



PACIFIC LAKES ESTATE

MARCH, 2024 NEWSLETTER

Welcome to any new residents to the estate.

The crazy weather patterns continue so stay storm safe by cleaning gutters, remove any backyard items that could fly away and lock animals in if a storm occurs. Another busy month within the estate - for a full list see the Facilities Managers 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.

Dates in March

St Patricks Day	17th March
Sydney Royal Easter Show	22nd March - 2nd April 2024
Good Friday	29th March
Easter Saturday	30th March
Easter Sunday	31st March
Easter Monday	1st April



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

The Community Association has had ongoing discussions with residents in respect to appealing the decisions of Senior Member Mr Archibald handed down on the 29th January 2024. A General Meeting for Community Association Dp270244 to ratify going forward or not with the appeal will be held Monday 4th March at Club Munmorah (Lake Munmorah Bowling Club), Acacia Ave, Lake Munmorah at 6pm.

POOL UPDATE

The post for the shade sails have been installed at the Strata pool ready for the sail installation, and new planting has been completed. Remember it is your responsibility to supervise children at all times at both swimming pools. There may not always be an adult present if an emergency occurs. Please ensure all gates are securely on leaving the pool areas

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 in progress - expected completion by Mar-24. 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

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 progress in February:-

- Monthly Newsletter issued to residents
 - 3 x Weekly Maintenance of Swimming Pools by Refreshing Pools
 - Pool scoop provided for residents to clean pool (if needed) between Refreshing Pools visits and on weekends
 - Posts and New shade sail installed at Top Pool
 - Gardening edging on Quisenberry Drive and trimming of plants in roundabouts and pathways throughout estate complete.
 - Discuss with Elegant Landscaping works scheduled for Mar-24 which include the following;
 - > fortnightly lawn mowing,
 - > weed control,
 - > aeration of lawns,
 - > fertilisation on Elizabeth Bay Drive lawns and Quisenberry Drive,
 - > timber edging along Elizabeth Bay Drive
 - > removal of dead Lomandra's along pathways
 - > mulch either side of walkways around estate
- *Any requests for gardening tasks to be completed outside this scope will be reviewed and scheduled accordingly.

- Confirm payment and deliver Gate remotes to residents
- Investigate NBN upgrade to Fibre for residents.
- Process Pool and Gate key orders for residents
- Arborist conducted annual review of hazardous trees in the Estate.
- Conduct inspection around Estate and issue friendly Bylaw Reminder notices of Community Association Bylaws (Bins, Appearance, Parking)
- Follow up contractors for quotes on concrete footpath repairs around Estate.
- Intercom upgrade in progress - expected completion by Mar-24. User manual will be emailed and letterbox dropped to all residents prior to installation.
- Plants for Top Pool retaining wall installed.
- Excavate and remove reeds and sludge/silt from ponds in Lawver Park and bottom of Woodbridge Park – Works stopped due to heavy rain. Some silt sitting on side bank and will be removed over the coming weeks.
- Camera repositioned at Front Gate to face Woodbridge Park
- New AED installed next to 'Pacific Lakes Welcome Sign' at Woodbridge Park and Rosedale Grove Swimming Pool

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 • 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 |
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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.
- 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 -

24/01/24

Weed spraying/ hand weeding through Commercial area west side on main entry, upper Woodbridge park and various paths.

30/01/24

Mowed all lawns and snipped all edges.
Blew all common areas of debris.
Pruned Star jasmine on Radford Place roundabout.
Continued pruning Callistemon's in alleyways

06/02/24

Hedged Feature Syzigiums in commercial carpark area.
Cut back Hibbertia into gutters in commercial area carpark.
• 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.

• 13/02/24

Mowed all lawns and snipped all edges and banks.
Blew all areas of debris.
Pruned Callistemons in alley ways branching from Delavia to Covington Court.
Sprayed weed
Hand weeded large weeds in ally way in working progress

• 13/02/24 cont

• Cut and paste Tuckeroos in Delavia-Covington court alleyway. 30ml used.
Blew all areas of debris and collected.
Cleaning completed
Blew all areas of debris and collected
Cleaning completed

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

WALKABOUT WITH BARRY COLLIER

I thought I might mention another spider which is quite common in our estate, the White Tailed Spider. It is a venomous spider, but like most spiders, they don't like biting people and will only bite when extremely annoyed.

A bite by the White Railed Spider is almost identical to the sting of a bee with exactly the same pain and swelling. If we are not terribly frightened by bees, why should we be frightened of White Tailed Spiders. Their favourite prey is other spiders, especially Black House Spiders and Red Back Spiders, so while in your house they could be of some use.

Back in the late 1970s and early 1980s a number of people were seriously injured by White Tailed Spider bites, including a friend of mine, so I can appreciate what was happening. That species

occurs over most of Australia and has been here longer than humans, but those serious bites only occurred during a 10 year period and only occurred near Newcastle. A study by University of Newcastle showed that during that period and in that locality, many White Tailed Spiders carried an infection that was passed on during a bite and caused those serious problems, rather than the actual venom.

barrycollier@internode.on.net



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 Blacksbury 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

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