

BRUNSWICK NEWSLETTER VOL 2 No 2

FROM THE CHAIRMAN

1st September 2015

As from today you can now receive your Newsletter electronically as well as copies of Executive Committee Minutes and Agendas by visiting the new Brunswick Homepage at the following link.

<https://sites.google.com/a/brunswickterrigan.com/the-brunswick/>

The 2015-2016 committee is but three months old and we are generating new approaches to our work within the Brunswick community. Already, this is Newsletter 2, our website is active, there is more communication by email and above all there is a realisation of the vast amount of work that is required to keep the Brunswick on a steady course.

For those of you who have not experienced a spell on the executive committee please let me explain that it is far from attending a meeting for a couple of hours once a month. Between meetings, members of the executive are spending many hours in investigation of complaints and problems, obtaining and checking quotations for work, developing cost saving measures to ease the load on our exchequer, and above all working to make life better within the Brunswick.

Bear in mind that all members of the executive are volunteers with many years of experience in various fields who are willing to do their utmost to produce the best results for our community.

With this in mind we are very much aware that there are owners with expertise within our complex and it is our desire to tap this store of knowledge by co-opting willing participants to assist us in our efforts.

It is hoped that these experts will assist in specific sub committees, each unit driven by and reporting through a committee member. Immediate areas of interest of course are the painting project and the Ten Year Plan.

It doesn't stop there of course, and other teams will be formed to involve the community in the management of this beautiful complex.

If you have a desire to assist, please contact the secretary on secretary@brunswickterrigan.com. Alternatively you may write and leave the correspondence in the mailbox at Stage 1.

The Committee would like to say a thank you to Ann Connings in Unit 61 for putting out the waterproof container in which to place the local papers.

Geoff Yates
Chairman

PARKING

There are still a few individuals who are ignoring the By Laws on parking within the complex. The situation is clear enough.

An owner or occupier of a lot must not park or stand any motor vehicle on common property except

BRUNSWICK NEWSLETTER VOL 2 No 2

with the prior written permission of the owner's corporation.

Please note that areas in front of garage doors and visitors car park spaces are common property.

Your Committee will do this with great reluctance but we do now give fair notice that those residents who choose to continue to flaunt or disregard the By Laws (without good reason being communicated in writing to the Committee) will receive a Notice to Comply. Failure to comply with such a notice may result in financial penalties.

GARDENS

Members Of the Executive Committee recently conducted an audit of the garden areas within the complex.

During the walk around we noticed that some units had garden hoses across pathways and gardens and a number of pot plants have been poorly positioned on common property. For the safety of all Occupants and Visitors could you please ensure that the area in front of your unit is tidy with no hoses lying around and pot plants being safely positioned.

PAINTING

We are making progress! We have now had two professional organisations survey the property and report on their findings. This information will be brought to your attention when the EGM is called. The reports we have commissioned

were from Tyrell's Property Management and Dulux Paints.

We aim to tie in the painting of the complex with The Ten Year Plan. As you may be aware from July 2009, all strata schemes are required by law to have a 10-year sinking fund plan in place (Section 75A of the *Strata Schemes Management Act 1996*).

The 10-year plan must be approved by owners at an annual general meeting (AGM) and must be reviewed and adjusted, if required, in the first five years.

We aim to deal with both the painting of the Complex and the approval of The Ten Year Plan at the EGM.

We would like to thank those residents who have contacted us with their views on both the painting and the Ten Year Plan. Please free to contact us with your input. All contributions are tabled at Executive Meetings.

Do you have an opinion on the **current colour scheme**? Let us know your thoughts.

If you have items for the Newsletter please contact us.

HOUSE PRICES

You may be interested to know that within Terrigal during July 2015 there were a total of 30 properties sold. Prices ranged from \$375,000 for a two-bedroom villa, through to \$910,000 for the sale of a three-bedroom house.