

The Brunswick Newsletter Christmas Special

Volume 2

November
2016



PREVIOUS COPIES OF THE NEWSLETTER ARE ON THE WEBSITE

Previous issues of the Newsletter can be viewed on *The Brunswick Website* at the address below – for best results cut and paste the link into your browser.

Executive Meeting Agendas and Minutes and a host of other useful reference material are also available on the website.

The website address is: -

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

From the Chairman

The Strata Manager is settling in well. We are all now experiencing appropriate communication with the Price team at George Brand Strata, and belatedly I welcome Rob, Debbie and Tiffany to our Brunswick community.

Your committee (EC) has been very busy and focused on both the day-to-day running of the Brunswick as well as strategic planning for future necessary projects. I ask that you do read the Minutes of our meetings when they are issued.

It's probably useful to remind ourselves that the key role of EC is to address strategic issues such as budgets, 10 year plans and major works (such as swimming pool refurbishment), whereas day to day issues are managed by the Strata Manager. Your EC is working for all 59 Owners, not just a selected few.

The proposed painting program should be presented to the owners at an EGM planned for mid- December 2016. This will be a most important meeting and I ask you now to advise Richard Lornie or me if you will be away at this time.

Planned maintenance programs are being considered for gutters, inaccessible windows and smoke alarms.

As you know, the Brunswick welcomes pets; to this end we maintain a Pets Register to ensure all is well with both our owners and their friends. Please refer to By-law 16 regarding this and I ask you all to confirm your 'extended family' with our secretary secretary@brunswickterrigal.com

As a Committee we are pleased with the work of our Gardener Brett and hope that you too appreciate his efforts and his dedication.

We have also experienced recent challenges regarding unapproved structures, and you will already have received an early notice regarding this. Please take this matter very seriously as such structures do have both insurance and property sales/legal implications.

I want to thank Richard Lornie for maintaining our Brunswick homepage in such good shape. It is a very useful resource that I recommend to you. We are now looking at providing a Bulletin Board to provide further useful and practical information on daily living at the Brunswick.

Recent sales of units in excess of \$1 M indicate that the Brunswick maintains its reputation as one of the most sought after gated communities on the Central Coast with property values. Your EC is committed to continuing this trend.

In closing , I wish our neighbours and longstanding residents Trish and Billie Coote best wishes on their move to Forresters Beach. Billie has been a stalwart past member of the EC, providing many unacknowledged services at a personal level. We will miss their community mindedness.

John Barton

The Pool



In with the new....



Out with the old.

The swimming pool's sand filters have recently been replaced and the plumbing upgraded. The two photos tell the story quite well.

Committee stalwart Les Simmons reports that the new system, installed at a cost of \$3530.00, is working perfectly.

There are a number of other aspects of refurbishment that your Executive Committee is investigating. We will keep you informed of our plans.

Les Simmons



With the approach of warmer weather residents will soon be enjoying the pool. Our collective enjoyment of the pool will be greatly enhanced if all individuals follow some commonsense guidelines.

- Access to the swimming pool is between 7am and 9pm. These hours have been put in place in consideration of nearby residents. It would be greatly appreciated if these times were strictly adhered to.
- An adult must supervise all children under the age of 12 at all times.
- Alcohol should not be consumed within the pool grounds. No smoking please. Scooters, bikes and skateboards should not be ridden in the pool area.
- The pool is for the use of residents and not the wider community or uninvited "guests". To avoid embarrassment to non-residential visitors, it is recommended that a resident accompany their visitors to the pool area.
- Please help to deter uninvited visitors to the pool by ensuring you keep the gates to the complex locked at all times. If you believe there are people using the pool that do not live in the complex, please notify the Strata Manager.
- Please remove all personal items on departure. No pool toys, furniture etc. are to be stored in the pool area.
- As with any community pool, please do not bring glass into the pool area and please abide by notices on the pool gate and within the pool area. All rubbish is to be removed on departure. Bins are not provided in the pool area to avoid attracting unwanted wildlife and/or vermin.
- Try to prevent children from using the underwater light housings as footrests. A lot of expensive damage was caused in this way last season.

Water Meters

The EC was recently asked to determine whether it might be possible to have our water meters read on an individual Lot basis in order to ensure we have a fair and equitable user pays system. The outcome of our deliberations was that we believe the present system, while not perfect, should stay as is. This is the background to our reasoning.

To bring about any change to the existing system firstly we have to add a special by law to allow this to be done. There would be a small cost involved in doing so and the By Law would need to be passed at an EGM or an AGM. The Strata Manager would then have to open a separate trust account for this system, as the Strata Manager will be the one paying Council for each water account.

The new procedure would mean arrangements would have to be made with Central Coast Council to send all water accounts to our Strata Manager. The Strata Manager then crosses out the actual usage charge on each reading. Other fixed charges such as sewer service, water service and low-income rebates remain as is. The revised lower amount is then written above the Council entry. The Strata Manager then arranges for all individual meters to be read and there would be an additional charge for this service. The actual water usage for each owner is then calculated.

Owners corporation (common property) water usage is then calculated by subtracting the total of the individual meter readings from the Council Meter usage reading. This figure is then divided by the number of units either equally or by the unit entitlement method (in the same way our levies are calculated). Common property water usage is pool and car washing, plus any garden watering using water from the council mains. The actual water used plus the calculated amounts used for common property are then added together.

