



# Newsletter

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*Yay! Summer's here and we're up and running. Thank you for your patience whilst the Clubhouse remained closed for repair work. It took longer than we anticipated but we're happy with the result.*

*Please help us keep the Clubhouse and BBQ clean and tidy this summer. Remember, we're not a body corporate and we don't have the luxury of daily cleaners. If you mess it; clean it. If you break it; tell a committee member so we can fix it.*

*It's been a while since our last newsletter so this edition is a little longer than usual. However, in the name of transparency, we think it's important we share with you all that has been happening in our little community.*

## Clubhouse repairs

A lot of hard work and coordination has occurred over the past 6 months to put right some serious internal water damage in the Clubhouse.

We would like to emphasise that this was not a "leaky building" problem; it was down to a failed pipe cap inside an internal wall. However, the leak occurred over a long period of time, caused extensive damage to sub floors in the bathrooms AND in the main clubroom, and unfortunately was not covered by our insurance due to a market standard "gradual damage" exclusion.

The end result was (on the downside) a \$27,000 refit but (on the upside) a thorough investigation into the premises and two new bathrooms ready for our summer season. The cost was met out of reserves.



## Exterior painting

After winning the tender, Justin of Profile Painting has just done a great job of painting the exterior of the Clubhouse as part of our ongoing maintenance programme.

With continued care, we will get many more years out of our Clubhouse.

## New valuation

STOP PRESS... Latest valuation for our communally owned assets is \$1.65m.

This is up \$200K from \$1.45m previously, and is down to an increase in land value.

# Working Bee - thanks for helping

Many thanks to everybody who attended our Working Bee and AGM back in October. Some great work was done around the grounds and our beers and brunch were well deserved!

It was especially good to see some new faces, both owners and renters. Well done guys - and welcome to the neighbourhood! If you are interested in seeing the Chairman's or Treasurer's report from the AGM please go to the 'Documents' page of our website.



## Spotted anything new?



Yep, that's right... our pool now has a hand

rail to help those who are less steady on their feet get into the water safely.

Sorry it took a wee while coming.

# Caravan and shed rules

Our Schedules attaching to the Constitution were formalised during SLG's major development phase, and as such, parts were out of date or no longer relevant.

As a result, some changes have been made and the two of most note relate to clause 2.5 "Caravans, Garden Sheds etc."

## Changes summarised

- Caravans/sheds/huts are still prohibited if intended to provide additional accommodation at the premises. However, your own RV/caravan can now be parked at your premises inbetween holiday trips.
- Sheds are now permissible for the purpose of garden storage as long as:
  1. they are not in public view; and
  2. they do not negatively affect the outlook of neighbours.

## Cool new signage

Our tatty old signs were worn and contradictory and have been replaced by clearer and simpler versions. We'd like to draw your attention to a few things related to pool use:

- never lend your key out or you risk getting it turned off;
- always accompany your guests ;
- keep the number of guests to a reasonable level and ensure they remain respectful of other pool users;
- take swimming nappies and general waste home with you as the rubbish bin at the side of the Clubhouse is only emptied after a function. (It's the responsibility of whoever has booked the Clubhouse to deal with the rubbish and recycling after their event.)



## BBQ etiquette

If you have used the BBQ, do the decent thing - clean it and leave it as you would wish to find it. If the gas is out or low - please refill it and keep the receipt for reimbursement.

Thank you!

# Mess in the Clubhouse

Unfortunately for all of us (but especially those of us who clean/tidy up after our neighbours) both the Clubhouse and the toilets have been left in a very poor state recently.

The Clubhouse had our new curtain ties ruined and rubbish left all over the floor - and the toilets, well we shall leave that unsaid.

PLEASE - respect the fact that this is a shared facility and it is US, as a community, friends and neighbours, that keep the standards high. (Or not.)

Leave the place clean after you have used it - and please check the toilets after your children have used them.

Many thanks!

# We want your opinion

As a result of recent mess and damage, it has been suggested that the main clubroom itself (NOT the toilets) should be closed except for booked functions or by specific request to a committee member.

The rationale is that we would then know exactly who used the rooms and caused (or at least was responsible for) any damage. (It is generally unsupervised children/teenagers.)

Please email our Secretary and let us know whether you would be FOR or AGAINST this.

[leeandtracyshakes@gmail.com](mailto:leeandtracyshakes@gmail.com)

## Your Committee

Your SLGRA committee meets in the clubhouse at 7.30pm on the second Monday of every month. Any paid-up member can attend to submit ideas or raise issues under 'General Business'. Please notify the Secretary in advance so we can timetable your attendance.

### Chair

Suzanne Peden  
30 Cascaden Road

Jackie McGill

16 Serene Place

Doug Muller

25 Cascaden Road

### Deputy Chair

Tanya Bater  
39 Cascaden Road

Rob Taylor

34 Serene Place

John Clegg

17 Cascaden Road

Ray Gorinski

48 Serene Place

Les Wildman

37 Serene Place

### Secretary & Treasurer

Tracy Shakes (Independent)  
424 7703  
[leeandtracyshakes@gmail.com](mailto:leeandtracyshakes@gmail.com)

Leon Frische

41 Serene Place

Fiona Baldwin

3 Cascaden Road



### Clubouse

Fiona Baldwin - 428 5272

### Trailer

Jackie McGill - 428 4658

### Security keys

Tanya Bater - 428 0345

Suzanne Peden - 424 3081