



PACIFIC LAKES ESTATE

MAY, 2024 NEWSLETTER

Hello to everyone and welcome newcomers to the Estate. Housing prices are still buoyant with a record of \$735K set in Delavia Drive for a 4 bedroom home. Other sales have also exceeded expectations. Best wishes to those who have made the decision to move on with the next phase of their life.

As the school holidays end the weather has started to cool and more unsettled conditions are predicted to continue during May. The upside of all the rain is the gardens are green and the ponds have plenty of water in them.

Both pools are now closed for the season.

There was a Residential Community Information Meeting held on Saturday 27 that April, where there were approximately 30 residents turned up. The majority were both members of the same household. Meaning that approximately only 10% of households were represented. It would appear some residents use Facebook to complain about the community and committee but did not turn up at the information session.

The Committee had a teleconference with the Barrister and Lawyers to finalise the issues to be challenged at NCAT Appeal.

The claim to NCAT from Strata to have the community pay their legal expenses was heard by NCAT and a ruling for the community to pay half approximately, \$115,000. The Committee through the legal team have determined that a challenge is warranted and is to be lodged.

A final submission to the insurance company CHU has been made in relation to their insistence that all outstanding work in strata be completed or at least have a planed completion. Hopefully this will satisfy their expectations and future insurance cover be granted.

The front Brick fence was covered by a ruling by NCAT that we must complete the work as per our submission some 3 years ago. This would include a "Matrix" lining be installer on the front, back and top of the Strata Wall and on the front of the Southern Community Wall. There has been further structural deterioration in that time and will need additional work to sure up the wall integrity before the Matrix can be applied.

We have signed a contract with a new builder to complete the decking repairs which are now due to start on 8/5 weather permitting.

Roofing repair was due to start 30/4 but due to the weather start date has been put back.

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.

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.

MOTHERS DAY

This year **Mothers Day is on Sunday, 12th May**. I hope all mothers will be spoilt rotten and families show their appreciation for the achievements and efforts of mothers and mother figures. Breakfast in bed is always a winner.



Flu Season is Here (<https://www.abc.net.au/news/health/2024-03-27/protecting-yourself-against-flu-rsv-and-covid/103588894>)

- Cooler weather is on our doorstep and it's bringing some very unwanted house guests — their names are COVID, influenza and RSV. Some experts are predicting a particularly bad flu season and there's concern vaccine uptake will remain low and, in turn, hospitalisations will increase.

Annual influenza vaccination is recommended for everyone over six months of age. The following groups can receive their vaccine for free under the National Immunisation Program (NIP):

- children aged between six months and five years
- those over 65
- Aboriginal and Torres Strait Islander people
- anyone pregnant
- those with medical conditions that increase their risk of severe influenza

Family Energy Rebate applications closing soon

If you receive the Family Tax Benefit you may be eligible for the 2023-24 Family Energy Rebate of up to **\$180 to help pay your electricity bills**.

Applications close 11pm on Sunday 16 June 2024.

You could also receive a one-off National Energy Bill Relief Household Payment as a lump sum of up to **\$500** in the 2023-24 financial year.

Find out more about these and other rebates and assistance at energy.nsw.gov.au/

WHAT IS IPTAAS

<https://www.service.nsw.gov.au/transaction/register-online-for-iptaas>

For those who require specialist treatment and need to travel a distance for treatment e.g, to a Sydney hospital. IPTAAS may be able to give you financial assistance with your travel and accommodation expenses.

To be eligible for IPTAAS you must:

- * be a resident of NSW and be eligible for Medicare
- * live more than 100km from the nearest treating specialist
- * require specialist treatment that is not available locally
- * not be receiving or eligible for, financial assistance for travel and accommodation from third party insurance or other Australian government services.



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.

FACILITIES MANAGER REPORT - Jasmin Harding - pacific.lakes@bfms.com.au

Please see below update from March and April.

- Monthly Newsletter issued to residents
- Weekly Landscape / Garden Maintenance by Elegant Landscaping
- Swimming Pools are now closed and will re-open for spring School Holidays
- Timber Edging along Elizabeth Bay drive completed
- Quotes being sourced to re-instate irrigation system
- Quisenberry Drive front entrance retaining wall pressure cleaned and re-stained
- Damaged decking on boardwalk along back of Lawver Park repaired
- 3 bollard lights replaced/upgraded to LED
- Flood lights around Community Hall replaced/upgraded to LED
- Duct weed scooped and removed from Lawver Park pond. Further excavation works required to remove reeds and is being scheduled with new contract for May. Arborist reviewing various trees in the Estate and conducting works as per 'Tree Hazardous Assessment' report.
- Hot Water pool heater installed at Top Swimming Pool
- Hot Water system installed for change rooms and toilets
- Non-compliant locks in Community Hall replaced with free passage handles
- New mesh installed in front of storm water drain on Delavia Drive for ease of access to clean
- Servicing of Gas Heater in hall completed
- Troubleshoot and repair lighting in 'Strata Carpark' which kept tripping due to water ingress in light fitting.
- Street lights on Quisenberry Drive, outside front gate upgraded to LED
- New turf being laid along Quisenberry Drive, just outside front gates.

