current year 2015-16 show a similar picture to that of the previous five years, namely that we have managed our finances well and achieved all our targets while keeping expenditure below income except last year 2014-15 when a small amount of our reserves was used to improve the Area 7 woodland path.

The costs of maintaining the appearance of our estate, which includes grass cutting, tree reports, tree thinning, tree repairs, general tidying and extra planting, is usually between £9,000 and £10,000 per annum as shown by the following table where OB is Opening Balance, INC is our income and EXP expenditure. The current expenditure figure in bold is an estimate based on known quotes and expenses.

	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16
OB	4060	6120	7473	8621	9445	8256
INC	11741	10619	10565	9915	10790	10190
EXP	9708	9529	9491	9091	11978	9000

We put our estate management regular cutting contract out for tender during the year and we have decided to stay with *Greenfingers* whose quote was the same cost as the current year. There were two inspection walks around the estate this year and quotes have been received for two improvements which will be decided by the committee soon. Many thanks to all our Beazer and Walker Home owners who have contributed to keeping our estate looking attractive throughout the past year.

Alan Graham, Treasurer

Update on the Blood Transfusion Service at Ellen's Glen Road

The Scottish National Blood Transfusion Service located at Ellen's Glen Road is scheduled for closure (first phase) and a move to a new site at Riccarton is planned for the end of November 2016, with planned full closure (Tissues and Cells) by end of May 2017. Anyone who is interested in the new site can find further information at www.scotblood.co.uk

Carnbee Owners Association Website

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. 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!

Have you considered joining the Carnbee Owners Association Committee ?

The success of the Carnbee Owners Association is mainly down to the volunteers who have served on the committee during the past 7 years, without these volunteers we would not have been able to improve and maintain the estate to it's current high standard and also keep costs for owners very low. These volunteers have given their time, ideas and enthusiasm wholeheartedly. If you think you have something to contribute to our committee we would encourage you to think about joining, we are currently in need of additional general committee members.

Meetings are held roughly every 6 weeks at the Northfield House Hotel, in between we correspond through email and an online discussion board.

If you would like to volunteer to join the committee please either email us at contact@carnbee.org or come along to our AGM on Monday 12 September 2016 at 7pm.

AGM 2016 Agenda



- **Welcome & Apologies**
- **Minutes of the last AGM**
(held 14 September 2015)
- **Matters Arising from the Minutes**
- **Chairperson's Report**
- **Treasurer's Report**
- **Committee Elections**
- **Owner Proposed Items for Discussion**
(*Only items submitted in writing by 1 September 2016, in accordance with Constitution*)
- **Closing Remarks**

Committee and Contact Details

Who are the Committee Members ?

John Pendlebury (Chair)

John Shepherd (Deputy Chair)

Alan Graham (Treasurer)

Cath Crosbie (Secretary)

Eleanor Grieve (Committee member)

Elaine Reid (Committee member)

John Whitchelo (Committee 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 ?

We would recommend contacting us by email for the quickest response.



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c/o Spring Professional
Services
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contact@carnbee.org