



Summer Newsletter

www.carnbee.org

July/August 2017

Notification of Carnbee Owners Association Annual General Meeting Monday 11 September 2017

We're pleased to confirm that the Carnbee Owners Association (COA) Annual General Meeting (AGM) will be held on Monday 11 September 2017 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 2017 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 5 September 2017.

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 8 years.

We look forward to welcoming you along to our meeting on Monday **11 September 2017 at 7pm.**

TREASURERS UPDATE 2017

As I reported last year, the COA accounts continue to show a favourable situation. We have managed our finances well by keeping costs under control and maintaining our income. Debt collection has been encouraging. The costs of grass cutting, tree work 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 underlined is an estimate based on known quotes and expenses.

	2011/12	2012/13	2013/14	2014/15	2015/16	2016-17
OB	6120	7473	8621	9445	8256	10364
INC	10619	10565	9915	10790	10400	10601
EXP	9529	9491	9091	11978	8265	<u>8000</u>

Greenfingers continue to give good value for money and good service as expected. A recent inspection walk around the estate has highlighted some improvements.

Alan Graham, Treasurer

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 8 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 11 September 2017 at 7pm.**

Crime in Carnbee

The Carnbee Owners Association Committee have been made aware of a growing number of burglaries on our estate. We have no statistics but the number that have been brought to our attention makes us believe the problem is increasing. There doesn't seem to be any sophistication to their means of entry, the commonest approach seems to be a brick through the window which doesn't seem to wake up the occupants especially if the criminals wait some time to see what the result is.

As owners what can we do to protect ourselves? If you have a burglar alarm make sure it is working and regularly maintained and ensure it is switched on overnight. Two of the recent break-ins have occurred because the system was not working or switched off. Close your curtains or blinds at night, remember that everyone with a smart phone has a torch that can be used to look into your property to see if there is anything worth stealing. If you see anything suspicious call the police immediately. Be careful when posting on social media and don't broadcast the fact you are going to be away on holiday, post your pictures when you return home.

There seems to be a dispute as to whether you should leave keys in the door overnight or not. Some say take them out as someone breaking the glass can then get at the key to open the door. Others say that in an emergency it is safer to have the key in the door for your convenience. You may wish to consider fitting a burglar alarm as a first line of defence and if you wish you can always fit Closed Circuit TV. I am considering the latter option as I am informed they are easy to fit and not too expensive. They have a large storage capacity and normally come with 4 camera's fitted on the corners of the house. At the end of each month the system resets and begins recording again. I hope I have given you something to think about regarding home security.

Article submitted by J Pendlebury

AGM 2017 Agenda



- **Welcome & Apologies**
- **Minutes of the last AGM**
(held 12 September 2016)
- **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 2017,
in accordance with Constitution)*

Committee and Contact Details

Who are the Committee Members ?

John Pendlebury (Chair)

John Shepherd (Deputy Chair)

Alan Graham (Treasurer)

Cath Crosbie (Secretary)

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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Services
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Edinburgh,
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