

South Snowdon Wharf January Update

Service Charge

Roofs, Stairs and Building

Two roofs were replaced at the beginning of the year and work has been ongoing throughout the year to mend roofs where necessary.

The herb bed was dismantled and rebuilt in the centre of the estate and the new bin store built in its place. This project took significantly longer than planned and therefore cost more (under 17 thousand pounds). The recycling bins have been very well used with more bins having to be ordered to keep up with demand. The extra green bins have also reduced the waste overflow problems.

There has been an ongoing problem in certain areas of the estate with uneven paving slabs requiring regular lifting and infill. We have therefore commissioned a firm of consulting engineers to carry out a survey of the estate structure and sea walls.

Drainage & Plumbing

There have been significantly more problems with the sewage pumps this year with several emergency call outs. We are obtaining costs for upgrading the pump that has caused most of the problems.

Waste Collection

The rate per bin for collection has increased but hopefully with recycling facilities on the estate the volume of rubbish will reduce. The large green bins are for general domestic waste and we would ask all residents not to use them for larger items if you are clearing out your homes.

Aerial Repairs

Work was required during the year associated with the digital switchover. Although the reception is better it is still variable depending on the weather as it points to a transmitter near Aberdovey. The existing partially broken aerial will be replaced and an additional aerial will be put on the mast during the year to point at the local transmitter. Although the local transmitter provides less channels it will provide a backup for the main channels when the weather is poor.

Electricity and Light

Several street lights had to be replaced earlier in the year after storm damage. The glass in some of the floor lights have also had to be replaced which are very expensive as they come from Italy. A lamp post was replaced in the centre of the estate after being knocked down by a lorry, the lorries insurance paid for this.

Garden

The herb bed has been moved and partially replanted. Replanting will be completed and we will be investigating some more colourful perennial planting based on resident suggestions. To reduce the weed problem the large beds will be mulched in slate chippings and we will be starting a programme of repointing between slabs.

Other

Cob Bicentenary Celebration

Next year is the bicentenary of the Cob and there are many and varied plans in the town for celebrations throughout the year (information at www.cob200.com). It has been suggested that as the closest neighbour it might be a good idea to have an estate celebration. The proposal is for an event on the August bank holiday weekend when the estate is usually busy. Potential suggestions have included a hog roast, bring and share meal, fundraising for RNLI. If you have any ideas or would be interested could you please let us know on your service charge slip.

Wifi

Wifi is fully operational on the estate and proving popular. If you have an annual subscription you can provide this as a service to your visitors by giving them your personal code.

Weather

Snow and ice arrived before Christmas bringing almost unheard of conditions to the estate. Fortunately damage caused by burst pipes has not been too severe although traumatic for those affected. Please ensure that if you leave your property vacant during cold weather the water is turned off and the heating is on. If your property is vacant for more than 30 days the system must also be drained down for building insurance to be valid.