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### Committee News

The third Annual General Meeting took place at St Peter's church hall on Thursday 13<sup>th</sup> October 2012. David Doran acting for Hacking & Paterson oversaw the registering of those owners present with the number of proxy votes received in advance to enable the meeting to go ahead and for the committee to continue to represent the wishes of owners.

It was an eventful evening which saw 4 members step down from the committee after many years of dedicated time and effort, namely our long standing Chairman - Malcolm, our Vice Chairman - Stephen, and members Alan and Simon. We also accepted new members Annette and Thomas, who pledge with ourselves to continue to work for the benefit of all. A huge thanks to our departing members who remain willing to assist as appropriate in the future.

Reports are included in the minutes which can be viewed on our website and include the successes of electricity rebate, successful redecoration of entrances and landings using our fabric fund and the beginnings of our pursuit of rectifying the many water ingress sites within the development with TWD.

In a true spirit of optimism we took a vote to change our constitution to allow 15 members instead of 12 in the hope that we can provide one member per unit plus two for each of the towers. A vote was also taken in respect of the artwork for the entrances, which resulted in the majority seeking Modern Glasgow views - watch out for these finishing off the entrances soon.

Please visit the website [www.pagh.org.uk](http://www.pagh.org.uk) and keep up to date with what goes on. Currently we have 9 committee members, many of whom have given many years' service and would welcome new ideas should anyone (or 6) feel they could commit. We look forward to hearing your views and ideas. If you don't have access to a computer, please collect a copy of the minutes from the DMO (Concierge) office.

### A Word from Hacking and Paterson

As all owners are aware, 2012 got off to an eventful start with the severe storms in early January. Considerable damage was caused to the development with a large number of cladding panels being blown loose. The total cost of the reinstatement works was in the region of £130,000. Thankfully this was fully covered by the buildings insurance taken out by us on behalf of the collective ownership at the development. We are pleased to confirm that all of the reinstatement works have now been completed.

The Cyclical Fund that owners contribute to quarterly has been put to excellent use this year whereby your committee arranged the redecoration of the entrances and landings for every unit. We ensured that plans for this redecoration of the common areas was not hampered by lack of funds due non-payers and subsequently funded those from our own cash flow.

All owners will now be in receipt of our Terms of Service and Delivery Standards, which effectively formalise the terms of our property-factoring role. As strong supporters of the recently introduced Property Factors (Scotland) Act 2011, we believe this will be of benefit to both Hacking and Paterson and all owners at Glasgow Harbour. In addition to this we have also re-launched our website which provides links to our emergency contacts, payment methods and a range of useful information and links. The address for the website is <http://www.hackingandpaterson.co.uk>

We would like to thank the committee for their hard and important work over the past year and re-iterate our will to continue working in partnership with both the committee and all owners to forge a strong working relationship based on trust and mutual respect, and for the sole benefit of those living in the Glasgow Harbour community.

Finally we would like to take this opportunity to wish all owners a Happy New Year.

### DID YOU NOTICE?

Just some of the recent initiatives which your committee members have been working on:

- Jet cleaning of the courtyard at Meadowside Quay Square
- Jet cleaning of the car park ramps
- Jet cleaning of the inner courtyard pathways
- New taps near the bin sheds in the garage to enable cleaning to these areas



We hope you will agree that these relatively inexpensive improvements to our development do make a difference to the general aesthetics of our environment and boost the outdoor areas to ensure they are cared for as much as our indoor living spaces. Is there something which you miss from a previous home? Let us know your thoughts and suggestions.

### Safety First!



Glasgow Harbour Ltd has agreed to supply signage for the linear pathway, which instructs cyclist travelling behind pedestrians to warn of their presence.

The design has been agreed and will be in place soon.

### Parking Practicalities

Fewer situations can be more annoying than arriving home to find that someone has parked inconsiderately, obstructing your space. Please ensure that you park within your space and not over, or in front of, someone else's parking bay. Just a reminder that there is space for one car only per apartment. Your plot number relates to your designated space, please check with the DMO office if unsure.



### NHBC CLAIM

As mentioned earlier, Malcolm is pursuing the claim against TWD in respect of the water ingress problems, which are affecting many aspects within the garage and basement entrances of all units, and also questioning the appropriateness of the render used. The first meetings have taken place onsite with Malcolm, NHBC, H&P and TWD in attendance, however any conclusions are still a long way off. We will keep you posted as and when information becomes available.

### HIGHLY RECOMMENDED

Our thanks for a job well done to our three teams of painters who, over a period of 10 weeks, completed approximately 140 floors of decoration. All three companies quoted competitive rates and delivered on quality, reliability and commitment to agreed standards. We hope you agree!



Should you require a quote please contact:

Ian Watson	Tel: 07734 346698
John Paterson	Tel: 07710 947369
Jim Paton	Tel: 07971 159962

### GAS FLUES: Deadline – 13<sup>th</sup> January 2013



TWD have fulfilled their responsibilities: It is now **YOUR** responsibility to ensure that your boiler is safe. **ENSURE YOUR FLUE CAN BE VIEWED.**

Contact TWD on 0141 849 5511. Information about Gas Safe registered engineers online at [www.GasSafeRegister.co.uk](http://www.GasSafeRegister.co.uk) or telephone: 0800 408 5500.



### Web Site News

New residents: please find out all about your new home and neighbours by visiting our website at [www.pagh.org.uk](http://www.pagh.org.uk) You can email us using the link.

To find the concierge, take the lift to the garage area, the office can be found to the left of the Castlebank Drive ramp. There is also a notice board in the basement, which has some useful contact numbers and information you may find helpful.