



PLAS PANTEIDAL

ESTATE MANAGEMENT

PPEML NEWSLETTER

JUNE 2023

KEEPING OWNERS INFORMED

ELECTRIC UPDATE

As you know we have now had the electric survey done. Thank you all for your understanding regards the short power cuts throughout Saturday 13th and Sunday the 14th. We are still waiting for the report to be sent to us.

WATER UPDATE



We have been unable to find the elusive block in the pipe that has been causing much disruption to properties at the top of the site recently and which has left many without a water supply for a number of days. A successful 'work around' managed to get the water flowing to those properties whilst the block eventually works its way through. The block remains elusive as we have no diagram to show where the pipe work is or how it is connected and much of the pipework is underground making it difficult to know which pipe is feeding which property. A process of elimination involving shutting off the supply and cutting pipes confirmed that there was no rationale for how properties are fed with underground spurs leading to illogical properties. We thank those owners affected for their patience and support in helping us resolve the problem.

Contractors will hopefully begin work on the new water system this month, it will involve the digging out and the securing of a new source supply before the burying of the water pipes from source to the new water tanks housed at the top of the site.

SEWAGE UPDATE

We have lodged a complaint with our sewage contractor following the ongoing sewage problems on site. Despite spending the best part of a day unblocking the drain and the promise of returning with a camera to identify the sources of the problem this work has

not been carried out and has resulted in the problems returning. We are still endeavouring to sort it but maybe forced to change contractor if we are unable to get a timely and satisfactory service with the current provider.

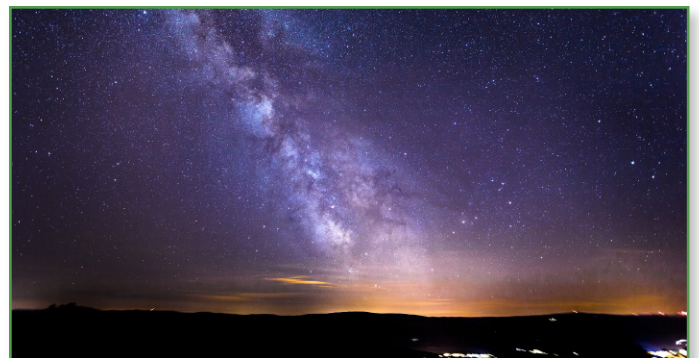


OWNERS MEETING 28TH OCTOBER

We have secured the Neuadd Dfyi in Aberdyfi for our next owners meeting on the 28th October at 2:30 p.m. We have arranged for a guest speaker from the Woodland Trust to give a presentation of the forestry report and plans for the site. Owners will have the option of joining virtually but would be made very welcome to join in person with the opportunity of getting to know your neighbour whilst enjoying tea and biscuits

DARK SKY

Plas Panteidal is an area of outstanding beauty, but some of you may not realise that it is not only the day time but we have the benefit of night time wonders under the Snowdonia dark sky reserve, Eryri's Dark Skies, is one of only 18 international Dark Sky reserves in the world. It has achieved this status as our view of the sky at night is not affected by artificial lights which makes it incredibly important to local wildlife including bats and owls. We can all play a part in protecting Eryri's Dark Skies by only using outside lights when needed or better still using lighting that activates with motion and only use lights in areas that need it, these lights should also be downward pointing please also try to avoid decorative lights and you will be able to see much more.



TO
CONTACT
PPEML

Email admin@plaspanteidal.org.uk
Web www.plaspanteidal.org.uk

| accounts@plaspanteidal.org.uk



SITE MAINTENANCE FEE

We appreciate that the cost of living is impacting everyone and some more than others. In the past we have allowed a few owners who requested part payment terms for the site maintenance fee to assist their financial outgoings. The board agreed to accept part payment with the assumption it would be for the one year but as this has rolled over into year 2 and more people requesting part payment we have to withdraw this option and have written to the owners concerned to explain that from 2024/25 payment for site fees will have to be made if full, as it is affecting PPEML's cash flow making it difficult for them to ensure they are able to fulfil their outgoings and financial commitments.

ELECTRIC METER READINGS

Increased demand on-site maintenance is making it increasingly difficult for PPEML to visit properties to take regular readings, so we are planning to introduce a new meter reading system later in the year. The new system will place the onus on the chalet owner to submit their readings on a defined date to the admin mailbox. If we do not receive a reading a charge will be estimated based over the previous 12 months usage, to allow for the flux between summer and winter usage. Where estimates have been used and actual reading are then available the usage and costs will be amended accordingly. PPEML will carry out an annual meter reading of all chalets with readings adjusted to the annual actual reading.

LATE PAYMENT PENALTY FEE

The majority of owners pay their bills on time and we would like to thank you. We have a cohort of regular offenders who delay payment to the point of legal action. This involves a significant amount of additional administration which is preventing other work being carried out and costing PPEML more in administration time and resources. The untimely payment of invoices not only causes inefficiency throughout the business but has an impact on cashflow.

The board is looking to introduce an additional payment for late payers to cover the increase administration costs by applying a fixed late payment rate of £20 which will increase by a further £20 each time we have to make contact concerning late payments. This will not affect anyone that is on an agreed payment scheme but will target those persistent offenders that chose to not pay on time. We are planning to have the new scheme introduced in the Autumn.

Newsletter Ends