

The Brunswick Newsletter

Painting Special

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READ THE COMPLETE NEWSLETTER ON EMAIL OR THE WEBSITE

The full Newsletter is sent to residents by email (if we have your address) and can be viewed on *The Brunswick* Website at the address below. Past Newsletters, Executive Meeting Agendas and Minutes and a host of other useful reference material is also available on the website. Cut and paste into your browser.

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

From the Executive Committee

The Brunswick **Painting Proposal Information Night AGENDA**

**Erina Fair Meeting Room 3, commencing 7:00pm
Wednesday 20th April 2016**

1. Welcome
2. Introduction from the Chair:
 - The 2015 AGM proposal – in brief
 - The work of the Painting Sub Committee
 - Outline of current proposal
3. Introduction of:
Mr Peter Hayward – Account Manager, Architectural Coatings, PPG Pty Ltd
Mr Bruce Crawshaw – Architectural Coatings, PPG Pty Ltd
4. Introduction of Mr Russ Burnet – Financial/ Legal Advisor to EC (Brunswick Resident) to outline methods of financing the proposal
5. **Open Forum – please be prepared to accept that we wish to allow as many residents as possible to speak and the meeting will be run accordingly**

The Executive Committee 2014/15 under the leadership of Clyde Wyborn spent a lot of time preparing a submission to the AGM to re-paint the Brunswick Complex. Mr Wyborn in particular put in a huge amount of time and effort preparing a submission to re-paint The Brunswick over a period of time and to stage the payments. The proposal was put to the AGM in July 2015 and a robust and inconclusive debate ensued. At the AGM the following minute was recorded:

- 15. Painting:** DEFERRED that the Owners – SP72924, agree pursuant to section 76 (4) of the Strata Schemes Management Act 1996 (NSW), to raise a Special Levy of \$150,000.00 each year for the next five years to cover the cost of repainting the complex.

Since that time the 2015/16 Executive Committee chaired initially by Geoff Yates and subsequently by Wayne Brown has developed and reshaped the proposal. A great deal of work has been done not only by the Executive Committee but also by the Painting Sub Committee chaired by Wayne Brown. We would like to thank the members of that Sub Committee for their efforts. These efforts have taken a lot of time. We apologise to anyone who believes too much time has been taken to get us to this stage but we are all volunteers and this is not the only task we are charged with.

In addition to the option tabled at the last AGM in July 2015 a second option has been developed to re-paint the complex in a shorter time frame with an option to borrow the funds needed in order to avoid raising a Special Levy. Looking into the second option, contact was made with a number of consultants namely:

Tyrell's Pty Ltd

Dulux Paints

and the Bristol Decoration Centre- Erina, and this latter contact led to us making an appointment with Mr Peter Hayward of Architectural Coatings.

Discussions with consultants have been wide ranging and have covered a number of topics such as:

Specifications

Scope of works

Dilapidation study

Rectification and wash down

Colour scheme

Supervision

Choice of Paint

Costs and Finance

Timing

Access

Storage

Sequence and staging

Common Property/Private Property

Selection of Contractor

Contracts

Etc.

Throughout the process information has been made available to residents from time to time via Newsletters and Minutes of meetings. We now feel we are at the stage where we can present details of our proposal at an Information Night prior to the next General Meeting.

OTHER MATTERS

NOISE

At the Executive Committee meeting held on 5 April concern was expressed about the numbers of tradesmen operating within The Brunswick out of normal hours.

The guidelines for what is acceptable are on the State Government Website

<http://www.epa.nsw.gov/noise/neighbourhoodnoise.htm>

The golden rule is to restrict noise especially before 7.00 am and after 8 pm (7.00 to 8.00 on Sundays and Public Holidays).

The website also offers this advise:

What is music to your ears may just be noise to your neighbour.

Try to make sure that your activities at home do not become a nuisance to others by showing them some consideration. People can become extremely upset by noise they have no control over. Noise can aggravate stress, particularly if sleep is disturbed, as fatigue can result in heightened sensitivity and irritability. Here are some things you can do to keep the peace in your neighbourhood:

- Let your neighbours know in advance if you are going to be doing something noisy like having a party, doing building work or using a chainsaw, etc. Most people appreciate the courtesy and will be less likely to complain. They can also get away from the noise if they really need to.
- Be mindful of your neighbours when playing amplified music or using power tools etc, even within the times permitted by the Noise Regulation. Remember, offensive noise can occur at any time.
- Keep the noise in your backyard or on your balcony down so it won't disturb your neighbours, especially during the evening and at night.
- Avoid revving your car's engine repeatedly when you turn on your car's ignition. Also, remember to turn the car stereo down when coming home late at night and try not to slam doors.

- Choose quiet models when purchasing or hiring garden equipment such as leaf blowers, string trimmers, edge cutters and lawn mowers.
- If possible, use a broom or a rake instead of a leaf blower. If you must use a leaf blower, don't start too early, use it for short periods and avoid revving it repeatedly. These devices are often much quieter but just as effective when used at around half the maximum power.

In addition to these regulations we are all bound by the By Laws for the Brunswick. The first By Law clearly states:

An owner or occupier of a lot must not create any noise on a lot or the common property likely to interfere with the peaceful enjoyment of the owner or occupier of another lot or any person lawfully using common property.

SECURITY

Concerns have also been expressed about the number of people who seem to be able to access The Brunswick. It would seem that the gate access codes are well known to tradesmen, pizza deliverers and a significant number of guests. This is most apparent in the summer months when "visitors" often use the pool. A suggestion has been made that we look to change the gate codes.

We will not take any action on this without taking your views into account. Please send your thoughts to the Executive Committee Secretary
secretary@brunswickterrigal.com