



I write with our latest update letter for Spring 2019 for Woodilee Village.

I would like to take this opportunity to provide the following updates on some of the areas that we have been working on and to highlight specific issues and upcoming events of note.

### **Property Managers Drop-In Surgery**

RMG Scotland Property Managers drop in surgeries re-commenced for 2019 on Monday 25<sup>th</sup> February. These drop in surgeries will be held on a monthly basis to offer an additional means for the homeowners of Woodilee to meet with myself to discuss issues relating to the management of the developments common grounds and to highlight any areas that you may feel are in need of additional attention. At the drop in's, sessions of 15 minutes will be available as required on a first come first served basis. As with previous surgeries, announcements will be made on RMG Living and the RA website prior to each surgery taking place

### **Woodland Tree Management**

A significant programme of works are currently on going throughout the development. These works are part of the routine tree management plan and are based on recommended works contained within the annual tree audit survey carried out by an independent specialist contractor and authorised by the local authority Arboriculture officer following on site reviews. We are aware that some owners have raised concerns and / or complaints regarding the felling of some of the mature trees in the development, particularly trees that line the spine road avenue. Please note that trees are felled only when it is absolutely necessary and every efforts are made to retain trees wherever possible. Only trees in terminal decline are subject to felling.

### **Dog waste / litter bins.**

There has recently been instances of fire raising that have destroyed a small number of the bins supplied and serviced by the local authority. These bins have now been replaced at cost to the local authority. The provision of these bins prevents costs being incurred by the co-proprietors of the development and the local authorities continued support on this issue is of real benefit to the development. The fire raising appears to have resulted from youths congregating in the Bothlin Burn area and play area to the rear of the Cala one parcel causing a nuisance with littering and minor vandalism. I would urge any owners who are aware of such instances to report to the local police to help address.

### **Reports of noise nuisance from play areas within development**

We have received a small number of complaints regarding noise coming from the play areas causing an inconvenience to owners in adjacent properties. From a review of the reports the issue appears to result from inappropriate use of the play areas in late evening. As factors for the development, we are not in a position to limit access to the play areas at certain times. However, I do appreciate that this issue could be an issue for some owners, particularly during peak times such as school holidays. I would suggest that it may be in owner's best interests to report inappropriate or anti-social behaviour to the local police if deemed significant enough to warrant such action. In addition, I will continue to look into any complaints received and will discuss with your residents association to help resolve wherever possible.

### **Inappropriate planting, private drainage works and dumping on common areas**

I continue to work with contractors and owners of Woodilee Village to address various issues relating to inappropriate planting, private works and dumping or storing of items in areas considered common to the development. Where such instances have been identified, I have looked to highlight the issues with the owners of adjacent properties either by visits to their properties or writing to them directly.

I appreciate that many of these instances have been historical and that previous RMG property managers may not have been as pro-active in this regard, however I am currently doing all that I can to improve all areas of the development and to ensure that areas are maintained as per the original planning for the development.

The removal of inappropriate planting and dumped items as well as the prevention of unauthorised and inappropriate drainage works extending out onto common areas is an integral part of these improvement works. To date, there has been a generally co-operative reaction from owners contacted and I am most grateful for their understanding and assistance with addressing issues. However, there are further instances that we still need to work on and I will continue to contact owners accordingly

Please note that the dumping of private garden waste on common grounds is also an issue that I am regularly having to address. Green waste dumped from private gardens can greatly inhibit routine maintenance works, can contribute to the spread of non-native or invasive species and can be to the detriment of common planting. It has been noted that in some areas, spoil soil and material such as grass clippings have been piled up around the base of common trees. Such actions can have a significant detrimental effect on the condition of trees and can result in terminal decline. In the interests of preventing unnecessary costs being incurred for works to remove dumped green waste and soil or for the removal of trees in terminal decline / killed by such actions, I would urge all to dispose of waste material generated from private gardens appropriately off site.

