



# PACIFIC LAKES ESTATE

## SEPTEMBER, 2024 NEWSLETTER

Welcome to Spring although we have had a taste of warmer weather in the last few weeks. More hotter than average temperatures are predicted throughout spring/summer. A lot of us will be spring cleaning but don't forget to begin summer preparations by checking gutters etc. The wattles in the estate have started to bloom and the gardeners have been busy with hard pruning of the Callistemon trees. Home sales continue to see good prices being attained and we welcome our new residents.

I hope all fathers had a great Fathers Day on the 1st September. School holidays begin 27th September - 14th October.

### **An update from the Committee**

The committee has been busy working with our Facilities Manager on obtaining more quotes for the work ordered by NCAT to the commercial area.

The committee has now signed new contracts with our preferred contractor ( Bowen Construction) and works are due to start on the 16th September with the hall subfloor work to start first. We hope to have the hall, retaining wall and decking work completed by early December 2024.

The committee is pleased to announce that we have saved approximately 90k (compared to previous cheapest quotes) on the first stage of works and we are still looking for the best deals and quotes for the estate for the remainder of the required works.

Last month we spoke about by law breaches, in particular car parking and garbage bins not being stored correctly ( behind your fence line or in your garage, so they can't be seen from the front of your property and cars only being parked on your driveway). One of the many tasks our facilities manager does is to issue breaches notices, the committee receives complaints about by law breaches and must act on those breaches.

It was very disappointing that so many breaches notices were issued to residents for car parking and garbage bins in the past month.

You live in a community association that has by laws that you must comply with, if you don't you will be issued with a breach notice and if you continue to breach, you will be taken to NCAT where you maybe fined up to \$1200 for the first breach and then the fines continue for additional breaches. Please just do the right thing and comply with all by laws.

Unfortunately there have been a few reported incidents of residents abusing other residents, neighbourhood representatives and committee member being stalked and being a victim from intimidating behaviour from a resident, this unfortunate incident was reported to the police and action will be taken against this resident.

Many people give up their time and do work for the estate for everyones benefit and should NOT be treated like this. The committee will not tolerate this type of behaviour, abuse and aggression will not be tolerated and action will be taken.

The new community management statement is almost completed, the committee has put in 6 hours work with our law firm over the past two weeks to finalise the document and should have a copy ready for the community to review in a month or so then it will be voted on at the next estate meeting.

Speaking of the community voting, it was the community that voted for the pools opening hours and the times it is closed ( not the committee). No matter how much certain people carry on about opening the pools up immediately on Facebook, until the community changes the vote, the committee can't just open the pools and of course there is the additional costs to service the pools if they are opened up early.

At this stage the pools will be open in time for the next school holidays. We still have the duck problem at both pools making it a mess, we are working on finding a suitable solution to this problem ( bring back the attack emu I say 😊).

Please be nice to everyone, comply with the by laws. Simple Really !

### **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](mailto:pacific.lakes@bfms.com.au)

- Bylaw breach reminder notices issued to residents re:- parking, bins and appearance of lot. If you need a copy of the Estate Bylaws, please reach out to your Neighbourhood Managing Agent for a copy.
- Work order issued to repair BBQ not working at Rosedale Grove pool.
- Routine garden maintenance completed by Elegant Landscape.
- Routine weekly pool servicing completed by Refreshing Pools. Ducks are still a problem and the Facility Manager, CA Committee are looking into options with our Pool Service provider.
- Contracts signed with Bowen Constructions to commence Hall footings and deck repairs in order to comply with NCAT order. Works due to commence w/c 16<sup>th</sup> September.
- Residents and visitors, please refrain from parking on the grass at front of estate. This has been roped off to avoid any further damage to the lawns.
- Pool Park and Gate keys can be purchased directly from Nortlakes Locksmith, however please email [pacific.lakes@bfms.com.au](mailto:pacific.lakes@bfms.com.au) for approval.
- Front Gate remotes may also be purchased from CA for a fee of \$80. Please email [pacific.lakes@bfms.com.au](mailto:pacific.lakes@bfms.com.au) to place an order.
- Another contractor has been asked to quote on removal of silt/dirt beside Lawver Park dam. As the weather starts to warm up and the silt/dirt dries out, it will make it easier and cheaper to remove. 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](http://www.pacificlakesestate.com.au)
- As a community, please look out for everyone and the estate property.
- 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](http://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

### 6/8/2024

- Removed dead Acacia shrubs from large field LHS of site.
- Removed dead branches from trees in field LHS of site.
- Prune Tri-Colour at Radford roundabout.
- Pruned Tri-Colour at Blacksburg roundabout.
- Sprayed weeds in Blacksburg.
- Sprayed weeds in Quisenberry and Commercial area.
- Sprayed weeds along Elizabeth Bay Drive.
- Blew down all areas worked.

### 13/8/2024

- Lawns mowed and edged.
- Cut Jasmine in Sohrabi roundabout.
- Cut Jasmine in Staunton roundabout.
- Hard pruned Callistemon in Staunton roundabout.
- Removed dead Callistemon branches in Woodbridge park.
- Push mowed newly turfed areas.
- Repaired fence panel in Princeton pathway.
- Blew down all areas worked of debris.

### 20/8/2024

- Sprayed all hard surfaces.
- Sprayed weeds in all roundabouts, alley ways and garden beds within residential common areas.
- Started spraying smaller lawns for broad leaf weeds.
- Cut paint Tuckeroo suckers, and vines growing in the left hand side of Woodbridge park.
- Removed Large Eucalyptus suckers.

### 27/8/2024

- Lawns mowed and edges snipped.
- Sprayed weeds in Woodbridge Park and finished spraying weeds in Lawler Park.
- Cut and removed Coral tree beside pond. Stump was poisoned.
- Hedged Buxus on Quisenberry St. Hand weeded through roundabout.
- Removed built-up leaf debris from sails over barbecue area in Lawver park.
- 1 and 1/2 bags green waste removed site.

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

[pacific.lakes@bfms.com.au](mailto:pacific.lakes@bfms.com.au)

## **WALKABOUT WITH BARRY COLLIER** [barryscollier@icloud.com](mailto:barryscollier@icloud.com)

I have mentioned previously about fascinating things happening in the last 12 months, I presume because of unusual weather in the last 12 months, or maybe climate change is starting to work. 2 months ago I mentioned that some Weeping Paperbarks along Quisenberry Drive were flowering more than 2 months earlier than normal. That species normally flowers in September and I was pleased to note the other day that most of them are loaded with buds ready to flower this month. Last summer I have never seen so few spiders and insects in the bush during summer and hope that was just a one off. I was walking in Lake Munmorah SCA the other day and was amazed at the number of Dragonflies at this time of year, so I hope things might be getting back to normal. While they were so rare in the bush, I have been spending more time wandering around my house and garden and have found some fascinating things that I would normally have overlooked. Below are photos of 2 tiny little spiders I have seen. One was on a yellow flower and had a body about 5mm long. When I blew up the photo I was amazed at the hairy legs. The other is a Net Casting Spider I found in my front patio. It was so small I thought it was a baby, but that was 3 months ago and it is still the same size, so I presume it is a tiny 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  
Phone: (02) 4927 4600

Email: [julia.Peetz@bcssm.com.au](mailto:julia.Peetz@bcssm.com.au)

### **CSTM Strata Group**

Appointed Manager:  
Tahlia Tuxford  
Email: [tahlia@cstm.com.au](mailto:tahlia@cstm.com.au)  
Phone: (02) 4355 7100

### **Lake Group Strata**

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

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