


NEWSLETTER

MAY 2025



 Links in this newsletter are clickable. Look for this symbol

Welcome to the May Newsletter.
Firstly a big Happy Mother's Day to all our Mums & Grandmas. However you celebrate, enjoy your special day.



The Newsletter survey has closed and I will be going through the results in the next few weeks.

Don't forget to vote Saturday 3rd May. Our closest polling booth is Lake Munmorah High School, Carters Rd, Lake Munmorah. 8am-6pm

Wishing you all a wonderful month ahead,
Michelle.

From the Commitee:

Thank you to all who attended the two information meetings at the hall in April, this was a opportunity to gain some information that the community will be asked to vote on at the special general meeting being held on May 8th in the community hall at 6pm.

The front wall has now been covered in the Hardie Matrix panels and if the rain stops it will be painted ready for the sign writer to install the Pacific Lakes Estate name, our logo and address.

To finalise the NCAT orders, we will be voting on the repairs to the commercial area pool that will be starting immediately afterwards. We will add some more plants and mulch to the gardens along Elizabeth Bay Drive and that will finish the ordered works. The engineering report on the additional hall floor repairs is almost complete, this will be followed by the work they specify. The committee is committed to ensuring these works are maintained in good order.

The swimming pools will close from the 4th May until summer.

The committee would like once again to remind all residents and lot owners about the estates by laws and that you must abide by all of the by laws.

An Occupation, Health and Facilities audit has been completed and we await the findings

This Month:

Federal Election Saturday 3rd May
Mothers Day Sunday 11th May

Special General Meeting

In the Hall
Thursday 8th May
6pm

Emergency numbers:

000

Ambulance, police or fire

1300 130 147.

GP Access After Hours

132 500

State Emergency Services

131 388

Ausgrid 24hrs outages

132 080

Essential Energy
emergency

Have a concern about your community?

Please remember that, in most situations, any concerns should initially be addressed to your neighborhood rep or neighborhood manager for resolution. If necessary, they can escalate the issue to the committee for further action. You can find your manager's details on the last page of this newsletter.

Walkabout with Barry Collier

barryscollier@icloud.com



In the December and January newsletters I wrote about snakes trying to point out that although potentially harmful, I wouldn't class them as dangerous.

In the January newsletter I wrote about some of my experiences with snakes, but due to staff problems that newsletter was not sent out, but it is viewable on the Pacific Lakes Estate website.

I was recently checking files on my computer and came across a life history written by me about 20 years ago. In that was a chapter on my experiences with snakes, so I have decided this month to write my experiences with snakes not shown in the January newsletter.

On one occasion, we were in the Widden Valley, with the Flora and Fauna Society. We were climbing up a steep hill and Elaine decided she had had enough, so she said she would wait there for us to come back. When we got back, she remarked on the friendly lizard she had found. She had the toe of her shoe under its chin and was stroking it back and forth. The lizard appeared to be thoroughly enjoying. But then I took a closer look and said "please stop, and remove your foot slowly. It was the biggest Death Adder I have ever seen. It just moved away and with its perfect camouflage, disappeared. Some of the others wanted to see it, but we could not find it.

One day, while surveying at Raymond Terrace, we had to cross a creek, which was just too wide to step over. I decided to use the theodolite as a vaulting pole and vaulted over it. As I was flying through the air, I looked down at where I was going to land and thought, that bit of black hose wasn't there this morning, and landed on it. It was a Red-bellied Black Snake. It got as big a fright as me and just took off. One of my chainmen decided to kill it, something I was not happy about, and it was 1 ½ metres long.

On another day, I was working in long grass near Cardiff and trod on a Red-bellied Black Snake. We both got such a shock, we took off like rockets, but in the same direction and I trod on it again. This time we took off in different directions and I never saw it again.