### **Soil enrichment and preparation of entrance border for additional planting**

As highlighted in previous newsletters, we continue to utilise wood chip and shredded organic matter generated during on-going tree works as a mulch for this area. This material not only helps with the soil enrichment but helps suppress undesirable weed growth in the area. We are currently trialling plants that have been transplanted from elsewhere in the development (which are appropriate to the planting schedule for this area) to ascertain if plants will establish before looking to instruct replacement planting in the interests of best value. There are also isolated patches of Japanese Knotweed here and as such we are currently monitoring emergence

### **Control and monitoring of invasive species**

As part of the budget preparations for 2019 – 20 budget, an allowance has been made to expand and increase the monitoring and control of invasive species within the development. Over the past year, I have carried out surveys of areas where historical records show the presence of invasive species and identified isolated areas where plants such as Japanese Knotweed have been emerging. These knotweed plants were treated by the incumbent grounds contractors during the growing season. However, as the numbers of Japanese Knotweed emergence has increased slightly during 2018 I feel the proposed monitoring programme, where a survey will be carried out by a specialist contractor, followed by the recommended control measures is appropriate. In addition, the spread of Himalayan balsam will also be subject to the proposed monitor and control programme.

### **Autumn / Winter Pruning programme and planned clearing works.**

Winter pruning of all amenity shrub beds and borders have now been completed, including those in the Springfield parcels which were finally handed over during 2018. In addition, contractors have carried out pruning, thinning and removal of failures throughout the woodland drift planting areas that make up much of the development.

### **Additional Planting Works**

A significant programme of additional planting is about to commence throughout the development. These works are being carried out on behalf of the consortium and are intended to complete works not carried out to date as per the original planting schedule. In addition, I have been advised that a significant programme of replacement planting works is also about to commence, which is intended to replace a number of failures throughout the development. Much of these failures are the result of inappropriate species selected for growing conditions in areas throughout and due to poor soil preparations in the first place. These works have been instructed as a result of the ongoing reviews between the consortium, the local authority and myself. Over the coming weeks my intention is to monitor planting works being carried out and review with the relevant personnel. Upon completion, we can then re-assess what works would be subject to instruction from RMG.

Whilst I recognise that the review process has taken a significant time to reach this conclusion, I trust that you will recognise the motivation behind becoming involved in this process in the interests of best value for all co-proprietors of Woodilee Village.

### **The Bridle Path**

The bridle path is also currently subject to additional drainage works being carried out on behalf of the consortium. These works are also the result of the ongoing review between the consortium, the local authority and myself. Upon completion, I will be required to review effectiveness and then reassess works to be carried out on instruction from RMG to look to continue improvements throughout the bridle paths. I have also been advised that additional signage is to be installed at the entrances to the pathways and that the consortium are to assist with the installation of the missing link section of the path to be installed adjacent to the entrance to the Woodilee Village spine Road.

### **Review of grounds maintenance specifications and schedules for 2019 - 20**

As part of the budget preparations for 2019 – 20, I have continued to review all areas of the development and looked to include tasks and routine works not previously included in past budgets and maintenance specifications and schedules. I have worked closely with contractors to ingather competitive costs for these works and have looked to budget accordingly. The planned maintenance schedules for 2019 -20 includes maintenance of all common areas within the internal developers parcels (including the three Springfield parcels now handed over) and a significant increase in routine works to be carried out in areas such as the Bothlin Burn, woodland drift areas and bridle paths. The 2019 – 20 budget is currently being finalised following an initial pre-budget meeting last week (PM Report for this meeting now available to view via RMG Living) and I will look to have this issued to all at the earliest opportunity.

### **RMG Living and Paperless**

Our online customer portal, RMG Living, provides a quick and easy way to keep in contact with us, report an issue, make secure payments, view statements and check your account. You will also find specific documents which relate to your home and Dargavel, on RMG Living - such as insurance certification, budgets, accounts, winter gritting arrangements etc. Please register to access your account online at [www.rmgliving.com](http://www.rmgliving.com) using your RMG Scotland Customer Reference Number. Please also register to receive RMG Scotland communications electronically – this allows us to update you instantly, whilst conserving the environment. Opt in for 'Paperless' from RMG Living.

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### **RMG SCOTLAND OPERATING HOURS**

Scotland Customer Service Centre operates 24 hours per day, 7 days a week. A Customer Service Representative is available 365 per year to assist you. Please find contact details to follow.

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We trust you will find the information within this update helpful, and you will let us know where you require further details.