



# PACIFIC LAKES ESTATE

## NOVEMBER, 2023 NEWSLETTER

I hope all within the Estate had a spooky and safe Halloween. The BOM has predicted that November to January maximum and minimum temperatures are very likely to be above average for most of Australia. Unusually high temperatures equate to the warmest 20% of November to January periods from 1981 to 2018. Practice sun protection when at the Pool and playgrounds. Remember children must be supervised at all times within the Rosedale pool enclosure.

Warmer weather also means getting out and about and there is a lot to do on the coast for all to enjoy. Here is a small selection to choose from

### Dates in November

- The Melbourne Cup will be held on Tuesday 7th November at 3pm.
- Lakes Festival at various locations 3 - 11 November
- Remembrance Day (Lest we Forget) 11 November
- Brisbane Oyster Festival, Woy Woy Sunday 12 November  
(<https://www.oysterfestival.com.au/>)
- The Newcastle Williamtown Air Show is on Saturday 18 & Sunday 19 November. City of Newcastle will be hosting free viewing areas across Nobbys Beach, Foreshore Park & Stockton on the Saturday.

### GATE INTERCOM PHONE NUMBER UPGRADE REQUIREMENTS

Datacom have scheduled the Intercom replacement to take place on Thursday 16<sup>th</sup> November 2023.

As you are aware, each home will have the ability to programme 3 numbers each. They can be a combination of Landline or Mobile phone numbers.

**BFMS** will be issuing an online form for residents to register their contact details by COB Friday 10<sup>th</sup> November 2023 (see below).

<https://forms.office.com/r/4zhvhds4RG>

Hard copies of this form will be hand delivered to all houses on Thursday 2<sup>nd</sup> November 2023. Residents will need to return the completed form into the Pacific Lakes Estate mailbox near Quisenberry Drive noticeboard by COB Thu 9<sup>th</sup> November 2023.

Any questions, residents can contact me [pacific.lakes@bfms.com.au](mailto:pacific.lakes@bfms.com.au)

### What Does A Total Fire Ban Mean?

A total fire ban means no fires out in the open. A total fire ban helps limit the potential of fires developing.

During a Total Fire Ban you cannot light, maintain or use a fire in the open, or to carry out any activity in the open that causes, or is likely to cause, a fire.

General purpose hot works (such as welding, grinding or gas cutting or any activity that produces a spark or flame) are not to be done in the open.

## **IN THE SPIRIT OF CHRISTMAS**

Christmas drinks will be happening at Rosedale Park Dec 10th from 2pm. Everyone to bring their own drinks and nibbles and chairs. Come and meet your neighbours and get into the Christmas spirit. No need to reply just turn up and enjoy.

## **WHAT IS THE OPTIMAL TEMPERATURE FOR AN AIR CONDITIONER TO SAVE MONEY** from choice <https://www.choice.com.au/home-and-living/cooling/home-cooling/>

Our experts recommend trying to keep the temperature difference to around 8°C for maximum efficiency. So on a 32°C day, set your air conditioner to 24C.

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## **MANDATORY UP-DATE OF THE COMMUNITY MANAGEMENT STATEMENT**

Under the new Community Land Management Act 2021 No 7, the DP270244 Pacific Lakes Community Management Statement (CMS) must be update by December 2023. The CMS was registered on 23.02.2001 and has had some amendments and repealed by- laws but now requires changes to fall in line with the new legislation. The Association Committee in collaboration with Kerin Benson lawyers are currently completing a draft document for community comment.

**The Owners - Strata Plan No 69205 ats Community Association DP 270244 | NCAT File SC 21/26254** - The hearing date on the 29th September 2023 at 9.15am has been heard. The tribunal have communicated further directions in relation to this matter and the Senior member has reserved his decision.

## **ANNUAL GENERAL MEETING (AGM) DATE NOTIFICATION**

Date: 11th December, 2023  
Venue: Lake Munmorah Bowling Club  
Time: 6pm.  
NB: the 6pm start is to accommodate those members who work and cannot attend during normal work hours.