As I stated in January, when you are in the bush, just watch where you are walking and if you see a snake, don't disturb it. In fact, just stand still and wait to see what it does. If it moves away, stay still until it is gone and then continue your walk. If it doesn't move, then walk slowly away from it. If you jump up and down with fright, the snake may think you are about to attack it and it may decide to attack you first. I have come across many snakes in my bushwalking experiences and none react to people standing still, or moving slowly away.



WHATS HAPPENING IN OUR COMMUNITY

COMING SOON

As Many of you have suggested in the recent survey, I am excited to launch a new section of the newsletter where you can share positive news, shout-outs, social group invites, and other community announcements! Want to recognize a neighbor, start a book club, or celebrate a milestone? Here's your chance.

Submission guidelines:

- Keep it brief! Due to space limits, announcements must be short.
- First-come, first-served: Submissions will be printed in the order received.
- All submissions must be signed with your name and a contact email (only your name will be published).
- Please keep messages kind, thoughtful, and positive.

Submit your announcement by the 21st of each month to Michelle-email

plenews.lm@gmail.com

Let's build a stronger, more connected neighbourhood. I can't wait to hear from you!



Facility Manager's Report

The main gate Access Control system, including alarms Intercom and CCTV tenders received are being evaluated to determine the best system available to suit your future needs. Until that is completed the intermittent problems remain but will probably not be too noticeable except that new programmable numbers into the Intercom are still not available.

The entrance front wall construction works consisting of the structural repairs and new Matrix cladding all made good timing this month through heavy rains and the public holiday delays. Painting and new signage will now follow.

The next major project will be to complete the NCAT repairs to the Community Centre Swimming Pool. Preparations are being assembled but we are waiting on final approvals to commence, that will be a good 8 – 10 week project throughout winter.

The new decking completed last month had some final detailing and painting finishes applied during this month.

We are pleased to advise that all stationary abandoned vehicles in the visitor carspaces have now been moved particularly along Quisenbury Dr.

The Risk and Safety Audit of the entire property of DP270244 has been completed and we await their final report and any recommendations they may have.

By Law inspections will continue on a weekly basis and will focus on Bins, Parking and Rubbish breaches.

Communication is highly important within the Estate and is mostly transmitted by Email. Unfortunately we have found recently that some contact details on our address list have been outdated. Therefore if you are new to the Estate or have changed contact details recently, could you notify your area representative who will advise us or send it direct to pacific.lakes@bfms.com.au . This will apply to all owner and rented properties.

Gardener's Report:

29/4/25: Mowed all lawns and snipped all edges. Couldn't mow some areas due to intense weather conditions in the week prior. Sprayed weeds in commercial area car park. Blew all areas worked of debris.

22/4/25: Sections of mowing started, day cut very short due to heavy rain.

15/4/25: Pruned two sections of Lomandra's near main central roundabout in Quisenberry drive. Hard Pruned Callistemons left hand side of Quisenberry drive. Blew commercial area and pathways wrapping around site.


Tip run. Started pruning Callistemons back to knuckle in Lawver Park.

8/4/25: Cut back Lomandra's and Pennisetum's along road near pool area and in Roundabouts either side of Rosedale Park. Sprayed weeds in areas worked. Sprayed grasses in garden bed outside pool area. Blew down areas worked. Tip run.

1/4/25: Mowed all lawns and parks. Snipped all edges and banks. Blew down all areas worked. Sprayed weeds around pool.



Estate Reminders

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.

- 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.



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

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
- General repairs to common property



Your Neighbourhood Managers

| 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 Blackburg 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 |

BCS Strata
Appointed Manager: Maria Gomez
Phone: (02) 4927 4600
maria.gomez@bcssm.com.au

Lake Group Strata
Appointed Manager: Kerrilyn Jeffery
kerrilyn@lakegroupstrata.com
Phone: (02) 4942 3305

CSTM Strata Group
Appointed Manager: Tahlia Tuxford
tahlia@cstm.com.au
Phone: (02) 4355 7100

End.