



PLAS PANTEIDAL

ESTATE MANAGEMENT

PPEML NEWSLETTER

SUMMER 2023

KEEPING OWNERS INFORMED

WATER

A small group of volunteers have kept the water supply to the site working over the past few months, thank you to them for all their diligence. Other than that, the water supply is currently pretty much as it has been for at least the past ten years, awful!

However, work on the new water system is well underway! Down on the site there is not much to see, but up the mountain there has been a lot of work done - several diggers, tractors, trailers and concrete - if you fancy a hike, go take a look!

A new water collection area has been built, along with a new settlement and header tanks, both on a concrete pad. All of this has been fenced off to keep the cows and sheep out. 1300m of new buried 50mm pipe to connect this equipment to the site is already in the ground, and as a by-product a new trackway now connects the top of the site to the track road. There are also two new large storage tanks installed at the top of the site, these have been there for a while.

Water samples have been taken for testing and the results will determine what treatment is required. A shed will be needed to house this treatment equipment, this will be up at the top of the site by the two new large storage tanks. Then we will need to swap all seven pipes that feed the site over from the horrible old tanks to the shiny new ones - at this point we should all see a big improvement. But there will still be lots of work to upgrade the water distribution across the site.



Initial trench close to source



Dam constructed and trench filled with limestone chippings



1300m of pipe buried



TO
CONTACT
PPEML

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

| accounts@plaspanteidal.org.uk



Delivery of new settlement tanks



New track through the woods to the new tanks, showing old (thinner) and new (thicker) pipework



Position of first bleed valve for ridding the system of air locks



New settlement tanks plumbed in



The old pipe - above ground and primitive connections



New pipe - buried - all connection points marked above ground



Foundation being constructed for settlement tanks





ELECTRICITY

We have received a report on the condition of the electrical distribution at Plas Panteidal. It maps out what electrical box feeds which chalets. It has a list of upgrades and a recommended priority list for work in the future.

Could we remind owners that they should send their meter readings in every month. If PPEML do not receive a reading then the owners will receive an estimated bill.

SEWAGE

The sewage treatment tank at the bottom of the site by the road has been emptied for the second time this year. Hopefully it won't need doing again until early 2024.



The ongoing blockage in the sewage pipe at the top of the drive has now been partially cleared. Mayglothling inserted a camera down the drain to establish why it keeps on blocking, we have got what appears to be 2 bricks stuck in the drain. Work is in progress to clear this. We think the best way forward will be to maintain the drain on a regular basis until the summer season has finished. Hopefully this way the drain will stay in use all the time. We can then take on the job of digging up the pipes and removing the blockage. We hope to avoid carrying out this work during the holiday season - could we again stress how important it is to not flush anything down the toilet apart from the three Ps (Pee Poo and Paper), and please, no wet wipes (no, not even the "flushable" ones).

PPEML DIRECTORS

Larry has stepped down as a PPEML director. The Board were very sorry to see him go as he has been a fantastic asset to the team.

PPEML could do with more directors. Could you 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.

COVENANTS

As we all invest in the site we want to ensure that property owners are aware of their responsibilities and the duties they are expected to carry out to make the site a welcoming place for owners, visitors and holiday makers.

Covenant breaches can indeed be a challenge, but addressing them is necessary for the overall well-being of the site and owners. Enforcing covenants requires a fair and consistent approach, so it's crucial to have a well-thought-out plan.

On the 4th June the directors were joined by our legal team on a site visit to allow them to assess the situation first-hand, identify any violations or issues, and put together a comprehensive plan of action for enforcement later in the year. We felt this was a prudent step as they can advise on the proper legal procedures and ensure that actions taken are compliant with the relevant laws and regulations. This staged approach will allow for clear communication to owners and to set clear guidelines and timelines for property owners to address the identified breaches. This may involve tasks such as removing unauthorised structures, painting properties that are due for maintenance, and addressing any other issues mentioned in the covenants.

Owners will be contacted individually with any breaches relating to their property, remember that the goal of covenant enforcement is to create a harmonious and pleasant environment for all owners, visitors, and holidaymakers. We are taking a thoughtful and measured approach to ensure Plas Panteidal is restored to its natural beauty.

Newsletter Ends