



PACIFIC LAKES ESTATE

JULY, 2024 NEWSLETTER

A cold arctic blast has started July off with the winter woolies coming out and rain events once again predicted. A warm welcome to new residents. Stay warm and safe everyone.

Dates and activities in July

NAIDOC Week 2024 will be held from **7-14 July** and celebrate the theme 'Keep the Fire Burning! Blak, Loud & Proud.

Term 2 School Holidays - Monday 8 July to Friday 19th July.



Budgewoi Hotel activities- **Wednesday 10th July, 12pm.**

For other activities on the Central Coast see <https://playinginpuddles.com.au/school-holidays-central-coast/>

If you plan to travel to Newcastle there are a lot of school holiday activities, some free others have a fee -see the website for lots of ideas for the school holidays, eg, LEGO® Challenge - Transport and Vehicles! - Free at Newcastle (City) Library- Monday 8 July 2024, 10am - 12pm <https://newywithkids.com.au/school-holidays-newcastle-lake-macquarie-hunter/>

An update from the Committee

The committee meeting on Friday 28 June, went well. The committee passed the amended motion for a general meeting to be held on July 29th at 6 pm at Club Munmorah. The amendment was to reduce the amounts for a special levy to :-
\$210,000 on 15 Sept 2024,
\$120,000 on 15 Dec 2024 down from 160k
\$120,000 on 15 March 2025 down from 160k
These reductions are due to improved quotes and a review of other costs.

The committee, Estate Managing Agent and the Facility Manager were able to answer question put to them by the resident in attendance and to clear up any confusion.

NCAT has held our appeal hearing and we now await the results and hopefully a positive result for the community.

The committee is committed to completing the NCAT orders and you should be able to see the repairs and repainting of the community hall and change room roofs, new guttering and down pipes. We have laid new turf and top soil, mulch and garden edging along Elizabeth Bay Drive. The garden along Quisenberry Drive side on the Commercial area car park has been repaired, cleaned and stained.

The committee has commissioned a structural engineer to advise on the issue with the decking, bearers and joists and the failure of the retaining wall.

Unfortunately the retaining wall was not constructed properly with no correct drainage in the first place which has lead to the other issues with the decking.

The new Community Management Statement is almost completed with just two items the lawyers are seeking clarification from the committee on.

The process in regards to the special general meeting is:-

Each neighbourhood should hold a meeting before July 29th to discuss the motions to be voted on at the community meeting.

At the meeting on the 29th your neighbourhood representatives will cast their vote on the motions. It is one neighbourhood one vote. Only neighbourhoods that are financial are eligible to vote.

Each neighbourhood should have a neighbourhood representative, this is someone who might welcome new home owners to the estate, provide them with information on the estate and how to get to the estate web site where they can see lots of estate information and to arrange (with the help of the neighbourhood manager) neighbourhood meetings and vote at community meetings. If your neighbourhood does not have a rep, maybe you could help out?

Your neighbourhood does require a STRONG PROACTIVE neighbourhood MANAGER someone that is on top on the finances so you are not falling behind; helps with issues in the neighbourhood regarding by laws; and provides information in a timely manner. If you feel your neighbourhood Manager is not doing a good enough job for you, then you need to do something about it and change is needed perhaps? Talk to your neighbours, get involved.

Please don't believe everything you read on Facebook, it is the committee that has the correct up to date information, anyone else is most likely just guessing and / or just throwing mud for the fun of it.

Paul, on behalf of the Committee posts items up on the Estates Facebook page as a means of communication and to distribute important information to our community.

You chose to buy / move into the estate with the full knowledge it is run as a Community Association, with the benefits and By Laws that come with living in an Association like ours, it is your responsibility to comply with those bylaws, it is your responsibility to understand how the estate works, the best way to do this is to become involved in the estate.

Please attend meetings, it very important.

Thanks, Paul.

Gas rebates applications from Services NSW <https://www.service.nsw.gov.au/transaction/apply-for-the-gas-rebate-on-supply-and-bottled-gas-customers>

Eligibility criteria is you must hold either :-

*Pensioner Concession Card issued by Services Australia or the Department of Veterans' Affairs (DVA)

*Health Care Card issued by Services Australia, or

*Department of Veterans' Affairs Gold Card marked with either 'War Widow', 'War Widower Pension', 'Totally and Permanently Incapacitated' (TPI) or 'Disability Pension' (EDA).

NB. There is a long wait for processing due to the current number of applications

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

Facilities Managers task for June was spent meeting contractors, obtaining quotations for repairs and compiling budget figures to comply with NCAT orders.

Please Note: Any landscaping requests for pond cleaning, trimming of trees, or other works outside the contractors scheduled maintenance will be collated and actioned in due course. Complying with NCAT order is priority and we will endeavour to attend to any other requests as soon as possible.

The After Hours emergency contact number is 02 8365 8512.

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• AEDs at front gate & Rosedale Pool• 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 -

03/06/24

- Collected dead branches from Quisenberry Drive.
- Trimmed dead palm leaves from Quisenberry roundabout.
- Cut hanging Paperbark branch off road on Quisenberry Drive..
- Lifted Tuckeroo and Callistemon off path between Covington and Delavia.
- Cut dead Doryanthes flowers, cleared African Daisy off path and hand weeded garden bed.
- Sprayed wide barrier on path between Woodbridge and Lawver.
- Sprayed all gutters, driveway connections and all cracks on roads.
- Quisenberry Drive to be sprayed.
- Sprayed BBQ area and pathway at front of Woodbridge Park.

12/06/24

- Mulched LHS front garden bed.
- Mulched top tier of Kindergarten pool garden.
- Sprayed RHS pathway for weeds/grasses with Round Up.
- Collected dead branches from garden beds on left and right hand sides.

- Collected cut Callistemon from Delavia Drive.
- Full tipper load taken off site.

17/6/2024

- Undertook tree works on corner of Delavia and Quisenberry.
- Hard pruned Callistemons to knuckle.
- 3 full tipper loads taken off site.
- Sprayed weeds with Round Up.
- Started brush cutting at Lawver Park.
- Blew down all areas worked of debris.
- Cut and poisoned noxious weed behind Lawver Park.

25/6/2024

- All lawns mowed and edged.
- Continued snipping the firebreaks and trails.
- Blew down all areas worked of debris.
- Begun diagnosing irrigation issues.

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

- pacific.lakes@bfms.com.au

WALKABOUT WITH BARRY COLLIER barryscollier@icloud.com

I don't know if it is climate change, or unusual weather in the last 12 months, or both, but strange things are happening. Wattle Day used to be on 1st of August, which coincided with the flowering of Sydney Golden Wattle, as well as a number of others, but I have seen a number of Sydney Golden Wattles in the local area in full flower in early June.

There are a number of Paperbarks planted in the estate, mostly along Quisenberry Drive. They are Weeping Paperbarks (*Melaleuca fluviatilis*), native to flood plains in the catchment of the Gulf of Carpentaria in Queensland, but are planted all over Australia. They are similar to the Broad Leaved Paperbark (*Melaleuca quinquenervia*), common in the local area, but one of the main differences is that the Broad Leaved Paperbark flowers in autumn and the Weeping Paperbark flowers in spring.

The photo is of a Weeping Paperbark in Quisenberry Drive, which, along with several others, has now virtually finished flowering at the end of the first month in winter.

I am afraid that although rules may be rules, in nature, they can't always be relied on.



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