

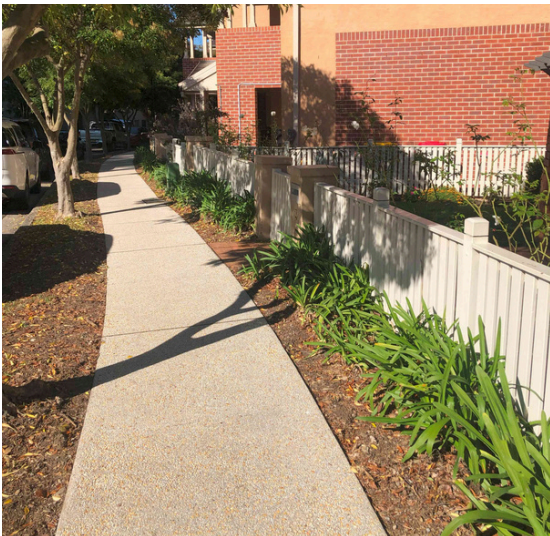
Hunterford Estate



July 2024



Maintenance Works



1) During May and June, 417.2 m² of new **aggregate concrete footpaths** were laid within the estate to replace damaged sections. Additional footpaths were also laid to ensure safe wheelchair / stroller access next to the traffic lights at the entry to Hunterford Estate.

North Rocks Concrete will also clean approximately 700 lineal metres of existing footpaths using a high-pressure industrial scrubber to remove the accumulation of 20 years of grime, moss, and detritus. With this commercial equipment it is expected to only take 3 days on site. Whilst this will not return the old exposed aggregate concrete to a pristine state, it will certainly be a much better match to the new footpaths. Road surface crack sealing to Estate Roads were also completed during April.

We would like to thank all those drivers who moved their vehicles to allow access to both the footpaths and roads to allow the above works to safely proceed.

2) The **swimming pool** was closed to enable replacement of the damaged pool coping with new granite pavers and replace the small broken tiles on top of the 6 step pillars with cut to size granite coloured porcelain tiles – the interior of the pool was then scrubbed cleaned by acid wash and refilled with the water chemicals being balanced to ensure any potential contaminants were eliminated.

3) During April the **gas supply to the clubhouse** was finally reconnected to enable the use of the Clubhouse kitchen hot plates during clubhouse bookings and BBQ's (which require key access). All items have been tested for safe operation. A new microwave was also purchased for the kitchen.

4) A work order has been issued to Bloom Carpentry + Property Repairs for **waterproofing / tiling of the men's shower** room in the clubhouse. This work will commence shortly.



5) Numerous **painting work** has also been undertaken within the Estate including street light poles, entry and exit wall panels and painting of walls and step risers in the Cascades. Certainly brightens up these areas.

6) The Association Committee has over the last 12 months **approved several enhancements to infrastructure**. This work was needed to maintain the Estate to its original design standards and aesthetic. To complement these facility upgrades we would request that all owners / agents pay urgent attention to the repair of front fences / balconies etc., tidying of property gardens and where appropriate ensuring that painted areas are clean and fresh to contribute to the overall visual appeal of our community.

Maintenance Works (continued)

7) Refurbishment work has also been undertaken to the **Formal (upper level) Cascades** with water proof render and Bond Crete applied to the waterways and new granite pavers for steps and surrounds – work will continue to bring both the Formal and Informal (lower level) Cascades back to its original condition.



8) **Trimming of overgrown vegetation** in the Cascades, Treetops and Brookside Parks has been initiated and will be maintained on a regular basis. Footpath grass verges will also be cleared of roots and rubble to be ready for grass reinstatement come the spring growing season.



Thank you to our preferred contractors who have been of great assistance in having the latest Maintenance works with the Estate performed to an excellent standard:

- North Rocks Concrete - (Frank and Joe Capaldi - Tel: 0408 408 380)
- Done Right Landscaping- (paving & garden maintenance) – (Steve Biegel -Tel: 0435 513 076)
- Bloom Carpentry + Property Repairs -(Carlo Catanzaro -Tel: 0422 726 461)
- Asad Painters - (Amir Baseri - Tel: 0401 869 382)

All these contractors are happy to quote individual owners for work required to their properties.

We would also like to recognise and **thank Kim Neat** for all his work assisting with the Gardening and Maintenance works within the Estate. This is especially so as Kim (Tel: 0418 398 407) still runs his own business specialising in high-pressure water-blasting of concrete, driveways, and window cleaning.

Electricity Outage

There was an area wide electrical blackout on Friday 5th April between 3:30pm and 9:30pm caused by storm damage. Endeavour Energy, who are the local electrical grid managers have a website that residents can use to monitor the status of electrical outages.

www.endeavourenergy.com.au/outages

This webpage also allows the reporting of faulty street lights and other faults and hazards for rectification by Endeavour Energy response crews.

Real Estate Signage

The AC would remind owners and/or their agents that Real Estate signs must be erected within the proprietor's property, that the sign should not exceed 1.2m by 0.9m and that the sign should be removed within 7 days after the sale / lease contract is signed (Strata By-law 23.3)

Tennis Court

A new net is to be installed in the tennis court to replace the current one which is displaying damage. We would ask that only tennis balls are used within the court, absolutely no soccer or football games etc. as the net is not designed for this level of heavy impact.

Crawling Creepers / Trellises

Around the 15th April, it was reported that unknown persons had poisoned and cut stems at the base of the creepers lining both sides of the entry footpaths at the main entry to the Estate. This type of vandalism is not to be countenanced as our Gardening contractors and Gardening sub-committee workers have been diligently working at upkeeping gardens and greenery to enhance the ambience of the Estate. The affected plants will be replaced & allowed to cover the in-place trellises

Visitor Parking and Garbage Collection

As per The Hunterford Estate strata by-law 12.6c we would like to again remind all proprietors or occupiers of a lot that they must not park in the designated visitor's car spaces. We will be leaving a first non-compliance letter on offending vehicles and would request that they remove the subject vehicle to an appropriate parking spot.

Bylaw 12.6d states that the Association Committee must be notified if guests are to park in a visitor car space in excess of 48 hours.

It has also been requested by the PCC Garbage Truck drivers that the truck turn bays located within the Estate be **left vacant of a Tuesday Morning.**

This will enable these vehicles to make a safe 3 point turn to collect bins on the opposite side of streets instead of having to reverse all the way back down the street to turn around and then have to go back up in reverse to collect bins at top of streets.

Ladies Coffee Meet

The Hunterford Monthly Ladies Coffee Meet is held on the 2nd Thursday of each month at 10:30am in the Clubhouse. The Clubhouse is an excellent venue to gather and relax over a cup of tea / coffee and enjoy each other's company.

Open to all Ladies of the Estate.

**KEEP UPDATED ON WHATS
HAPPENING AROUND
HUNTERFORD AT OUR
COMMUNITY WEBSITE**

WWW.HUNTERFORDESTATE.COM.AU

**LATEST INFORMATION IS
ALSO DISPLAYED ON OUR 2
COMMUNITY NOTICEBOARDS
AT THE CLUBHOUSE**

**CONTACT THE ASSOCIATION
COMMITTEE**

INFO@HUNTERFORDESTATE.COM.AU

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