



PLAS PANTEIDAL

ESTATE MANAGEMENT

PPEML NEWSLETTER

MAY 2023

KEEPING OWNERS INFORMED

AGM AND OWNERS MEETING UPDATE

It was great to see so many of you at the owners meeting, thank you to all of you who attended online too. There were the five main issues discussed at great length as well as the future finances of the site. You should have all received a copy of the PowerPoint presentation that was shown at the meeting. If you did not get this please let us know by contacting PPEML admin.

PERSONAL FINANCES

It has come to light that there are a few people on site who are struggling to make ends meet. We have taken this on board and hopefully come up with a solution to help as *part-payments of the service charge will no longer be available from 2024*.

There is a local credit union who can give financial advice and support and we have enclosed a link to them here <https://www.cambrianacu.com/>

Credit Unions – Saving and Borrowing

A credit union is a financial co-operative which provides savings, loans, and a range of services to its members. It is owned and controlled by the members.

Each member has one vote and volunteer directors are elected from the membership, by the membership.

Credit unions are owned by the people who use their services, and not by external shareholders or investors. So, the emphasis is always on providing the best service to members – not maximising profits.

The local Credit Union covering Plas Panteidal is Cambrian Credit Union which covers North Wales, there is no local office, so you can find out more by visiting <https://www.cambrianacu.com/>

The following is taken from their website:

- As a credit union we are owned and controlled by the people, or members, who avail of our services.
- We operate to promote the well-being of our members.
- We are governed by a volunteer board of directors elected by you, our members, to manage our credit union.
- All money saved with us is protected by the Financial Services Compensation Scheme - exactly the same as savings in a bank or building society.
- Profits made by us are returned back to our members in the form of reduced fees, higher savings rates, and lower loan rates.

WATER UPDATE

The new pipe and couplings have now been delivered to the site so hopefully it will not be long before the construction work will begin. We will of course let you know when this will be.



ELECTRIC UPDATE

We are pleased to announce that the armored electric cable has now been buried. We would like to draw Owners attention once again to the fact that they must contact PPEML before doing any work that needs any digging on the site because of shallow cables.

As mentioned at the Owners meeting and in a previous newsletter we have arranged for a safety survey of the electrics to be carried out, *the dates for this will be the Weekend of 13th and 14th of May*. The safety checks will include the testing of high voltage cables, this will require the power to be turned off intermittently for short periods of time which we will of course endeavor to keep to a minimum.

Could all owners please make sure that they send PPEML their electric reading on the 24th of every month or leave it in the window.



TO
CONTACT
PPEML

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SEWAGE UPDATE

We are happy to report that we have had no further problems with the sewage works last month which is a big relief.

WOODLAND

One of the topics that were discussed at the Owners' Meeting was the woodland around the site. We have received a report on the survey that was carried out by the Forestry Commission on behalf of Eryri / Snowdonia National Park and PPEML. We have not had time to digest this yet. There were some concerns from some owners that the plan to cut down all the non-native species of trees would leave the grounds looking bare and that it would also leave the wild life such as the birds with nowhere to go. We explained that the felling would be done in stages, not all in one go, and that the woodland needs to be returned to native species only as this in turn will greatly benefit native wildlife. Not felling these trees is not an option as they already present a health and safety risk.



MEMBERSHIP

We also discussed asking owners to become members of PPEML and that if owners were interested we would like them to commit to helping PPEML to move forward by sparing some of their time to help with some of the tasks such as the woodland project, ways of making the site more eco-friendly, land sales, and the covenant breaches.

We have had some people put their names forward since the meeting, but we could still do with some more, so if you can spare some of your time please contact us at PPEML admin.

Newsletter Ends