

The Brunswick - Newsletter

Volume 2

February 2017

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



On Tuesday 21st Feb at 10:00am the first regular site meeting for the Painting Project was held, attended on our behalf by Wayne Brown and by the Higgins Supervisor and Foreman. These meetings will be a regular feature of the program and updates will be sent to all residents as news becomes available.

We will try to make sure all residents are given adequate notice before washing and painting takes place at their home and apologise if anyone has been inconvenienced to date.

The weather forecast for the end of February is for more rain so while the washing will go ahead the painting itself may be delayed.

Wayne Brown

If you have any comments you wish to make about the Painting Project please contact one of the following and please do not approach any of the Higgins staff directly.

Bob Hornby 0402 623 398 (the main contact from 6th March onwards)

OR

Wayne Brown 02 4385 6480 (until 6th March)

In the event of an emergency where you urgently need an electrician, plumber or other tradesman after hours you may contact Robert Price, our Strata Manager, on 0419478854. The regular contact for our friendly and helpful Strata Manager is 02 4382 4003 or by email debbie.price@georgebrand.com.au



Recycling our waste in The Brunswick is easy and has become a daily activity for many residents that has real benefits for the environment. When you recycle, you help save important natural resources like minerals, trees, water and oil. You also save energy, conserve landfill space, decrease greenhouse gas emissions and reduce pollution. Recycling closes the resources loop ensuring valuable resources are not land-filled. Instead they are put back to good use, making much less impact on our environment in the remanufacturing process the second time around.

Our yellow lid bins are for recycling only.

For your convenience recycling posters are located in bin collection areas with tips on what is recyclable and what isn't. This saves us from having to transfer rubbish from the recycling bin to the red bins.

Recycling dumped in plastic bags contaminates the bin contents so none of the bin contents can be recycled.

Please try to flatten all boxes as this increases the available space in the bins.

Polystyrene belongs in red bins, as it is not recyclable.

Large unwanted goods should be saved for a Council street pick up. All owners can have 6 of these each year.

By-Laws

Strata schemes are effectively small communities where the activities and attitudes of residents can have a significant impact on the satisfaction and enjoyment of others. Therefore, it is important to be aware of your **responsibilities and obligations** when you own or live in a strata unit.

By-laws are rules made by the owners' corporations that the owners and tenants in a strata scheme must follow. Each strata scheme has its own by-laws, which are a set of rules that govern such things as the behaviour of residents and the use of common property. The by-laws apply to all owners and residents of a strata scheme. The by-laws can vary significantly from scheme to scheme and it is important to understand which by-laws apply to your scheme.

Some residents are more conscientious than others when it comes to our by-laws.

A number of residents have complained in recent times about other members of the community disregarding by-laws dealing with:

Parking – the by-law states, “An owner or occupier of a lot must not park or stand any motor vehicle on common property except with the prior written approval of the owner’s corporation”.

Children playing on Common Property – the by-law states, “An owner or occupier of a lot must not permit any child of whom the owner or occupier has control to play on common property within the building or, unless accompanied by an adult exercising effective control, or to remain on common property comprising a laundry, car parking area or other areas of possible danger or hazard to children”.

The Strata Committee has formed a Sub Committee to review our by-laws and to make recommendations to the next AGM. If you wish to have your say please contact the Strata Committee Secretary on: secretary@brunswickterrigal.com

A full copy of the existing Brunswick by-laws is available on the website – <https://sites.google.com/a/brunswickterrigal.com/the-brunswick/home/by-laws>

If you want to learn more about By-laws go to the
Department of Fair Trading site at
<http://stratalaws.nsw.gov.au>

New Residents

The Strata Committee Chairman John Barton and committee members warmly welcome on behalf of all residents the following newcomers to The Brunswick.

Lot 53 Lisa Velickovitch

Lot 39 Sandy and Murray Vaughan

The Strata Committee also recognises the lengthy and considerable contribution made to the work of the Brunswick community by Les Simmons who has just announced his retirement from the Committee. Les has been a major contributor to the work of the Committee and a tireless worker out of committee time. He has given countless hours of his own time to work on a number of projects including the gates, the pool, the electric light bollards, locks and key remotes and a host of other things. He will be missed. Les and his wife Margaret will soon be leaving to move elsewhere on the Coast. We wish them well. Thank you Les for your contribution to our community.

As you are all aware the Committee is looking for a replacement for Les and we have called for expressions of interest to fill this casual vacancy.

Smoke Alarms Maintenance

On behalf of the Strata Committee we apologise for any shortcomings with the smoke alarm checking and maintenance procedures. Our Strata Manager Robert Price has assured us the process will run far more smoothly in the future. The technicians appear to have done a great job but the support was less than satisfactory.

In General

In other news from the Strata Committee we are pleased to announce that the much-needed repairs to the creek bank on the northern side of the property have been completed.

We are in the process of changing the entry/exit to the swimming pool with a new gate mechanism that will require the use of your house key to both enter and leave the pool.

The Terrigal Drive gates are to be strengthened in order to improve security.

The next meeting of the Strata Committee will be held on Tuesday 7th March and you will soon receive the Agenda.