## **MOTIONS**

The committee/representative for the Neighbourhood can put a motion forward for inclusion at the AGM.

At the AGM vacant positions on the Association Committee requires the Neighbourhood scheme to appoint the person as the Community Association candidate, which is usually done at their last AGM.

## **STRATA POOL UPDATE**

The Association Committee have been in negotiations to open the strata pool area as early as possible in the New Year. Central Coast Council did a certification inspection on 15th September 2023. This report indicated many aspects of "AS1926.1-2012 Swimming Pool Safety" could not be achieved by just doing fencing repairs and stated that the entire pool fencing requires complete replacement. Also, part of the retaining wall needs replacement.

The Association Committee has now received quotes to have these repairs carried out with the Owners Corporation approval given on the 20th October 2023. The retaining wall work is to commence Monday 20th November. After that is completed the fence removal and replacement by Anderson Fencing will commence. (we await confirmation of a date).

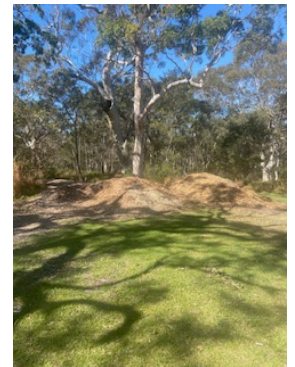
## **MULCH HEAP**

You may be aware we had some concern was expressed as to the mulch pile in Rosedale Park being a fire hazard. We have constructed a new mulch compound at the rear of Rosedale Pool. Any Residents wishing to use the mulch left in Rosedale Park are welcome to help themselves ( but not during bad weather affecting the grounds).



**New compound**

**Mulch available in  
Rosedale Park**



## **PHONE RECEPTION ISSUES - (a resident request for inclusion in newsletter)**

This is a request for feedback if you are experiencing poor mobile phone reception. Even though Telstra identified a black spot in Lake Munmorah it is not feasible for them to do anything about it if it only applies to a small number of people. However, they did indicate that if more people had this problem, they may be able to rectify the situation.

If you are experiencing poor mobile phone reception, please respond to:-

[md.berkley@bigpond.com](mailto:md.berkley@bigpond.com) and identify your problem. Collectively we may be able to get some favourable results.

## **FACILITIES MANAGER REPORT**

- Maintenance of Swimming Pools by Refreshing Pools
- Weekly Landscape / Garden Maintenance by Elegant Landscaping
- Confirm payment and deliver Gate remotes to residents
- Top Pool fence and Retaining wall repairs approved and work orders issued to be completed in November.
- Quotes for footpath repairs between Covington and Delavia and, Elizabeth Bay Drive in progress
- Urinal Sensor repair in Community Hall bathrooms completed
- A section of Ponds weeds have been removed from Lawver park.
- Front Gate Intercom being replaced. Notice issued to all residents to update contact information/mobile numbers.
- Front Gate motor being replaced.
- Quotes obtained to complete repairs to damaged garden edging around Estate.

## WHAT YOUR LEVIES CONTRIBUTE TO THE COMMUNITY

- Estate Management Fees (BCS)
- Facilities Management Fees (BFMS)
- Insurances
- Council fees/costs
- Gardening and Lawns
- Legal costs
- Fire Safety Inspections
- Electricity, Gas and Water usage
- Tree Works
- Arborist Report/s
- Plumbing/drain issues
- Compliance Matters- Bush fire hazard reduction and swimming pool certification
- General repairs to common property
- Maintenance of :-
  - Street and bollard lights
  - Ponds
  - Cleaning of community facilities - BBQ, toilets, change rooms
  - Walkways, boardwalk and bridges
  - Pools
  - Roadways
  - Main gate and walkway gates

## ESTATE REMINDERS

- Practice COVID safe behaviours in all communal areas.
- Shared roadways means there are no dedicated footpaths. Children and walking groups access the roads so please keep to the speed limit.
- Ensure that dogs are on a lead at all times and clean up your dogs droppings.
- Cat owners are reminded that cats should be indoors between 6pm and 6am daily.



