



**PLAS PANTEIDAL**  
ESTATE MANAGEMENT

## PPEML Newsletter January 2023

### HAPPY NEW YEAR! *BLWYDDYN NEWYDD DDA!*

We have made some headway in 2022 but there is still a lot to do.  
We would like to thank everyone for their support in getting this far.

### New Directors Wanted!



Pictured here in sunnier times, the PPEML directors are volunteers working for the good of the community. The current team are (l to r): Jon Starbuck, Mike McCarthy, Sonia Roberts, and Helen Sandler. We are now looking to recruit one or two more.

**Could you be a director?** If you can spare 5 to 10 hours a week and attend meetings regularly (mostly online), please write to the admin email below to find out more or apply. We are especially looking for people with skills and knowledge in law, finance, communications, or estate management.

Two directors will be standing down after serving for about two years: Helen at the end of this month and Mike at the AGM in mid May. The company is required to have a minimum of three directors to operate, so new recruits are vital for our ongoing success.

### Road

The new road was completed a month ago. As planned, it was funded by a five-year loan from Robert Owen Community Banking (ROCB), which was backed by bonds from about a third of property owners. A donation from an owner helped with cashflow to cover extras and VAT. Diolch yn fawr / thank you all so much – whether you helped with funding, avoided the road during the worst of the roadworks, or simply cheered us on!



We know everyone is pleased that this mammoth project has been a success. The road has been finished to a high standard, but do not be tempted to accelerate on the lovely even surface! It is still a steep single-track road. Drivers still need to look out for oncoming vehicles and plan ahead as to where you will halt, pass or reverse.

PPEML have put salt bins in place so that residents / occupiers may grit the road. We are assessing what other features may be needed such as signage and verge markers.

We are dreaming of a Grand Opening of the road – possibly during February half-term. Watch this space!

## Water

Just before Christmas the two new water tanks were delivered to the nearby boatyard (thanks to Geoff for taking delivery!). From there, a local contractor has taken them up to a specially prepared area above Plas Panteidal. The tanks are now ready to be connected.

As reported in the September newsletter, the intention is to improve the source by digging back to where water emerges from the ground and pipe it from there to the tanks to be filtered and treated. This will prevent animal dung from polluting the water.

Meanwhile, the sustained cold snap this winter meant that some properties were temporarily without a supply due to freezing pipes. Much of the pipework is above ground and this is something we will be looking into for a later stage of improvements.

## Electricity

We have lopped the trees that were interfering with overhead lines. This should prevent the power cuts that were affecting some properties in windy weather.

Please continue to email meter readings, at the end of each month, to the 'accounts' address below. If the chalet is not in use then write and say so, sending a reading when you next visit.

The promised £400 energy payment for every household has still not been applied to chalet owners, despite promises from government to our MP, and tantalising news reports. Please continue to forward any clues to PPEML!

## Service Charge and VAT

The vast majority of property owners paid their service charge promptly in the spring. Unfortunately PPEML had to take a few owners to Small Claims, all of whom have now paid. Obviously this was a waste of everyone's time and we trust it won't be necessary in the future.

PPEML was required to register for VAT in the course of this financial year when the level of income went over the threshold. This means the company must charge VAT on outgoing invoices.

Owners will therefore see VAT at 20% added to their service charge bills when these are issued in March. On the bright side, we can claim back VAT on major works which brings savings for everyone in the long run.

## Other news

Openreach have installed high-speed fibre broadband on site which will become available for you to order soon.

Snowdonia National Park have removed the invasive Rhododendrons by the main road, along with other trees and branches at risk of falling into the road.

You can read more about the threat posed by Rhododendron to other plants and wildlife: <https://snowdonia.gov.wales/protect/challenges/invasive-species/>

## Priorities

The priorities for the first twelve months of ownership have been getting the systems, money and contractors in place to improve the road and water. Other issues including land sales, site rules and company membership are on the list for 2023.

## Welcome to New Owners

Liz and Bernie Searle have asked to be introduced as the proud new owners of Bungalow 2. Please say hello when you see them walking with their dog Waffle.

Several other new people have also bought properties in the last few months and we wish them all a warm welcome.

If you would like to be mentioned as a new owner in the next newsletter, write to the 'admin' email below.

## Queries

If you have other concerns relating to the site, these can also be sent to the 'admin' email.