



PACIFIC LAKES ESTATE

DECEMBER, 2024 NEWSLETTER

Goodness, December already. A busy month with festivities in the lead up to Christmas for those who celebrate this holiday. If you are looking for things to do see <https://www.love-centralcoast.com/christmas-on-the-coast> for a list of activities. Free Santa photos are available at the Gallery Container in Toukley between Saturday 7th - Tuesday 24th December. See the above website for dates and times.

The grounds of the estate are looking their best, but when using the walking paths please be aware of increased snake activity. Snakes will usually try to avoid people unless they feel trapped. If you come across one stand still, wait, and then slowly walk away. Above average temperatures and rainfall is still predicted for this month. Pools are now open and residents and their guests need to observe the rules as well as ensuring active adult supervision of young children at all times. Please lock entry gates to the pools on leaving.

Dates in December

Community BBQ at the Community Hall, Sunday 8th Dec, 11am - 2pm

Santa Visit by Local Fire Brigade 21st Dec

Christmas Eve 24th - Celebrate New Year's Eve at The Entrance - enjoy a fun-filled family event from 5:30 pm to 9 pm with fireworks at the end of the evening.

Christmas Day 25th

Boxing Day 26th

Annual General Meeting for DP 270244

Date: Monday 9th December 2024

Time: 6pm

Venue: Club Munmorah, 550 Pacific Hwy, Lake Munmorah, 2259.

If you have not received notification of this meeting contact your neighbourhood manager for a copy. (Neighbourhood Manager list at the end of each newsletter)

An update from the Committee

There has been a delay in completing the decking due to issues with the bearers and joists and then the retaining wall, all requiring to be replaced at an additional cost to the community. Once the decking is finished, work will start on the front entry wall on both sides, which will be repaired, covered in Hardies Matrix panels, painted and the estates address installed. Then the irrigation system will be replaced and then the top pool issues will need to be addressed after this swimming season.

The repair works to the hall have also been problematic, the floor supports have been replaced, however, it was discovered that some on the metal bearers and joist and wall and roof support beams are badly corroded and need replacing, we are waiting an engineers report to plan how to best address these issues. Hopefully issues with the front gate have now been fixed.

Please remember our hall opening party /BBQ on December 8th at 11am to 2 pm There will be a free BBQ, soft drinks and live entertainment all on the new decking and in our hall, all thanks to Clint from THE AGENCY Real Estate.

When I think back over this past year, there has been a lot of things and works going on in and around the estate. With just two members on the committee, this has mean a high workload for both of us addressing the estates legal issues, working on the new Community Management Statement, arranging quotes, builders, suppliers and still addressing the day to day needs of the estate.

We would like for more eligible members of the community get involved in the running of the estate, so if you can, please join the committee. This can be accomplished by nominating at your subsidiary meeting prior to the AGM. Please contact Julia Peetz from BCS for more information.(email address at end of newsletter)

We have noticed a disturbing trend of some people when using the Rosedale pool are locking the pool gate in the open position, meaning the gate does not lock properly when closed, posing a risk of unauthorised entry to the pool area or worse, drowning. If this continues the committee will take action to address this issue which will affect the whole community, so please stop this practice, if you see someone locking the gate in the open position speak up and remind them of their responsibility.

Merry Christmas to you all.
Bob and Paul.

Proposed Chain Valley Bay Road intersection upgrade. You may have received a notice in your mailbox from Transport for NSW with the concept design plan. Construction is expected to commence next year, with specific timing not yet confirmed. If you wish to have your say contact Upgrade for Chain Valley Bay intersection - by 15th Dec at: yoursay.transport.nsw.gov.au/cvbupgrade

Be Aware of Possible
scams this festive season.

CAUTION

Is someone phishing for your information?

What is phishing?
Phishing is a fraudulent attempt by criminals to obtain and use personal and financial information by sending messages via SMS/text or email which appear to contain genuine links (URL) from legitimate companies or organisations.

Unable to confirm your address, your packages can't deliver, please check <https://www.bfms.com.au> as soon as possible

Your delivery attempt was unsuccessful. Please visit <https://www.bfms.com.au> for updates.

Final Notice: Please review your E-Toll account through <https://www.bfms.com.au> by next business day

DO NOT provide personal or financial information.

DO NOT click on the link.

DO contact the company direct to confirm legitimacy.

