



PACIFIC LAKES ESTATE

APRIL, 2024 NEWSLETTER

I hope everyone has had a safe and happy Easter break.

At the 15th March Association Committee meeting John Gatt was appointed and welcomed to the committee. Tender documents have been drawn up for the Hall supports and will be going out soon. The committee is planning on replacing the Strata area decking in Mid April; this should take 2-3 weeks to complete weather permitting. Once the hall sub-floor and the decking are complete the committee expect that the hall will be opened for use.

Work on the pond in Lawver Park is scheduled on 02.04.24.

New AED have been installed, please keep an eye out for them and if you hear the alarm going off please investigate and provide assistance if you can. They are both under CCTV coverage. The are working on trying to find the issue with the strata car park lights, The gardens along Elizabeth Bay Drive are being up graded, new edging has been installed and grass will be top dressed. Quotes for the repair and painting of the estate front walls are being sourced.

The committee would like to hold a town hall style meeting for residents on Saturday 20.4.2024 at Rosedale park at 3 pm. This is an opportunity to ask any questions and the committee will answer them the best they can. If you have a question on how the estate runs, budgets, levies neighbourhoods etc this is your chance to find out. The committee will be there to help you get a better understanding of where you live.

As well as the above meeting the committee is discussing the idea of holding a community day a few times a year, BBQ, music etc. More details will follow.

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 April

School Holidays **Term 1 ends Friday 12th April**
 Term 2 begins Monday 29th April

Monday 22nd — **Earth Day**

Thursday 25th — **Anzac Day — Public Holiday**



Smoke-free Environment Act 2000 and the Smoke-free Environment Regulation 2016.

Smoking and using e-cigarettes are banned in all enclosed public areas and certain outdoor public areas.

Enclosed public areas included shopping centres, cinemas, libraries, trains and buses.

Outdoor public areas include within 10 metres of children play equipment, public swimming pools and spectator areas used for organised sporting events.

NB There are still smokers within the Estate who are not disposing of their cigarette butts properly. These often end up in our ponds and are not good for the native animals or the wider environment.

LITHIUM-ION BATTERY SAFETY <https://fire.nsw.gov.au/page.php?id=9426>

Lithium batteries linked to fires have been in the news lately so here is some safety tips:

- Charge batteries on hard surfaces that can't catch on fire like concrete floors or tiles. Don't charge them on surfaces like beds, sofas, or carpet.
- Large batteries like the ones used in e-scooters, e-bikes, and power-tools, should only be charged in the garage, shed or carport, away from living spaces and exits.

The Owners - Strata Plan No 69205 at Community Association DP 270244 | NCAT File SC 21/26254 - The Association Committee have appointed a new Barrister, SC Mr Kerr, who is now familiarising himself with the appeals case.

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.

POOL CLOSURES

In line with public swimming pools both pools will be closed at the end of the April school holidays i.e. Sunday 28th April 2024.

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

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.

Jasmin is on leave until April 8th, so no report is available for March.

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 |
|--|---|

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 -

05/03/24

- Pruned All Lomandra longifolia's on Berkley and Covington court.
- Pruned All Star Jasmine on Berkley and Covington court.
- Dead wooded Syzygium cascades in Covington court.
- Sprayed weeds on Elizabeth Bay drive.
- Mulched Top pool area with 2 cubes of mulch.
- Shovelled and removed dirt/concrete material.
- Tip run .
- Blew all areas worked.
- Lettering put on bins.
- Guttering fixed on top pool area shed.
- Soil and sand removed from pool/commercial area garden.
- Planting added to the pool area

12/03/24

- Mowed all lawns and snipped all edges.
- Push mowed lawn next to pool. Clipping from lawn were caught.
- Blew down all areas worked.
- Removed dead palm fronds at the front entrance of Pacific Lakes.
- Sprayed weeds in all alleyways, roundabouts, left hand side of Elizabeth drive nature walk, and half of Woodbridge park.

- Trimmed Jasmine in roundabouts at Sohrabi Drive.
- **19/03/24**
Pruned Star Jasmine Delavia Crescent.
- Hard pruned all Lomandra's Pulaski Crescent, large Duranta pruned.
- Pruned Cascade Lilly Pilly on adjacent properties fence line, pruned Tuckeroo branches hanging over property.
- Pruned Star Jasmine roundabout Berkley Crescent.
- Pruned Boa Grass adjacent pool.
- Full tipper load of green waste taken.
- Cut and painted Tuckeroo saplings Woodbridge Park
- Weeds sprayed in Rico Cl and surrounding areas
- Weeds sprayed along outer fire trial.
- **Thursday 21/3/24 and Fri 22/3/24**
- Timber edging installed across entrance to the complex, This will continue in coming weeks.
- **26/03/24**
Mowed all areas and snipped all lawns and edges.
- Pushed mowed pool, clippings were caught. If you have any questions or issues with the gardening, please contact Jasmin Harding - pacific.lakes@bfms.com.au

WALKABOUT WITH BARRY COLLIER

One question I get asked sometimes is what is the difference between butterflies and moths? All butterflies spend at least some time, often a lot of time resting like photo 1, below. Moths never do it. Some moths fold up their wings like the one in photo 2 below. Butterflies never do it.

Most moths spend all their resting time with wings spread out like photo 3. Almost all butterflies spend at least some time with their wings spread out like photo 4.

So, how do you distinguish between moths and butterflies? The real difference is in their antennae. Butterflies have a swelling at the end of their antennae, while moths don't as in photos 3 and 4. However, small moths and butterflies have very small antennae, which are hard to see let alone seeing a small swelling at the end, so distinguishing between small butterflies and moths can be quite difficult. If you have time to spend a lot of time looking at a small one, sooner or later, if it is a butterfly it will lift its wings like photo 1.

There is another insect occurring in the estate, which looks just like a butterfly, but has 4 wings instead of 2. That is a skipper in photo 5.



photo 1 Butterfly



photo 2 Moth



photo 3 Tiger Moth

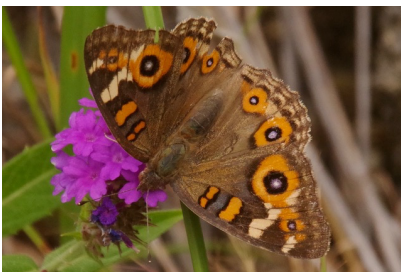


photo 4 Butterfly



photo 5 Skipper 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 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:
Tahlia Tuxford
Email: tahlia@cstm.com.au
Phone: (02) 4355 7100

Lake Group Strata

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