



PACIFIC LAKES ESTATE

FEBRUARY, 2024 NEWSLETTER

Welcome to any new residents to the estate.

A mixed month of weather events, but we have been lucky to avoid major storms and heat wave conditions although some days will be over 30 degrees during February. A reminder that pets and wildlife are also affected by hot days so ensure they have access to water. The committee has a long list of improvements for 2024 and is excited to see these implemented. One project in the pipeline is the Hall sub floor which has had an engineer inspection so a scope of works can be prepared. This will then be put out to tender for contractors to submit their quotes. For a full list see the Facilities Manager report below. Please be vigilant in reporting any vandalism / anti social behaviour to the facilities manager and or police; senseless vandalism is costly to everyone in the estate.

Leap day is on Feb. 29, 2024. While February usually has 28 days (the shortest month of the year), every four years it gets an additional day, i.e. leap day. Leap day might just seem to be another day on the calendar but it essential to ensure that our planet's trip around the sun is in sync with the seasons. Earth takes just under 365¼ days to complete its orbit around the sun, while the year has 365 days. If we didn't observe leap years, our seasons would be thrown off, as our equinoxes and summer and winter solstice would eventually no longer align with the seasons.

For all the romantics, don't forget **February 14th is Valentines Day.**



The Owners - Strata Plan No 69205 at Community Association DP 270244 | NCAT File SC 21/26254 -

On the 31st January 2024 the Community Association received the NCAT decision. Regrettably the Community Association was not successful. Further information will be in the March newsletter after the committee has a chance to fully review the large document of the explanation and reasons for the decision made against the Community Association.

POOL UPDATES

I hope everyone is making use of, and enjoying the strata pool since its opening. We expect the top pool shade sail to be installed mid February, and an additional shade sail has been installed at the Rosedale pool.

The gate lock issue at the strata pool is being addressed and we await the locksmith to rectify and install a new system. We anticipate completion during February. So in the meantime please remember if you're the last one to leave the pool, key lock it from the outside on leaving.

Remember to supervise children at all times at both swimming pools.

NEED A NEW FRONT GATE REMOTE?- the process is as follows?

- The cost for front gate remotes are \$80 each
- Funds need to be direct deposited into the following bank account.
DP270244
BSB 182 222
Acc 223650128
Ref: [Property Address] Remote Payment
- Bank transfer remittance to be emailed to pacific.lakes@bfms.com.au for our record keeping
- Upon receipt of remittance, Estate Facility Manager will contact you to arrange delivery

FRONT GATE

Intercom upgrade is in progress and expected completion is by the of end Feb-24.
A User Manual will be emailed and letterbox dropped to all residents prior to installation.
Any questions, residents can contact Jasmin Harding at pacific.lakes@bfms.com.au

SOME ADDITIONAL ESTATE REMINDERS

- It is your responsibility to know and understand the estates bylaws -see www.pacificlakesestate.com.au
- As a community, please look out for everyone and the estate property.
- Ensure all gates / doors etc are locked at all times, estate 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 out our estate.
- Resident parking spaces are only to be used for short term parking (48 hrs) at a time, please move your vehicle after this time so every can find a spot when needed.
- A reminder that it's a breach of bylaws to park vehicles on your front yard or any other grassed area.
- Caravans need to be stored off site, we do allow 48 hr to pack and unpack your van then they must be moved
- Front yards need to be kept neat and tidy and bins stored behind you fence line (back-yard or in your garage)

2 AED (Defibrillators) HAVE BEEN PURCHASED

What do they do? AEDs are used to revive someone from sudden cardiac arrest. One will be installed next to 'Pacific Lakes Welcome Sign' at Woodbridge Park and one at Rosedale Grove Swimming Pool. They are easy to use as you just need to follow the instructions once accessed.

- **Turn on the AED.** The automated external defibrillator gives you step-by-step voice instructions. It will tell you how to check for breathing and a pulse and how to position electrode pads on the person's bare chest.
- **Deliver the shock.** When the pads are in place, the AED automatically measures the person's heart rhythm and determines if a shock is needed. If it is, the machine tells the user to stand back and push a button to deliver the shock. The AED is programmed not to deliver a shock if a shock isn't needed.
- **Start CPR.** Begin CPR after the shock is delivered if CPR is still needed. The AED will also guide users through CPR. The process can be repeated as needed until emergency crews take over.

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.

URGENT MEDICAL CARE CLINICS ARE OPEN

There is one at Lake Haven and another in Belmont

The Lake Haven Address - Shop 127, Lake Haven Shopping Centre, Lake Haven Drive, Lake Haven, Open: Monday to Friday 8am to 7pm; Sat & Sun 9am to 7pm
(02) 43930033

Belmont - GP Access After Hours - Belmont Clinic - Belmont Hospital 1300130147
Monday - Friday, 6pm - 10pm; Saturday, 1pm - 10pm; Sunday, 9am - 10pm.

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

The After Hours emergency contact number is 02 8365 8512.

Please see below for works completed in January.