- Conduct inspection around Estate and issue friendly Bylaw Reminder notices of Community Association Bylaws (Bins, Appearance, Parking)
- Confirm payment and deliver Gate remotes to residents
- Process Pool and Gate key orders for residents
- AED for Rosedale Grove and Top pool installed.
- Follow up contractors for quotes on concrete footpath repairs around Estate.
- Community Hall floor tender finalised. CA Committee to review quotes and appoint contractor to complete works.
- Community Hall / Change Room roof and gutter repairs. Works underway and due to be completed by 10 May 24.
- Deck replacement around Strata buildings and community hall scheduled to commence Wed 8th May 24
- Quotes being sourced to repair rendered 'front wall' as you enter into Pacific Lakes Estate
- Quotes for new signage around pools and to add the estate address to front wall.
- Quotes being sourced to repair retaining wall near change room

The After Hours emergency contact number is 02 8365 8512.

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 • AEDs at front gate & Rosedale Pool • 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 -

02/04/24

- Front entrance lawns fertilised and aerated along Elizabeth Drive.
- Fertilised and aerated upper area Woodbridge Park.
- Fertilised all of Quisenberry Drive small lawns.
- Removed branches of Bottlebrush overhanging roofs on Quisenberry Drive.
- Hedged Jasmine at both roundabouts in Woodbridge Crescent.
- Tip run

09/04/24

- All lawns mowed and edges snipped.
- Pool area push mowed, caught and snipped. One catcher taken off site.
- Garden behind dentists office cleared of dead branches and debris.
- Garden on Elizabeth Drive cleared of dead branches and Lomandra clippings.
- Sprayed weeds in pool area.
- Lawn aerated manually at large Gumtree on Elizabeth Drive.
- Removal of waste materials taken at lower dam. Full tipper and box trailer.

16/04/24

- All Lilly Pilly 'Cascade' along fence-lines trimmed.
- All areas worked blown off debris.
- One full tipper of green waste taken off site

23/04/24

- Woodbridge park garden beds sprayed for weeds.
- All lawns mowed and edged.
- Pool area lawn mowed and snipped.
- All areas worked blown of debris.
- Removed dead tree from Sohrabi Place roundabout.
- Removed dead branches from back of Woodbridge park.
- Duck weed removed from Lawver Park Dam, Typha removed from in front of viewing platform
- Tip run.

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

- pacific.lakes@bfms.com.au



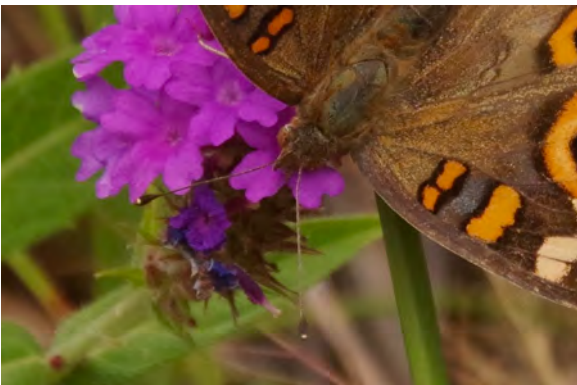
WALKABOUT WITH BARRY COLLIER

In the last newsletter, I had to use small photos to fit them all on. As a result, the butterfly antennae were not obvious, so, below is a better photo of that butterfly showing its antennae. Not long ago a beautiful tree was removed from Woodbridge Park because it was in danger of falling over. Actually, trees don't just fall over, but fall over when blown by strong winds. If a tree is in danger of being blown over, removing at least 2/3 of the branches will make it quite safe and retain the beauty of the trunk if it is anything like the tree that was removed.

Beside the path in Rosedale Park there is a large Stringybark which was classed as unsafe. I assume that removing a trunk that size from down there would have been too difficult, so they just removed all the branches. Since then a couple of trees have been blown over in the general locality, but that wasn't one of them.

I think I have previously mentioned that the only part of a tree that grows is the layer under the bark, which each year creates a layer of timber and a layer of bark. If that layer has access to roots and leaves, the tree will continue to grow under any circumstances.

Not long after the branches were removed from the Scribbly Gum, new leaves appeared and now new branches are growing. In another 10 years or so that could become a quite attractive tree.



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