



PACIFIC LAKES ESTATE

AUGUST, 2024 NEWSLETTER

I hope that everyone has been warm and safe during the cold weather we are experiencing. More cold weather is predicted for August. A lot is happening within the estate - see below. Home sales continue to see good prices being attained and we welcome our new residents.

Dates and activities in July

August 9: Red Nose Day - Red Nose Day is an annual fundraising and awareness campaign aimed at reducing sudden infant death syndrome (SIDS)

Keep Australia Beautiful Week (August 19 - August 25)

Yasmin Catley, Member for Swansea is hosting a **free Seniors Information Forum** on **Friday 23 August 2024, 10am - 12pm. Halekulani Bowling Club, 50 Natuna Ave. RSVP by 16th August on 49721133.**

August 24: Daffodil Day (Cancer Council) The daffodil is a symbol of hope and resilience, and on Daffodil Day, Australians are encouraged to donate and support the Cancer Council's efforts in battling cancer.



An update from the Committee

The community meeting held on Saturday 13/7/24 was well attended and I thank those who did attend.

Our contractor we have signed a contract with to replace the decking, unfortunately have gone into liquidation, so we are now seeking a new contractor and putting an insurance claim on items we can.

Mondays nights general meeting was again well attended and the community has voted yes to issue the special levy to complete the NCAT orders.

The committee is committed to reducing costs wherever we can and at this stage we have received a quote for the retaining wall which is 56 K less than other quotes. We are still waiting on a 3rd quote.

Unfortunately the committee is again receiving complaints about garage bins not being stored correctly (behind your fence out of sight) and about cars being parked on front lawns. The estate has by laws and it's everyone responsibility to ensure they comply with all by laws.

The committee is asking everyone to comply with these bylaws; we don't want to take enforcement action as it's very expensive to do so, but we will for those who ignore our requests and letters to comply.

It is the communities money that we will have to spend to take you to NCAT, so please save the community (and your) money and just do the right thing.

Regards,
Paul

In need of some financial assistance?



If you receive an income support payment from Centrelink, (see link below for a full list) you may be able to get part of it paid to you early as **an advance payment**.

Working in a similar way to a payday loan (but **without the exploitative interest**), an advance payment lets you cover unexpected expenses, then pay the amount back over time. These are available every 6 months with the amount you receive dependent on your ability to repay each fortnight.

For example: If you are on an age/invalid/carer's pension the maximum loan amount is approximately \$1500 and the fortnightly repayment on this is around \$105.00. So, if you apply and say that you only have \$80.00 per fortnight left over, they will not advance the maximum amount.

For further details and eligibility use the following link: <https://www.yourlifechoices.com.au/centrelink/explained-centrelink-advance-payment/>

NILs (No Interest Loans) at Toukley Neighbourhood Centre offers interest free loans for eligible applicants. If eligible you **can borrow up to \$2,000** for essential goods and services, or **up to \$3,000** for bond and rent in advance and council rates.

Criteria for getting a loan is if you:-

- Have a Health Care Card / Pension Card

OR

- Earn less than \$70,000 gross annual income as a single

OR

- \$100,000 gross annual income as a couple or people with dependants
- You can show that you have the capacity to repay the loan

NB I have spoken to NILs and they have stated they will give this loan to cover a 'special levy' situation. However a No Interest Loan is **not a cash loan** and can be **repaid over a 24 month** period. It is paid directly to the supplier.

Contact NILs on **0243961555** to **check your eligibility** or start your **application online** by going to <https://www.tnc.org.au/nils--no-interest-loans> Alternatively you can visit the Centre itself at 7-9 Summerside Street, Toukley NSW 2263
Monday - Friday 9am - 2.30pm.

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

- Met Central Coast Council to inspect Rosedale swimming pool for recertification.
- Front gate preventative maintenance completed
- Weekly pool maintenance completed.
- Weekly landscape completed
- Met Central Coast Council weeds biosecurity officer to inspect a small amount of a noxious weed which requires eradication within the grounds
- Arranged Elegant Landscape to spray noxious weed at request of Central Coast Council.
- Bylaw reminders issued to various residents for parking and bin compliance.
- Pool & Park gate key orders processed
- Gate remote orders processed
- Met new contractors to quote NCAT order repairs following receipt of notice Atrium Construction is in liquidation.
- Attend onsite meeting with committee

The After Hours emergency contact number is 02 8365 8512.

WHAT YOUR LEVIES CONTRIBUTE TO THE COMMUNITY

- | | |
|--|---|
| • Estate Management Fees (BCS) | Maintenance of :- |
| • Facilities Management Fees (BFMS) | • Street and bollard lights |
| • Insurances | • Ponds |
| • Council fees/costs | • Cleaning of community facilities - BBQ, toilets, change rooms |
| • Gardening and Lawns | • Walkways, boardwalk and bridges |
| • Legal costs | • Pools |
| • Fire Safety Inspections | • Roadways |
| • Electricity, Gas and Water usage | • Main gate and walkway gates |
| • Tree Works | • AEDs at front gate & Rosedale Pool |
| • Arborist Report/s | • Vandalism costs |
| • Plumbing/drain issues | |
| • Compliance Matters- Bush fire hazard reduction and swimming pool certification | |
| • General repairs to common property | |

ESTATE REMINDERS

- It is your responsibility to know and understand the estate's 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.
- **SMOKERS** -please do not throw butts onto the road and walkways.



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 - Daniel is on annual leave so there is no report for this month.

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

This newsletter was supposed to come out a day or two after Wattle Day, but, unfortunately days such as Wattle Day are created by politicians and the best Wattle in Canberra is in late August, so Wattle Day was changed to 1st September. By then most Australians had seen so many Wattles, that no one takes much notice of Wattle Day any more.

This year a number of Wattle species are flowering earlier than normal, but not only Wattles. While checking Wattles behind Roanoke Dr, I found a Tongue Orchid flowering, which is supposed to flower in November. Over the years I have observed 11 species of Wattle in the estate, although not all flower in August.

This year, the best Wattle displays in the estate are Sydney Golden Wattle (*Acacia longifolia*) in Rosedale Park and Snowy River Wattle (*Acacia boormanii*), native to the Snowy River valley, in Woodbridge Park, but there are plenty of Wattles in all the bushland areas in the estate.

An interesting feature of Wattles is that most don't have any leaves. All young Wattles have pinnate leaves as shown in the photos below. As soon as they are established most species of Wattle replace their leaves with phyllodes, which are more efficient in collecting sunlight and water.



A juvenile plant of Narrow Leaved Wattle (*Acacia longissima*) in the process of converting its leaves to phyllodes



This is Cedar Wattle (*Acacia elata*), with the largest genuine leaves of any local species

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
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CSTM Strata Group

Appointed Manager:
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Lake Group Strata

Appointed Manager: Kerrilyn Jeffery
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