

SILVERWOODS

MARCH NEWSLETTER



CHAIRMAN'S MESSAGE

The first 2 months of 2019 have absolutely flown by. We had a very positive end to 2018, with our residents Xmas Party and get together. Unfortunately, the weather wasn't kind to us so thanks to Nick and Marena Ciavarella, for opening their door to provide shelter and hospitality for our BBQ. It was a great afternoon enjoyed by those of us that attended.

It seems there was a little bit of discontent amongst owners, in regard to the Emu Walk to pick up rubbish. I thought it was clear, that this was optional, not a requirement to come to the Xmas Function. We scheduled it as a result of a suggestion by an owner at the AGM and those of us who participated, took the opportunity to mix, and we collected quite a bit of rubbish, mainly along the Boulevard. As a consequence, the Developer was a bit shocked at the extent of the rubbish and has directed the Golf Course Staff to take more responsibility for that area.

You should have noticed lots of activity over the past few months as we play catch up on footpaths, roads and associated infrastructure, as a consequence of the advice from Council in August, that they would not relieve us from any responsibility under the section 173 Agreements. Much of the work has been done but is ongoing. Thanks go to Mark Haley for the work over and above that he has done on the paths to date.

We are mindful of the Committee's responsibility to help maintain the standards of the estate and to enforce various sections of the Design Guidelines and the Owners Corporation Rules. Enforcement is not something we want to do, or enjoy doing. Without exception, we seriously can't understand why it is necessary, why owners and tenants, just don't respect the estate and their neighbours, by adhering to the rules. The reality is, too many of the Owners seem not to be concerned at all. For the benefit of all, we have taken a stand, not to be intrusive, pedantic or punitive, simply to try to get people to understand what is expected, what they signed up for and that failure to comply, comes with consequences. If there was another way, we would take it, but hints, advice and information, simply haven't worked. We are seeing a significant improvement over the past couple of months which is encouraging. We sincerely ask that all owners and tenants, read the Rules and the Design Guidelines and try to ensure that they are acting accordingly. If you don't have a copy, they are on the website, or call MBCM who will send you a hard copy.

Another cause of frustration is the number of Owners who fail or refuse, to pay the OC fees. Again, there is no excuse, we all purchased knowing there was a fee to pay. The committee have worked hard to keep fees stable over the past 3 or 4 years. Almost ongoing, is an amount of \$25000- in unpaid fees, which is simply not acceptable. For those of us who pay our fees on time, we are paying all the expenses to maintain the estate, while this group of owners simply choose not to contribute, but expect standards to be maintained. We have and will continue to take action at VCAT, against owners who have outstanding fees. This will incur additional costs payable by the Owner, I am not sure why anyone would want to pay more than we already do!

The Committee has submitted a request to Council to fund further playground equipment in the current budget. We have sought funding for a shade cover over the new playground in Freddy Crt, swings and rocker for Phillip Hyland Drive and tables and benches for Freddy Crt. We are confident of at least being funded for some of this, with the priority being the shade sail. Recently a postcard was circulated through the estate that was neither from the OC nor authorised by the OC. The postcard did not acknowledging the current strategy or note that the Committee exhibited the Parks Masterplan in 2017 at the AGM. This plan includes equipment in all of the parks including the pocket parks. This required funding and we believe that this should be sought from Council first. The Parks belong to Council, the OC is only responsible for maintenance. If we are unsuccessful in funding future park installations, there will be an opportunity at an AGM for the Owners to approve further expenditure of OC funds on such equipment. We received a request for BBQ's in the park or parks at the Xmas Party. The Committee will investigate solutions and options in coming weeks. Such installations come with ongoing maintenance issues and potential health issues, so a decision needs to be made after careful consideration and discussion with Council.

The Committee believe that we need to be careful spending Owners money for equipment on land which is not Common Property, technically, the only property that the OC has legal control over. We will not do that without robust discussion and consideration at an AGM.

Thanks to everyone for their patience as we work through the many challenges we face. I assure you that your Committee take their responsibility very seriously and we too, get frustrated that things can't just happen. There are rules and processes, quotes to obtain, tradesman to engage etc., which impact on time frames for issues to be addressed. We are working within our powers to deal with matters as quickly and efficiently as we can.

Attached to this message is a feedback form. The form is for all owners to have their say on any matter, positive or negative. We are aware that there are pockets of concern over various matters and the feedback form gives you the chance to have your say. For your response to be considered by the Committee, you will need to provide your name and address. The committee will not consider any response made anonymously. All responses will be treated with respect and names and addresses will not be published in any form. Please take time to respond if you have any issue at all or wish to give any feedback.

Sincerely
Wayne Limbrick
Chairman - Silverwoods Owners Corporation

RUBBISH BINS, METERS AND CLOTHESLINES

The Building guidelines state:

“Clotheslines, bin receptacles and service meters should be sited unobtrusively and away from public view. Or screened from public view.”

Bins in particular should not be visible from the street except when out on the day of collections.

If owners wish to construct screening for their bins at the front of the property, please note that they will require committee approval of the design before proceeding.

Here are some examples of acceptable design:



NBN ROLLOUT WITHIN SILVERWOODS

Visionstream Australia Pty Ltd have been engaged by NBN to undertake works in Yarrawonga as part of the construction of the National Broadband Network.

Visionstream have provided written notice to Moira Shire Council to access their land and/or facilities to undertake installation of telecommunications infrastructure including cable hauling, splicing and testing of fibre optic cables in existing conduits and identifying, clearing and repairing blockages.

The land being accessed is Council owned roadways and nature strips all along Robinson Way and into Charter Way. The works will be undertaken between 1st March 2019 and 10th September 2019.

It is anticipated that there will be minimal disruption to pedestrian traffic, vehicular traffic and no material affects from these proposed activities.

If anyone would like a copy of the full notice and accompanying plan, please contact the MBCM office and we will send a copy out to you.

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Feedback Form

NAME:.....

LOT NO or STREET ADDRESS:.....

Questions:

1. What is the best thing about living at Silverwoods?.....

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2. What is the worst thing about living at Silverwoods?.....

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3. What would you like to change about Silverwoods?.....

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4. Do you have any suggestions for improvements within the estate?.....

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5. Is there anything further the Owners Corporation can do to improve your experience of owning within the estate?.....

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Any other comments.....

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