



# PACIFIC LAKES ESTATE

## JANUARY, 2024 NEWSLETTER

Welcome to 2024!!! I hope everyone had a safe and happy festive season and a good New Years Eve. We have had a real mixed bag of weather lately and summer heat has definitely arrived with a bang. Remember that our domestic pets and wildlife need both shade and plenty of water on these extreme days to come. Also check in on any elderly neighbours. A lot has been happening in the Estate and for a full list see the Facilities Managers report below.

### Significant Dates in January

Jan 1st	New Years Day
Jan 26th	Australia Day
Jan 29th	End of School Holidays (NSW)



### For those who wish to celebrate on the eve of 26th January:-

Celebrate Australia Day at **The Entrance** with a stunning backdrop on the water's edge. Enjoy an amazing line-up of musicians on the main stage plus FREE entertainment and activities for everyone to enjoy. The event will close with a spectacular firework display over the water. For more details visit <https://www.facebook.com/theentrancetowncentre>

**Canton Beach Foreshore at Toukley** will also celebrate Australia Day Eve! From 4pm the foreshore will be abuzz with live entertainment, food stalls, amusements, activities, and a general celebration of all things Australian. The grand finale of the day will be a fireworks display at 9pm (conditions permitting). The event is a great family day, celebrating all things Australian.

This is an alcohol-free event and will be fun for the entire family. <https://www.facebook.com/events/1193555360841261/>

**The Doylo** will have live Entertainment from 3.30pm-11pm. Toukley Ary and Norah Head Sports also have entertainment . See their websites for more details.

### Strata pool reopens

Well, we finally got the Strata pool open. With the rain and subcontractors overlapping on the retaining wall and the new pool fence it was such a challenge. Many thanks to Michael Launder who stood in the rain doing infill between the retaining wall and the pool surround. There's a little more of this to be done and some planting of new plants which will take place in the New Year.

The gate lock has become a bit of a problem due to the difficulty of fitting the same type of lock as previously, which can be unlocked internally and externally of the pool. This will be also address in the New Year. So in the meantime please remember if you're the last one to leave the pool, key lock it from the outside before you go.

## **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.

## **FRONT GATE**

The entire front gate controls, motors, hydraulic rams have been updated and we anticipated a smooth trouble free operation. Unfortunately the new power board was found to have a fault on Christmas Eve and the gate malfunctioned. The gates have been set in the open position until the new power board can be installed in the New Year. We apologise for the inconvenience, however this teething problem should be overcome and have a smooth operation once the repairs are done.

The next phase is enabling residence to use their mobile phone to open the gate especially those with newer cars where voice control is possible. If you have not given Jasmin Harding Facilities Manager up to 3 telephone numbers to be keyed into the gate, you need to do so immediately, otherwise you will not have this facility available to you. Any questions, residents can contact Jasmin Harding at [pacific.lakes@bfms.com.au](mailto:pacific.lakes@bfms.com.au)

## **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.

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

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.

## **Urgent Care Clinic is now OPEN at Lake Haven**

**Address: shop 127, Lake Haven Shopping Centre, Lake Haven Drive, Lake Haven, NSW 2263**

**Open 7 days a week: Monday to Friday 8am to 7pm, Sat & Sun 9am to 7pm**

The Medicare Urgent Care Clinic provides timely care for our community in a general practice setting, for things like sprains and fractures, cuts, wounds and minor illnesses, infections and burns. Walk in only, no appointment or referral needed.

