



PACIFIC LAKES ESTATE

FEBRUARY, 2025 NEWSLETTER

Hello again. I hope you are all coping with the crazy weather we are experiencing. Don't forget to also take care of all our furry and winged friends by making sure they have access to a cool spot and plenty of water. I felt for the gardeners on Tuesday, out in that horrible heat, yet doing their job. With more storms predicted this month it's time to clean out gutters and store any loose items which may pose a danger if picked up by strong wind gusts.

A reminder to close all gates (including pool gates) within the estate for the safety of all residents.

Currently our fire danger is moderate but please keep up to date on risks using the **Hazards Near Me NSW** app.

The newsletter may look a little different from March onwards as Michelle O'Haire will be taking over the role. I thank all those who have sent positive messages regarding the newsletter over the past years, and I hope you all support Michelle in her new endeavour.

If you have your email registered with BFMS (the estate Facilities Manager, Brett) then the newsletter will be sent to you, the committee recommends and encourages you to send Brett your email address for easier communication. pacific.lakes@bfms.com.au

Key Events in February

Valentines Day - Friday 14th
Love Lanes Festival - 15 Feb 2025, Wyong
Girrakool Blues Festival - 28 Feb 2025, 46 Marine Parade, The Entrance

Important Numbers in case of emergency:-

000 - Ambulance, police or fire
132 500 - State Emergency Services
13 13 88 - Ausgrid 24hrs outages and emergencies
13 20 80 - Essential Energy emergency

An update from the Committee

The NCAT ordered repairs to the commercial area decking and retaining wall work are nearing completion and then work will begin on the front wall (yellow painted wall at the entry to the estate) this will be repaired and the Hardie Matrix panels attached and painted.

The new Community Management Statement(CMS) has been finalised by the committee and is with our lawyers to complete the recent updates, then once it has been sent back to the committee it will be put out to the community to review, then the committee will arrange for a bit of a " town hall" style of a meeting where the community can ask any questions

they may have on the new CMS then the community will need to vote and approve the new CMS.

Still the committee is receiving many complaints about By-law breaches, bins not being put away, cars parked on the road or lawn, front yards not being maintained neat and tidy, trailers being park in the front yard / driveway.

By law breach issues has been raised many times in the past in this newsletter and on the estate Facebook page, but they continue.

Our Facilities Manager has been instructed to send out breaches notices in the first instance, then continued breaches will be dealt with by the estate's management who will issue NCAT attendance notices where large fines can be issued by the government. This will cost the estate a large amount of money, so please just abide with the by laws we all agreed to when moving into the estate. A copy of the bylaws can be found on the estates web site.

Are you a Pensioner who is Asset Rich and Cash Poor

As we live longer some of us run out of money to support our life style. This article presents one option available. The article should not be used as guidance or advice but just information on what is available. Pensioners and self funded retirees may be eligible to apply for a Federal Government HOME EQUITY ACCESS SCHEME through Centrelink. It is similar to a Reverse Mortgage where you receive payments which are repayable fortnightly (along with your pension) or in lump sum or combination of both. It is of course repayable from your estate or when you sell your property.

The interest rate is currently compound 3.95% calculated fortnightly. You can receive payments up to an additional 50% of your pension and is paid into your same nominated bank account. It would appear reasonably easy to qualify but is based upon the assets offered, your age and other qualifying factors. It is available to single pensioner or a partnered application where both are eligible to apply.

If you would like more information you can contact servicessaustralia.gov.au/homeequityaccess, visit Centrelink or ring 132300. Again we stress this is for information only and the community is not responsible for your actions. We advise contacting a financial adviser and family members before proceeding.

Last week the committee received a letter advising us the Julia Peetz has tended her resignation from BCS. The committee would like to thank Julia for all her work, her professional approach to how the estate has been managed and we wish her all the best for the future. Chloe Richards will be appointed on Monday, the 3rd of March. In the interim, Marie Gomez will continue to manage the day-to-day management of the estate.

In the event of an emergency evacuation

In addition to the main gate there is a vehicle exit gate off Rico Close which leads onto the highway. This gate will be unlocked in emergencies. Also there is a pedestrian gate exit onto Elizabeth Bay Drive on the southern end of the estate behind Woodbridge Drive. Residents should make themselves aware of these exits.

Kind Regards,

Paul Buchanan

Chairperson and Secretary
DP 270244 Association Committee

FACILITIES MANAGER REPORT -

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

FROM SERVICES NSW WEBSITE

As the new year has started there are a number of services available.

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) or bottled LPG household, per financial year. Our estate is an embedded network (on-supply).

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

Active and Creative Kids voucher for each eligible child. Applications for voucher 1 – 2025 are open now. The voucher is valued at \$50 and:

- is available twice a year
- can be used for [eligible active or creative activities](#) with registered providers
- must be redeemed before the expiry date on the voucher.
For eligibility see <https://www.service.nsw.gov.au/active-and-creative-kids-voucher>

Savings Finder - a range of savings are available to individual and families.

Visit <https://www.service.nsw.gov.au/campaign/savings-finder> to see what savings are available.

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 - NB dates go in reverse order

Tuesday 28/1/25

Sprayed weeds through Lawver park, Woodbridge park, back pathways and pool area gardens. 2.3L roundup. Hand weeded large weeds whilst spraying. Cut up and removed large fallen tree branches across site.

Tuesday 21/1/25

Mowed and snipped all lawns around site. Removed fallen palm fronds from front lawn areas.

Collected large sticks and branches. Blew down all areas of site.

Tuesday 14/1/25

Sprayed weeds through Woodbridge park, alley ways and roundabouts with Hand weeded large weeds. Pruned Star Jasmine and Tidied roundabouts, Woodbridge crescent, Winchester drive Radford place. Cut up and removed large Eucalypt branch. 4 bags green waste. Blew down all debris made.

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

WALKABOUT WITH BARRY COLLIER barryscollier@icloud.com

I have mentioned before about amazing creatures living in the estate. Some time ago I found an amazing creature on a Scribbly Gum in Rosedale Park. I have finally found someone who knows what it is and it is a Pseudoscorpion.

You have probably heard of Scorpions with bodies around 20cm long and crab like claws, along with serious venom. Pseudoscorpions body lengths 3-8mm. If they were venomous,

Pseudoscorpion fangs would be too small to penetrate human skin and the amount of venom would be so small that even if it was venomous, the quantity would be too small to harm a human.

One good feature is that they kill insects listed as nuisance to human homes.



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 PI	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 Blacksbury 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: Marie Gomez

Phone: (02) 4927 4600

Email: to be advised

CSTM Strata Group

Appointed Manager:

Tahlia Tuxford

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Phone: (02) 4355 7100

Lake Group Strata

Appointed Manager: Kerrilyn Jeffery

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