



PACIFIC LAKES ESTATE

OCTOBER, 2024 NEWSLETTER

The weather gods cannot seem to make up their mind with a wet beginning to spring and a cold snap as well. School holidays continue so please be aware that children are out and about. Pools are now open and residents and their guests need to observe the rules as well as ensuring active adult supervision of young children. Please lock entry gates to the pools on leaving for safety and security reasons. Halloween is at the end of the month and if your household wishes to participate you could leave a decoration at or near your letter box to show you welcome Trick or Treaters.

Dates in October

27th September - 14th October - School holidays

Sun 6th - Daylight Saving begins at 2am

Mon 7th - October Long Weekend

Wed 23rd - Children's Day

Fri 25rd - Teacher's Day

Sun 27th - Grandparents Day

Thur 31 - Halloween

An update from the Committee

The NCAT ordered works continues in the commercial area, unfortunately we have discovered more problems with the original construction which has caused delays and additional costs to the estate.

With the warmer weather approaching both pools have now been opened up for the estate to enjoy. Ducks have been a big problem in the pool areas leaving a mess that needs to be cleaned up (adding more costs to the estate) so please think about this and don't encourage the ducks to hang around the estate.

The Lawver park pond reeds have been cleared out and once the grass grows back it will be looking great, we are now looking how we can clear some of the Woodbridge park ponds.

The new community management statement (CMS) review has been completed and now we are waiting for the draft copy to be sent to the committee to check and then it will be sent to the community to vote and approve the document.

As a reminder the estate has many bylaws for everyone to follow, unfortunately we are still receiving complaints about cars being parked in breach of the bylaws. You are only allowed to park cars on your driveway, garage or in the estate residents parking spots. If you park your car elsewhere you will be issued with a breach notice which could lead to a NCAT notice and a fine issued from NCAT. There is a process we need to follow to gather evidence to present if the matter is escalated to NCAT, therefore we take photos of any breaches so we have this evidence, committee members and our facilities manager will take these photos if you breach the by laws, you will be sent a breach notice with a copy of

the photos, these photos are taken from the road and we do not enter a property to take the photos, if you don't want a photos taken, don't breach the by laws.

Our facilities manager, Jasmin Harding has resigned from her position to pursue a career change and the committee would like to thank Jasmin and wish her all the best for her future. Whilst BFMS recruits a new facilities manager, Brett Sims will fill in as the estate facilities manager and Brett's email is the same as the one we used for Jasmin- pacific.lakes@bfms.com.au

The committee has been very busy with everything that is going on in the estate, the NCAT works, CMS, trying to get the pools ready for opening, forward planning and dealing with regular estate maintenance issues and the ducks ! We do all this for the benefit of everyone in the estate and as volunteers.

Kind Regards,
Paul Buchanan.

Gas Rebate

The NSW Gas Rebate helps eligible concession cardholders pay their natural gas or bottled Liquefied Petroleum Gas (LPG) bills.

The NSW Gas Rebate is \$121 per embedded network (on-supply such as in a residential community,) or bottled LPG household, per financial year.

For eligibility contact <https://www.service.nsw.gov.au/transaction/apply-for-the-gas-rebate-on-supply-and-bottled-gas-customers#eligibility>

If eligible the next step is to make an application <https://www.energy.nsw.gov.au/sites/default/files/2022-09/gas-energy-rebate-application-form.pdf?2=>

If you receive the NSW Gas Rebate, you may be eligible for the [NSW Low Income Household Rebate](#) for your electricity account.

Apply for an Active and Creative Kids voucher-

Vouchers to help families with eligible school-aged children pay for sport, recreational, creative or cultural activities <https://www.service.nsw.gov.au/transaction/apply-for-an-active-and-creative-kids-voucher>

Voucher 2 – 2024: Available from term 3

Applications open: 15 July 2024

Apply for and use the voucher by: 14 July 2025

If you haven't used voucher 1, you can apply for voucher 2 and use both vouchers together before 31st December 2024 for a combines value of \$100.



FACILITIES MANAGER REPORT -

We have a change of Facilities Manager so there is no report for this month.

New contact details - Brett Sims - pacific.lakes@bfms.com.au

WHAT YOUR LEVIES CONTRIBUTE TO THE COMMUNITY

- 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
- Maintenance of :-
- 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 estate's bylaws -see 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

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

3/9/2024

- In garden beds between Rosedale Park and Lawver park had the following works:
- All fallen and dead branches and trees were removed.
- Tuckeroo and Coral trees were cut and painted with Roundup
- Spent Acacias were removed
- Boundary fences were cleared from encroaching Casurinas and Bottlebrush'
- Removed dead wood from all Bottlebrush's.
- Rubbish was collected.
- In Lawver park had the following works:
- Raked and removed excess leaf debris from car parking spaces.
- Removed dead wood from Banksia's, Cascade's and Bottlebrush's.
- Picked up fallen branches and removed.
- Rubbish collected and discarded.

17/9/2024

- Continued to thin and cut out unwanted shrubbery in Woodbridge Park.
- Cut and painted all unwanted shrubbery.
- Used dabber of Round Up
- Cleaned Jasmine out of garden bed and tree.
- Cut deadwood out of large Eucalyptus on Quinsenberry.
- Cleaned all excess leaf litter in Woodbridge park, lower dam.
- Removed large fallen branches from gardens in Woodbridge park.
- Blew down all areas worked.

- Soil piles covered with black plastic.
- Timber benches stained.

24/9/2024

- Mowed all lawns and edges, excluding Lawver.
- Sprayed grass surrounding Park/Pool for Bindi and weeds
- Sprayed Elizabeth Bay Drive LHS for weeds.
- Cut down Tanika at short bridge behind pool.
- Removed dead branches from trees in Rosedale Park.

If you have any questions or issues with the gardening, please contact Brett Sims pacific.lakes@bfms.com.au

WALKABOUT WITH BARRY COLLIER barryscollier@icloud.com

Wow, haven't the Crimson Bottlebrushes in the estate been great this spring. Presumably as a result of the very wet winter and unusually warm spring. In the Central Coast LGA there are 10 species of Callistemon, of which 5 produce beautiful red flowers. One of those is listed as a threatened species, but on the peninsular between Doyalson and Swansea, it is fairly common.

Most native plants have evolved to rely on particular environments or soils and when planted out of those areas, often don't grow too well. When those species are very attractive, nurseries combine various species to produce a plant which survives well when planted in most areas. They are called cultivars.

When I see a crimson bottlebrush in a natural environment, I look at the foliage and environment to determine the species and as the species are often so similar, it can be difficult, but when I see those that have been obviously planted I just assume they are cultivars, as most of them are.



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

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Lake Group Strata

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