

SILVERWOODS NEWSLETTER SEPT 2014

Welcome to this first edition of the Silverwoods Newsletter, prepared by the Owners Corporation as a means of providing up to date information in regard to the activities of the OC and matters effecting the development.

Annual General Meeting:

The AGM was held on 21st August, 2014 and was well attended. There were several issues raised from the floor which will be addressed further in this edition. The AGM was followed by a sausage sizzle and thanks go to Wally, Roy and Barry for their great cooking skills.

Your elected Committee for the coming year are as follows:

- Wally Jack – Chairman
- Wayne Limbrick – Minute Secretary
- Nick Ciavarella
- Barry Shepherd
- Ian Duff
- Ricky Watt
- Geoff Sayer
- Richard Franklin
- Norm Grinter
- Daniel Smith

The OC Managers remain Ross Hunt Real Estate who's representative is Brendan Annesley. All correspondence in regard to OC matters should be addressed to Brendan at Locked Bag 1, Surrey Hills, 3127. He can be contacted by phone on 03 98304044. His email is bannesley@rosshunt.com.au.

Compliance Committee:

It was recommended at the AGM that a Compliance Committee be formed to review current and future building development in the estate to ensure that they are in compliance with the plans approved by the Design Review

Committee and that they comply with the requirements of the Design Guidelines and Development plan. At a committee meeting on 9th September, it was agreed that the General Committee be the Compliance Committee. Any concerns of residents in relation to non compliance should be again directed in the first instance to Brendan Annesley at Ross Hunt who will pass on to the Committee for review. It is important that all Owners are fully aware of the design guidelines and Owners Corporation Rules which are there to protect the integrity of the estate as a premier subdivision. Any owners who are renting their properties should also ensure that their tenants are fully aware of the OC Rules. Ultimately, Owners are responsible for compliance, so it is critical that tenants are clear on their responsibilities.

The Committee has scheduled a meeting to deal with the backlog of compliance issues on the 23rd September at 4pm at the Social Rooms. If any resident has a concern, please submit details to Brendan in time for this meeting so we can deal with it appropriately.

We are endeavouring to establish a designated email address with Ross Hunt to make it easier to make contact, we will let you all know when this is up and running.

Matters Referred to the Committee:

Should any Owner have matters that they wish to address with the Committee, these should be submitted in writing to Brendan. If anyone wishes to address their query directly at a meeting of the OC, it is important that the matter be first sent to Brendan detailing the issue and asking for time to address the next OC Committee. The Committee is always happy to discuss issues with residents, however there needs to be a formal process to ensure that the matters are correctly dealt with and the appropriate resolution/response is made.

Welcome Kit

It was suggested by Liz Grinter at the AGM that we have a welcome kit for new residents to assist with them finding tradesmen, service providers such as doctors and accountants etc. We think this is a great idea and are seeking feedback from residents as to what information they think would be useful in the pack. Could you please forward any suggestions to Wally (wallywjack@gmail.com) or Wayne (wayne@limoshardware.com) so that we can move forward with this.

Parks and Garden Maintenance

You should all be aware that the OC has contracted Mark Haley as the maintenance contractor for the parks and gardens. Mark and his crew commenced work on July 1st and the feedback so far has been very positive and we have seen significant improvement within the estate. It should be acknowledged that Turnpoint who held the contract previously, have also been working hard over the past few months to catch up on mulching and general garden maintenance. We have established a Grounds Committee of which Wally is the Chairman so if you have any queries about these areas, please feel free to bring them to Wally or the Committee.

The Grounds Committee are currently reviewing the street plantings and their suitability for the area, together with a general review of the plantings in gardens and reserves with a view to making an overall improvement in the long term viability and appearance of these areas.

At a meeting held recently with Council representatives from Moira Shire, we formally requested the placement of seats in the parks as shown on original design plans and we are awaiting a response.

We have also sought a quote from Council for street sweeping to clean the streets and gutters within the estate and will act on this as soon as we can. As a result of our meeting this week, it was also resolved to ask Council to install 50km speed signs within the estate. All residents should be aware of this restriction anyway and comply for the safety of all within the area.

Ongoing Issues being addressed by your Owners Corporation:

There are several issues which have been ongoing for some time and will continue to be pursued by the OC. We are pushing for the completion of the waterfront landscaping, the agreements with GM Water and Council are well progressed and the fee has been paid by Lotus and we hope to see works on this area very soon.

Lotus, on behalf of the Owners, is pursuing negotiations with Moira Shire for the removal of the obligations on the OC in regard to maintenance of the roads within the estate as required under the Section 173 agreement. If successful, which is looking quite likely, the maintenance of roads, curb to curb, would revert back to Council. Indications are that this may be completed by October and we should acknowledge the work of Lotus on what is potentially a major burden for the Owners, under the current agreement.

Over the past 2 years we have also had numerous discussions with Council in regard to the inequity of the requirement for maintenance of Parks and Gardens at full cost by the Owners. This matter has again been addressed in the past few weeks with Council and we hope that we can come to some arrangement to reduce this financial burden.

Summary:

The OC will issue newsletters as appropriate and in particular following Committee meetings to keep you up to date with what is going on. You should also make use of the Silverwoods Country Club website which contains information about the estate and social and other events going on around the place. The website can be found at silverwoodscountryclub.com.au. We will also publish the newsletter on the website.

To cut down on administration costs, it would also be appreciated if you can notify Brendan of your email address if you haven't already done so. This will allow us to send the newsletter out to you direct.

If you have any ideas on other information we can provide in the newsletter or have items to add, please send them to Wayne Limbrick

Cheers for now

Owners Corporation Committee