Bulk billed, free care (with a valid Medicare card)

## FACILITIES MANAGER REPORT

Jasmin Harding - [pacific.lakes@bfms.com.au](mailto:pacific.lakes@bfms.com.au)

1. Monthly newsletter issued to residents
2. 3 x weekly maintenance of swimming pools by Refreshing Pools
3. Weekly landscape / garden maintenance by Elegant Landscaping
4. Confirm payment and deliver gate remotes to residents
5. Process pool and gate key orders for residents
6. Conduct inspection around Pacific Lakes Estate and issue friendly Bylaw Reminder notices of Community Association Bylaws (Bins, Appearance, Parking)
7. Bushfire Emergency Management and Evacuation Plan - in progress
8. Review resident's concerns regarding various tree's around the Estate and meet with All Seasons Tree services to discuss quotes/works required
9. Intercom replacement in progress – parts on order and expected completion date end Jan-24. Instructions to be provided closer to install date.
10. Entrance gate works complete however experiencing some teething issues with access. GBE Electrical are attending to rectify under warranty.
11. Flags installed between exiting poles around Top pool to minimise ducks
12. Refreshing Pools added "No More Ducks" in Top Pool to reduce ducks swimming in pool.
13. Pressure cleaning bench, seats and ground around Top Pool
14. Top Pool Fence and retaining wall replacement complete.
15. Central Coast Council inspected on 22<sup>nd</sup> December and determined retaining wall and fencing repairs complies with prescribed pool safety standards.
16. 2 x AED are being installed in January. One will be located at Rosedale Grove Pool and Secondary will be located at Woodbridge Park. Further information and maps to be provided once installed.
17. Excavator company and Elegant Landscape arranged to remove weeds and sludge/silt from ponds in Lawver – in progress, to be completed early 2024.
18. Top Pool and Change room amenities are open for residential use. Access is via existing 'Pool & Park' gate key that is used for all other amenities around the Estate. Pool gate is not self locking and it is each residents responsibility to ensure the gate is locked closed after use.
19. LED lighting upgrade completed within Commercial carpark and Top Pool bollards
20. Repairs to drain grates within Commercial carpark and repairs to walkway between Childcare/Community Hall/Pool
21. Work order issued to Michael Launderers to install secondary shade cloth at Rosedale Grove Pool
22. Work order issued to Coast & Country to install new poles and shade sails over Top Pool as approved at Community Association AGM

## 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
  - Vandalism costs

## 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** - Another busy month for our gardening team.

- **05/12/23**  
Mowing in all areas.  
Fire breaks cut.
- **19/12/23**  
Mowing in all areas.  
Garden edging on Quisenberry Drive.

**12/12/23**  
Mulching in commercial area and along Quisenberry Drive.

- **20/12/23**  
Garden edging on Quisenberry Drive continued.

- **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

I thought this month I might write again about spiders. There are so many fascinating species in the Lake Munmorah locality and many can be found in and around houses. So many people are petrified of spiders, apparently because they can bite. But, so can dogs. How many people do you know who are petrified of dogs. All spiders will only bite someone who is annoying it, or who has accidentally captured it. After examining spiders for 75 years, I have never been bitten by one, but, in that time I have been bitten by a few dogs.

There are only two local species with potential to cause death, Redback Spider and Funnel Web Spider. No one has died from a Redback since development of an antivenom and although some have become seriously ill, no one has died from the local Funnel Web species.

The deadliest spider on the Central Coast, or Australia, is the Sydney Funnel Web, but that is confined to the Hawkesbury Sandstone environment. The local Funnel-web looks so much like the Sydney Funnel-web, that until around 1970 it was classed as Sydney Funnel Web.

There are two species I have been fascinated by in the last few weeks. One is the Nest Casting Spider. It has long legs and spins a web which it holds between its front legs and uses it to catch prey. It hunts at night and by day it hides in bushland or gardens where it is so perfectly camouflaged, it is impossible to see. Early one morning I found a male above my garage door and is possibly the biggest spider I have seen.

The other fascinating species I often see on Scribbly Gum trunks, but with a body less than a centimetre long, you would probably need a magnifying glass to get a good look, but when I blow up my photos, they are fascinating. Unfortunately, I have been unable to identify the 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](mailto:barrycollier@internode.on.net)**



Female casting spider



Male casting spider



Tiny black spider on Scribbly Gum

## 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:  
Maree O'Flaherty  
Email: [maree@cstm.com.au](mailto:maree@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.

**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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