## PACIFIC LAKES ESTATE WEBSITE

To access important information about living in the Estate for residents and potential purchasers go to:- [www.pacificlakesestate.com.au](http://www.pacificlakesestate.com.au)

Residents are urged to become familiar with the Estate By laws found in the Community Management Statement on the above website. This will avoid any notices to comply.

## GARDENING REPORT - A busy month for our gardening team.

### 03/10/23

Removed overhanging branches from Gum tree's near rendered pacific lakes wall.

Removed spent flower spikes from Doryanthes excelsa's.

Removed dead undergrowth from Crinum lillie's.

Uplifted all Doryanthes excelsa's along front RH side.

Removed dead Palm frond's from front entrance.

Watered all plants recently planted in commercial area.

Started Steel blade pruning Lomandra's outside dentist area.

Cut down Tuckeroo tree's within roundabout at the start of Rosedale grove.

Uplifted and removed deadwood from roundabout Callistemon's.

Started steel blade pruning Lomandra's within roundabout. ( need to finish and remove Tuckeroo stumps with larger chainsaw.

Sprayed unwanted Lomandra's.

### • 10/10/23

Finished steel blade pruning Lomandra longifolia's at the roundabout at the start of Rosedale grove.

Cut down leftover Tuckeroo stump's in roundabout.

Steel blade pruned Lomandra's surrounding dentist building.

Uplifted Doryanthes excelsa.

10/10.23 con't

Removed unwanted Lomandra's from commercial area.

Sprayed weeds through commercial carpark area.

Removed sword grass from RH corner garden of commercial area.

Thoroughly watered all new plantings through commercial area.

Hand watered newly planted

Callistemon's and Lilly Pilly plants in roundabouts.

Blew down commercial area and outer circuit of pacific lakes estate.

Rubbish collected.

• **17/10/23**

Hedged Hibbertia scandens along commercial board walk.

Hedged Acmena in daycare round about and in garden near bin area.

Removed spent Gynea Lilly stalks in commercial area and down Quisenberry Dr.

Blew down commercial area.

Continued cutting blade grass in commercial area.

Sprayed blade grass in commercial area.

Hedged Buxus in round about on Quisenberry Dr.

Removed dead flower stalls and palm fronds from palm tree in round about on Quisenberry Dr.

Liquid fed Buxus in round about on Quisenberry Dr, 160mL of Hydrolink and 8 tbps of Aquasol used.

17/10/23 con't

Continued cutting Lomandra longifolia down Quisenberry drive.

Cut dead and unwanted foliage off Gynea Lilly's down Quisenberry drive.

Sprayed unwanted Lomandra Longifolia in car parks on Quisenberry drive

Hedges all shrubs inside pool cyclone fencing.

Removed branches from growing through cyclone fencing in pool area.

Liquid fed all shrubs in pool area, 8 tbps of Aquasol used.

Sprayed broadleaf weed's in lawns in pool area and around play ground

Removed large fallen branches around Woodbridge bbq area.

• **24/10/23**

Started pruning reed's within waterway at the start of Lawver park and sprayed with herbicide.

Hard pruned Duranta repen's in round-about in Pulaski court.

Pruned Pennisetum's within roundabout in Pulaski court.

Mowed internal Rosedale pool lawn.

Snipped edges around playground and picnic area.

Fed all lawns surrounding pool area and watered in.

Watered all newly planted plant's.

Fixed broken tap fitting in commercial area along timber verandah.

Collected rubbish throughout commercial area. ( used strata green bin ).

**31/10/23**

Lawns mowed, edges cut.

Paths blown.

If you have any questions or issues with the gardening, please contact **Jasmin Harding** - [pacific.lakes@bfms.com.au](mailto:pacific.lakes@bfms.com.au)

## **WALKABOUT WITH BARRY COLLIER**

This year the Sydney Red Gums are magnificent in and around the estate. Individual Sydney Red Gums usually flower once in 5 to 7 years, but this year almost half of the local Sydney Red Gums are flowering and have started flowering a month earlier than normal. This could well be a result of the warm and dry winter and spring this year.