The total used by the unit is then multiplied by the cost per unit (usually kl). This amount is then invoiced separately to each owner together with his or her Council account. The owner then pays the revised Council water account plus the invoiced water account from the Strata Manager into the special trust account. The Strata Manager then sends separate amounts to Council for the 59 owners.

The calculations can be done with a fairly simple spreadsheet and matrix but there are other problems to consider. If an owner doesn't pay their account or is late paying it, which amount is outstanding? Is it the amount Council has calculated or the lower (or higher) amount calculated by the Strata Manager? Furthermore the cost of paying for 59 meters to be read would be considerable and coordinating the meter reading dates would be difficult if not impossible as Council do not read their meters on any specific day.

In conclusion, while the present system is not fair to all, the process needed to change it presents its own problems and expenses.



Tis the season to be jolly

but if you are planning to install external Christmas lights you might just want to speak to your neighbours first to make sure you aren't creating a problem for them.

Meteor dazzle laser lights might not be your best option.

Please be considerate of others.

Brunswick By Law No 1 Noise.

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.

Robert Frost said it all a long time ago – *Good fences make good neighbours* (<https://www.poetryfoundation.org/poems-and-poets/poems/detail/44266>).

Painting Update

Bob Hornby has reformed the Painting Committee.

Members are:

Bob Hornby – Chair

John Barton – ex officio

Ann Conning

Tony Larkins

Wayne Brown

Mike Andrew will assist with matters relating to contracts.

Recently the Painting Committee surveyed all owners regarding the colour scheme. Did you respond? All responses to Bob Hornby please if you have not yet participated. For your interest the results of the survey to date indicate

As mentioned in the notes “From the Chairman...” it is anticipated that the painting proposal will be presented to all owners at an EGM, possibly to be held as early as mid December.



SURVEY – This is a summary of the survey that was recently sent to all owners.

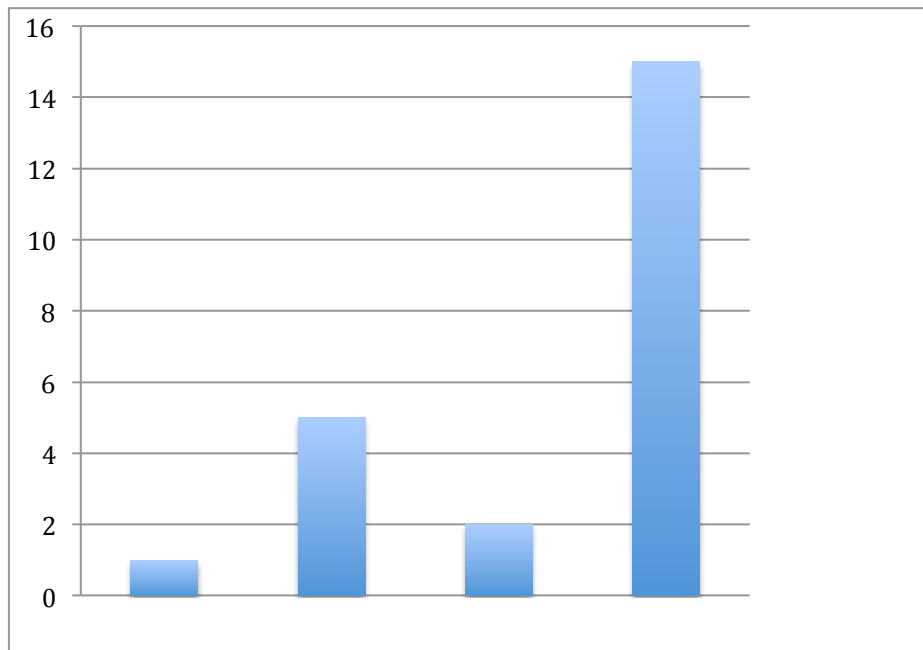
OPTION A. Leave the colour palette unchanged, with the exception of the window architrave, which will be painted in the CHAMBRAY+ 2 shades darker. *(This colour can be seen on Villa # 28, the second window to the right of the front door)*

OPTION B. Leave the colour palette unchanged, with the exception of the window architraves which will be painted in the CHAMBRAY + 4 shades darker. *(This colour can be seen on Villa 28, the first window to the right of the front door)*

OPTION C. The colour palette as Villa 28 is now painted with the window architraves painted in the CHAMBRAY + 2 shades darker.

OPTION D. The colour palette as Villa 28 is now painted with the window architraves painted in the CHAMBRAY + 4 shades darker.

The results to date are shown below with options A,B,C and D shown from left to right.



It is not too late to send in your survey response.



As Summer approaches the Brunswick gardens are looking pretty good. Regular care and maintenance is on track and Brett has his eye on Christmas approaching to ensure our gardens and hedges are at their best. This year you may have noticed the growth is not as prolific as last year and this has allowed a more manageable program to be followed.

For a long time it has been a known fact that the garden soil, depth and quality is inferior and does interfere with some plant growth despite the gardener taking steps to address ways to improve this. Brett does feed lots of plants, but watering is not always as effective as it could be. Brett has recently consulted on some different types of plants and these matters are ongoing.

Where gardens have bark topping it is thought this may not be breaking down and adding any benefit to soil as mulch can. Discussion is to take place as to the benefits of mulching versus bark and ways we can work to improving soil quality and plant growth. We are keen to hear your thoughts on this topic.

On behalf of the committee I thank Brett for his continued commitment and wish all a Very Merry Christmas and a Safe and Happy New Year.

Ann Conning