1. Monthly Newsletter issued to residents
2. 3 x Weekly Maintenance of Swimming Pools by Refreshing Pools commenced
3. Repairs to delamination of the pebblecrete in Top Swimming Pool
4. New Media Filter installed for Top Pool
5. Additional Flags installed to minimise ducts swimming and defecating the top pool
6. Meet with Elegant Landscaping to discuss works completed/scheduled for Feb-24 which included installation of gardening edging on Quisenberry Drive and trimming of plants in roundabouts and pathways throughout estate.
7. Confirm payment and deliver Gate remotes to residents
8. Process Pool and Gate key orders for residents
9. New self locking latch installed on Top Pool to match all other gates within the Estate
10. Further Inspections completed on Community Hall footings to finalise scope of works and preparation for Tender
11. Arborist reviewing various trees in the Estate.
12. Conduct inspection around Estate and issue friendly Bylaw Reminder notices of Community Association Bylaws (Bins, Appearance, Parking)
Bushfire Emergency Management and Evacuation Plan Completed
Follow up contractors for quotes on concrete footpath repairs around Estate.
13. Intercom upgrade in progress - expected completion by end Feb-24. User manual will be emailed and letterbox dropped to all residents prior to installation.
14. Entrance gate upgrades completed.
15. Top pool Retaining Wall stained
16. Plants for Top Pool retaining wall selected and approved for installation in Feb-24
17. Elegant Landscape to excavate and remove reeds and sludge/silt from ponds in Lawver – Works scheduled for 20 Feb 2024
18. Review CCTV Camera footage of incidents at Top Pool

19. New AED being installed next to 'Pacific Lakes Welcome Sign' at Woodbridge Park and Rosedale Grove Swimming Pool
20. New Shadesail and Posts ordered. Installation date Feb-24
21. Removal of termite infested tree on Elizabeth Bay Drive to be completed in Feb-24
22. Arrange repair of leaking water meter at Rosedale Grove swimming pool due to Impact Damage.
23. Quotes being obtained for removal of Lomandra's and replaced with low maintenance plants.
24. Quotes being obtained for gutter and roof repairs (Community Hall / Change Room)
25. Quotes being obtained for re-lining Top Pool with Pebblecrete, waterline tile and coping pavers
26. Quotes being obtained for Instantaneous Hot Water System supply hot water to Community Hall Toilets and Change room
27. Quote being obtained for installation of Camera at front gate to be repositioned to capture Woodbridge Park
28. Quotes being for replacement decking and handrails (Community Hall)
29. Quotes being obtained for new toddler play equipment at Rosedale Grove playground

WHAT YOUR LEVIES CONTRIBUTE TO THE COMMUNITY

- | | |
|--|--|
| <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 • 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 • 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

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 -

02/01/24

Mowed all lawns and snipped all edges.
Blew all common areas of debris.
Sprayed weeds.

• **09/01/24**

- Sprayed weeds Lawver Park, nature walk to entrance of Woodridge Park.
- Full nature reserve adjacent Elizabeth Bay drive, all laneways and cul de sacs sprayed.
- Snipped along fence line behind lower Woodbridge park dam.
- Cut and removed large fallen gum tree branches from footpath connecting Lawver Park to Woodbridge park. 1 tipper worth of green waste.
- Cut back tuckeroo branches from residence shed on Blacksburg.

• **16/01/24**

- Mowed all lawns and snipped all edges
- Sprayed weeds in Woodbridge park with 800ml of roundup and 160ml of bigfoot

spray Indicator.

- Pruned Star jasmine, hand weeded large weeds and uplifted callistemons in cul- de sac running of deal in drive with entrance to Woodbridge park.
- Blew all common areas of debris.

• **23/01/24**

- Pruned Star jasmine and uplifted/ dead wooded trees on Princeton Ct, Berkley Ct and Woodbridge crescent.
- Pruned Star Jasmine and Lomandra's on Blacksburg Ct.
- Deadhead Agapanthus near lunch areas in Woodbridge park.
- Pruned Callistemons in ally way at rear end of Staunton Ct.
- Continued installing Heavy duty timber edging in Quisenberry Dr car parks.

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

WALKABOUT WITH BARRY COLLIER

Well, summer is not the prime time for flowers, but there are a few lovely flowers in the estate this summer.

Not far from the start of Quisenberry Dr, on the southern side is a beautiful example of the Ivory Curl (*Buckinghamia celsissima*). It is a common rainforest tree in northern Queensland, but, like many rainforest plants, they will grow almost anywhere if panted as a juvenile and as they are so lovely, they can be seen planted in many situations, including on the Central Coast. In rainforests they grow to 30 metres, but away from rainforests are rarely seen more than 10 metres.

Just around the corner, in Elizabeth Bay Dr is a rather large tree which was loaded with flowers towards the end of January. It is a Red Bloodwood (*Corymbia gummifera*), one of the commonest trees on the Central Coast and flowers between December and June, but mostly around March. It looks like a Eucalypt and until the 1970s it was a Eucalypt, but it was decided to rename all the Eucalypts because there were just too many. After spending nearly 10 years converting the Eucalypts with distinctly urn shaped fruit into *Corymbia*, it was decided renaming all Eucalypts was too big a job and gave up on the renaming.



Ivory Curl



Red Bloodwood

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 PI	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