Gum trees are trees with deciduous bark. Most Gum trees are Eucalypts. Most Eucalypts such as Stringy Barks, Iron Barks, Mahoganies, Ashes are not Gum trees. This year so many of the local Gum trees are starting to shed their bark a month earlier than normal, probably also as a result of the recent weather.

There is so much in the media about prolific bushfires this summer, so we should be prepared. There is no danger from the adjoining bushland. Serious bushfires start in conditions of high temperature and low humidity, which only occur with westerly winds. All of the adjoining bushland is to the east. If a bushfire burns in dense bushland for several days it will produce its own local weather conditions and will continue to burn seriously in easterly winds.

The worst fire to hit this area was in 2013 and it burnt from Rutleys Road to Catherine Hill Bay in less than a day. There is just not enough adjoining bushland for a serious bushfire to burn for several days.

The real danger to our estate is embers from a serious fire to the west. If an ember lands in a gutter full of dead leaves, or a yard full of rubbish, it could set the house on fire, so this summer make sure your gutters are clean and your yards are not messy.

Barry has asked if any resident has ideas for topics they would like in relation to the estate fauna or flora to contact him at: **[barrycollier@internode.on.net](mailto:barrycollier@internode.on.net)**



Woodbridge Park



## **ENQUIRIES TO ASSOCIATION COMMITTEE MEMBERS**

A reminder that in most cases any issues should, in the first instance, go to your neighbourhood representative or neighbourhood manager to be resolved. It can then be referred to the committee by them for further action if required.

## WHO IS YOUR NEIGHBOURHOOD MANAGER?

Deposited Plan No	Community Lot No	Street/s	Manager
DP 285662	Lot 2	All homes in Radford Pl	BCS
DP 285726	Lot 3	1-6 & 27-36 Woodbridge Cres	CSTM
DP 285727	Lot 4	All homes in Princeton Ct 7-26 Woodbridge Cres	CSTM
DP 285757	Lot 5	All homes in Blacksburg Ct 1-7 & 20-22 Winchester Dr	BCS
DP 285773	Lot 6	All homes in Sohrabi Pl 1-5 Delavia Dr	CSTM
DP 285907	Lot 7	All homes in Staunton Ct 6-21 Delavia Dr	BCS
DP 285798	Lot 8	All homes in Covington Ct 1-6 Lawver Cres	BCS
DP 286394	Lot 9	1-3 Rosedale Grove 7-10 & 12-19 Lawver Cres	CSTM
DP 285797	Lot 10	All homes in Berkley Ct 1-4 Franklin Dr	CSTM
DP 285788	Lot 11	8-13 & 15-19 Winchester Dr 2-4 Roanoke Dr	BCS
DP 286400	Lot 14	All homes in Conradi Close All homes in Rico Close 11-17 Roanoke Dr	Lake Group
DP 285818	Lot 17	All homes in Pulaski Ct 7-9 Roanoke Dr	CSTM
DP 285819	Lot 18	5-24 Franklin Dr 10 Roanoke Dr	BCS

## Contact Details

### **BCS Strata**

Appointed Manager: Julia Peetz  
Phone: (02) 4927 4600

Email: [julia.Peetz@bcssm.com.au](mailto:julia.Peetz@bcssm.com.au)

### **CSTM Strata Group**

Appointed Manager: Angela Farrelly  
Email: [angela@cstm.com.au](mailto:angela@cstm.com.au)  
Phone: (02) 4355 7100

### **Lake Group Strata**

Appointed Manager: Kerrilyn Jeffery  
Email: [kerrilyn@lakegroupstrata.com](mailto:kerrilyn@lakegroupstrata.com)  
Phone: (02) 4942 3305

**BFMS** representative/contact is **Jasmin Harding** - [pacific.lakes@bfms.com.au](mailto:pacific.lakes@bfms.com.au)

The After Hours emergency contact number is 02 8365 8512.