

May 2011 Update

Recycling Bins Store

This is now finished, painted, fitted with doors and is fully functioning. Although it is being well used some visitors to the estate do not know about it. Could you please let visitors to your property know about the recycling.

Television Aerial

We now have two television aerials on the estate which are pointed at different transmitters to cope with variations in signal strength because of the weather. We had hoped TVs would pick up both signals all the time but unfortunately when tuning TVs pick up the strongest signal at the time which is usually the signal from Aberystwyth. If due to the weather this signal is poor we would recommend you retune the television to pick up the stronger local signal.

Structural Condition of SSW

You will be aware that we commissioned a structural inspection of the wharf earlier in the year, the results are back and we are not falling into the sea. There were a number of recommendations made of works that we should carry out over a period of time to maintain the structural integrity of the wharf. The first priority was to carry out a full survey of the drains. This has been done and reveals that 40% of the system contains defects ranging from minor cracks to significant breakages requiring either replacement or drain linings which is less disruptive.

On the subject of drains we have also commissioned a new pump to replace the one in the sump which has been causing problems for many years, this should be more reliable and save money and hassle over time.

Water Supply

We have received notification from Welsh Water that they have plans to replace and relocate the water mains which serve the estate. These generally run up and down the centre of the estate and the works they proposed, if carried out in full, will cause significant disruption. We have pointed out to them that the estate is private and that their works will also go through private car park areas. We are due to be meeting them on site to discuss the extent and time scale for the work, obviously we will be trying to get any work which has to be done carried out over the winter to reduce the impact on all residents.

Gardens

In common with most areas SSW was not immune to the exceptionally cold weather we experienced of the winter, many plants have died or been knocked back. You will notice that some have already been replaced and others moved around to fill the gaps, it will of course take some years to fully recover from the damage done.

The new herb bed has been stocked and is now ready for a summer of Pimms and barbeques, although anyone lucky enough to have been down at Easter will realise that the summer may already have been.

200 Years of the Cob

The feedback for holding an estate celebration was very positive so we have booked a hog roast to hold an estate party in the square by the dinghy park on **Sunday 28th August**,

everyone is welcome. To provide a balance to the hog please feel free to bring along food to share such as salads or desserts.

We hope to hold a raffle for the RNLI, all donations gratefully received, and there will be an RNLI collection on the day. Exact details will be confirmed nearer the time on the web site and the notice board.