DO screen shot the message and report to: <https://www.scamwatch.gov.au/report-a-scam>

NSW Police Force
NSW GOVERNMENT

FACILITIES MANAGER REPORT -

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

Bylaw Inspections

General reminder of the following by laws. I will be focusing on the following breaches over the next few months to ensure that overall good practices are maintained throughout the estate.

- **Appearance of the Lot**

Lawns and gardens are growing very quickly with the heat and rain we are experiencing. Please make sure lawns and gardens are adequately maintained to ensure they do not get out of control.

- **Car Parking**

Some cars are parking in a manner that is causing damage to the lawns. Please observe the Bylaws and only park in accordance with the by laws. Vehicles causing damage to the lawns can result in a breach of bylaw due to the appearance of the lot

- **Bins**

Reminder that bins must be kept behind the building line and out of sight from the street.

I have been monitoring bins over the last few weeks and noticed there are more being left out the front or stored incorrectly.

Retaining Wall and Decking

Advice received from the Town Planner giving the go ahead for the works to commence on the retaining wall.

A Large portion of the retaining wall has been installed and the decking is now being laid up to the wall. We expect the area in the picture below to be complete in the first week of December.



Community Hall

Partition has been built to prevent access to the area where flooring has been removed.

The builder will work until the 20th December and resume in January.

The Main Gate - The exit gate had a broken wire under the road between the control box and the safety beam. A battery operated sensor was installed. Once operational again the Sun Sensor that controls the gate failed due to water ingress and has been replaced. The Maintenance contractor is confident the gate will now function reliably.

Boundary Fence Repair - Radford Place Visitors Car Space

Footpaths -

- Site inspection by a contractor. BM trying to find less expensive alternate solutions to repair footpaths affected by tree roots.
- Replaced Damaged garbage bin
- Replaced some split timber along boardwalk

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

Tuesday 5/11/2024

- Sprayed all roundabouts with Round Up
- Hand weeded large weeds through all roundabouts, cul-de-sacs and gardens at Woodbridge Park.
- Removed all exposed roots from playground.
- Turned and levelled pine bark in playground.
- Lifted and thinned dead branches from Tuckeroo at 20 Winchester.
- Blew down areas worked of debris.

Tuesday 12/11/24

- All lawns mowed and edges cut.
- Debris blown.
- Leaves collected and removed in various areas.

Tuesday 19/11/24

- Hand sanded 2 tables in Lawver park
- Finalised sanding in Rosedale park

- Coated all tables with timber oil
- Sprayed Elizabeth bay drive and commercial area
- Sprayed Rosedale and Woodbridge park
- Pruned lilly pilly in Rosedale pool
- Cut ground cover backing garden bed in Rosedale park
- Hedged lilly pilly In Woodbridge roundabout
- Cut fallen tree on Elizabeth Bay drive, remaining trunk left in garden bed
- Blew down LHS of Elizabeth bay drive and Quisenberry drive
- Excess leaf litter in commercial pool area
- Returned bins to bin bay

Tuesday 26/11/24

- Mowed all lawns and edges.
- Push mowed interior pool lawn.
- Hand weeded garden beds and roundabouts.
- Blew down site of debris.
- Half bag of green waste taken off site.

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

It is now December and the beautiful Bonnet Orchids (*Cryptostylis erecta*) are in flower. On the Central Coast they are very rare away from the Hawkesbury Sandstone and quite common in the Hawkesbury Sandstone areas.

Near the emergency gate at the end of Rico Close, the northern corner of the estate is a magnificent old Sydney Red Gum and on the gate side of it is the largest stand of Helmet Orchids I have seen outside of the Hawkesbury Sandstone. In the February 2021 newsletter I wrote about a similar stand of these orchids, not quite as large a stand as in this newsletter. This species is rather well camouflaged and the more you look, the more you see, but it is so easy to tread on one when you first arrive.

While wandering through that bushland I found a few individuals and a few more specimens of the Large Tongue Orchid (*Cryptostylis subulata*), including a stand on the other side of this tree. Orchids are believed to be the most highly developed plants in the world and the genus *Cryptostylis* is an exceptional example. The species pretend to be

female wasps and rely on male wasps trying to mate with them for pollen distribution. Another interesting factor is that in that species of wasp, the males hatch out a fortnight before the females.

I know these flowers would be lovely in a vase, but please don't pick them. Picking flowers from garden plants is no problem because those plants are planted by people. People don't plant native plants in bushland. Instead they rely on seeds falling from flowers after they have finished blooming to maintain their presence in bushland. If a flower is picked, a group of those seeds they rely on for retaining their presence will be removed.



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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