

## **Hunterford Estate Newsletter – June 2023**

As promised at the April 2023 AGM the new Association Committee (AC) intends to improve communication between the AC and the Hunterford Community.

Although the minutes of AC meetings are posted on the Clubhouse noticeboard, this first Newsletter from the new AC intends to keep the residents informed on actions of the AC since the AGM, especially for those who do not see the minutes.

Here are the latest updates.

- 1) The current Association Committee members are Ravindra Naidoo, Ken Bunt, Kim Neat, Peter West, Ron Bowditch, Greg Neilson, David Huang, William Chen, and Bill Sutton.
- 2) At the Association Committee meeting held on the 1<sup>st</sup> May, the following office-bearers were elected:  
Chairman - Ravindra Naidoo  
  
Secretary - Bill Sutton  
  
Treasurer - Ken Bunt

- 3) The following sub-committees were set up to improve efficiency and encourage community involvement.

<b>Activity</b>	<b>Co-ordinators</b>	<b>Community members</b>
Gardening	Kim Neat and Ron Bowditch	Sandra Bamji, Rakesh Kanwar, Barbara Griffin, Jennifer Smith Jeannine Liddle
Maintenance	Greg Neilson and Peter West	Rakesh Kanwar, Kim Neat, Sushil Kumar
Social	Ken Bunt and William Chen	Suman Kanwar, Mala Kanwar, Simon Chong

- 4) The Hunterford Ladies Monthly Morning Coffee Group has recommenced using the clubhouse for their monthly get-together. They meet on the second Thursday of each month at 10:30am and it is open to all ladies of the Estate.
- 5) Unfortunately, and without notification, the Hunterford Estate Website was deactivated from the 28<sup>th</sup> April 2023. The new Domain Name [hunterfordestate.com.au](http://hunterfordestate.com.au) was registered on behalf of the Association and will be repopulated with archived pages from the old website. It is expected that our new website will be ready for launching in late June.
- 6) The Waste Management Agreement from Parramatta City Council is currently being handled by Thomas Martin Lawyers. This is a high priority item and, as highlighted at the AGM, the AC wishes to ensure that there is no disruption to the waste collection services to the residents of the Hunterford Estate.
- 7) The Secretary posts copies of AC meeting agendas and minutes on the Community Notice Board. Once the Hunterford Estate homepage is reactivated they will also be posted on the website for viewing and record keeping. In the interim, Premier Strata will handle the distribution of AC agendas and/or meeting minutes upon such requests from Community Owners.

- 8) The important and urgent matter of the pool compliance will be addressed at the Special General Meeting of the Community Association to be held at 7.00pm on 17<sup>th</sup> July 2023. There are 3 options to make the pool compliant with current legislation, and information (as well as costing) on the different courses of action to bring the pool fence back into compliance with pool legislation will be provided to owners with the meeting papers. Briefly, the options are:
  - A. To extend the current fence to 1.8m by installing panels on top of the existing fence (which will also necessitate removing **all** vegetation adjacent to the fence down to a max height of 600mm in order to comply with the 1200 non-climbable barrier height);
  - B. To replace the current fence by installing completely new fence panels to 1.8m (which will also necessitate removing **all** vegetation adjacent to the fence down to a max height of 600mm in order to comply with the 1200 non-climbable barrier height); or
  - C. To remove the vegetation along the fence surrounding the pool to bring the pool fence back into compliance (after which re-planting can take place using suitable species **outside** the Non-Climbable Zone) – the preferred option of the AC.
  
- 9) In the hope of regenerating a sense of community within the Estate, the Social sub-committee has organised a Hunterford Estate Community Event to be held at the clubhouse on Sunday June 18<sup>th</sup> starting at 3:00pm. You would already have received notification of this get-together in your letterbox. The AC is looking forward to your attendance at this meet-and-greet event.
  
- 10) There will be new waterproof notice boards installed at the clubhouse. Lots of great information is now being posted, so please view them as you walk past.
  
- 11) There has been no gas supply to the Clubhouse and BBQs for an extended period of time. Premier Strata has been requested to set up an account for gas supply with AGL (who are our current electricity suppliers) on behalf of the Community Association so that once again the stove inside the clubhouse and the BBQs are able to be used. The community will be informed as soon as the connection has been restored.
  
- 12) As the new AC was unable to access the master keys for the clubhouse facility, the community clubhouse locks will be rekeyed, and new keys will then be held by nominated members of the Community Association and by Premier Strata.

Please remember that the speed limit in Hunterford Estate is

**20 KPH**

Let's keep everyone safe and as part of a courteous Community, please leave the designated visitor parking spots for our welcome visitors.