



PACIFIC LAKES ESTATE

DECEMBER, 2023 NEWSLETTER

My goodness it is December and Summer is here. Residents have begun to show their Christmas spirit by decorating their houses. I look forward to evening walks around the Estate to see them all. We have had a mixed bag of weather which is set to continue into the New Year but the BOM is still predicting a drier January. Residents using the pool facilities are reminded that children must be supervised at all times.

Dates in December

- Sunday 10th Dec, Christmas drinks at Rosedale pool from 2pm. (see below)
- Monday 11th Dec, Pacific Lakes Estate AGM at Club Munmorah, 6pm.
- Sunday 24th Dec Christmas Eve
- Monday 25th Dec, Christmas Day
- Tuesday 26th Dec, Boxing Day

ANNUAL GENERAL MEETING (AGM) DATE NOTIFICATION

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



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.

STRATA POOL UPDATE

In December we expect the top pool area will be a hive of activity with repairs and replacement of the pool retaining wall and fence. Once these works are completed, the committee will ask council to inspect the pool area to ensure it meets or exceeds the regulation and once the council certifies the pool it will open for use soon after.

ROSEDALE POOL AREA — Supervise children at all times.

- Please be vigilant in reporting any vandalism / anti social behaviour to the facilities manager and or police; vandalism costs everyone in the estate
- It was reported recently that someone had propped open the two gates to the Rosedale pool, this is a major safety breach and unacceptable behaviour. This poses a risk to young children and could have exposed the estate to legal action, again costing everyone.

Internal gates

Ensure all gates / doors etc are locked at all times, these facilities are for the use of all residents as it is you who pay for them, outside trespassers do not have a care or cost factor in the upkeep of our estate.

FRONT GATE INTERCOM PHONE NUMBER UPGRADE

Any questions, residents can contact Jasmin Harding at pacific.lakes@bfms.com.au

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 updated 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 at Community Association DP 270244 | NCAT File SC 21/26254 - We still await the Senior member to hand down his decision.

MULCH HEAP

Any Residents wishing to use the mulch left in Rosedale Park are welcome to help themselves (but not during bad weather which will affect the grounds).

FACILITIES MANAGER REPORT

- Monthly Newsletter issued to residents
- 3 x Weekly Maintenance of Swimming Pools by Refreshing Pools commenced
- Weekly Landscape / Garden Maintenance by Elegant Landscaping
- 6 monthly Fire/Vegetation Clearing scheduled to be completed Tue 5th December 23.
- Confirm payment and deliver Gate remotes to residents
- Process Pool and Gate key orders for residents
- Fee proposals from Pinnacle Building and BFMS received to project manage remedial repairs to Community Hall.
- Arborist reviewing various trees in the Estate.
- Review CCTV to identify culprits of vandalism to Electrical Box in Lawver Park
- Conduct inspection around Estate and issue friendly Bylaw Reminder notices of Community Association Bylaws (Bins, Appearance, Parking)
- Bushfire Emergency Management and Evacuation Plan - in progress
- Follow up contractors for quotes on concrete footpath repairs around Estate.
- Intercom upgrade quotes - in progress
- Entrance gate quote - in progress
- Top Pool Fence replacement scheduled for replacement Mon 18th December 23
- Top pool Retaining Wall replacement due for completion Fri 8th December 23
- Purchase of AED for Rosedale Grove and Top pool - in progress

- Quotes being obtained for WHS Report - in progress
- Quotes being obtained for removal of Lomandra's and replaced with low maintenance plants.
- Quotes being obtained for gutter and roof repairs (Community Hall / Change Room)
- Excavator company and Elegant Landscape arranged to remove weeds and sludge/silt from ponds in Lawver Park- in progress, to be completed early 2024.

WHAT YOUR LEVIES CONTRIBUTE TO THE COMMUNITY

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| <ul style="list-style-type: none"> • 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 | <ul style="list-style-type: none"> • General repairs to common property <p>Maintenance of :-</p> <ul style="list-style-type: none"> • Street and bollard lights • Ponds • Cleaning of community facilities - BBQ, toilets, change rooms • Walkways, boardwalk and bridges • Pools • Roadways • Main gate and walkway gates |
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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

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 - Another busy month for our gardening team.

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| <ul style="list-style-type: none"> • 07/11/23
Started Clearing garden in between paths in Woodbridge park
Transplanted 3 Lomandra's into bare spaces.
Sprayed weeds in garden bed and surrounding areas.
Tip run | <ul style="list-style-type: none"> • 14/11/23
Weed spraying through Woodbridge park and surround areas.
Cleaning up of garden spaces in Wood bridge park.
Tip run.
Started Changing over Timber edging to a stronger edge. |
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- **21/11/23**
Mowed all lawns.
Snipped all edges.
Caught pool area lawn (1 bag green waste collected)
Blew all paths, roadways and parks.

If you have any questions or issues with the gardening, please contact

Jasmin Harding - pacific.lakes@bfms.com.au

WALKABOUT WITH BARRY COLLIER

One querie has been raised after last month's newsletter. Why aren't all Gum Trees Eucalypts? The word Eucalyptus was derived from a Greek phrase referring to a cap that falls off. The buds of almost all flowering plants have structures call sepals that open out to allow the flower to emerge. Eucalyptus buds have a cap that falls off to allow the flower to emerge.

Back at about 1970 it was decided there were too many species of Eucalypts and they would be renamed for the bicentennial celebrations in 1978. The first group to be selected were those that have distinctly urn shaped fruit (gum nuts) and they were called Corymbia. By the time all those species were identified and all the recording etc. was finally completed with the Corymbias, it was 1977, so the idea of renaming all Eucalypts was dropped. Now numerous people in the botanical industry are complaining that Corymbias should be renamed Eucalyptus.

In the part of the Central Coast, east of the Freeway, there are 13 species of Gum Trees native to that area, 5 of which occur in the estate. Sydney Red Gum does not have caps on its buds. It is *Angophora costata*. Spotted Gum is *Corymbia maculata*. All other Gum Trees native to that area are Eucalyptus species.

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**



Typical Eucalyptus buds, although different species have different shaped buds



Sydney Red Gum Buds



Typical Corymbia Fruit

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

CSTM Strata Group

Appointed Manager:
Maree O'Flaherty
Email: maree@cstm.com.au>
Phone: (02) 4355 7100

Lake Group Strata

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

BFMS representative/contact is **Jasmin Harding** - pacific.lakes@bfms.com.au

The After Hours emergency contact number is 02 8365 8512.

NB CSTM Strata Group will be **closed** from 12:30pm Wednesday, 20 December 2023 and reopen at 9:00am Monday, 8 January 2024.

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