

# Hunterford Estate



December 2023



## Annual General Meeting

As per prior advice the Annual General Meeting (AGM) for the Hunterford Community Association is to be held on **Wednesday 17th January 2024 7pm in the Community Club House.**

Full details are included in the Agenda which is distributed by Premier Strata. It is important that you attend this meeting (or provide a proxy vote ) to allow your vote to be tabled on items for approval and to elect the proactive Association Committee that our Community deserves.

## AGM - Upcoming Approvals

- 1) Requesting the approval of the preferred quotation to replace 268sqm of **exposed and damaged aggregate footpaths**. This is an expensive undertaking as it requires the removal of existing broken concrete footpaths , removal of offending tree roots, laying of road base and 100mm reinforced concrete / aggregate with 12mm dowels to be fitted between joints of old and new footpaths. Footpaths have been an ongoing concern within the Estate and providing a safe pedestrian environment is essential.
- 2) To receive approval for the Association Committee to **appoint a gardening contractor up to the value of the current contract.**
- 3) To receive approval for an **increase to the Association Committee single item expenditure limit to \$30,000 plus GST.** This is to facilitate road patching and gutter repairs within the estate



Community Gathering held on the 18th June 2023

## Ladies Coffee Meet

The Hunterford Monthly Ladies Coffee Meet is held on **the 2nd Thursday of each Month at 10:30am in the Club House.** The Ladies enjoy meeting every month to catch up and celebrate special events , birthdays and last month celebrated Diwali together. The Club House 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.**



## Halloween

The Halloween Celebration was held on the evening of 31/10/23 and was a huge success for all who attended, with many attendees dressing up for the fun occasion. Thank you to all the residents who joined in with "Trick or Treating" as the children walked around the Estate. The Club House was suitably decorated to enhance the Halloween theme and provided an excellent venue to come together to celebrate the occasion – Due to the success of the night the intention is to have this as a yearly event .



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## Clubhouse Lights

A **big thank you to Mario Christodoulou** (licenced electrician and Committee member ) for all his hard work in installing at no labour cost the new downlights on the Club House exterior , upgrading the concourse and pool bollard lights to LED, and the two ceiling fans inside the clubhouse

– You may also have noticed that the Clubhouse and Estate front entry panels and columns have been freshly painted

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## Upper Cascade Steps

To ensure safe movement in the upper Cascades steps replacement of worn and damaged edge pavers on all 60 steps is to take place **in January**. Granite pavers have been ordered

5 new Bollard lights have been installed to improve lighting on stairs (installed again at no cost by Mario Christodoulou)



## Christmas Celebration

The Hunterford Estate Christmas Celebration was held on the evening of 9/12/23 at the Club House

( it was a hot night but the pool was very popular ) and was another great success highlighting the outstanding community atmosphere that is now evident – It has been a busy year for everyone and it was a very pleasant evening to enjoy mixing and talking with old and new friends within the Estate and enjoying the Christmas Carols led by the Children ( great job guys!). Again, due to the success of the night the intention is again to have this as a yearly event .

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## NCAT Tribunal Hearing

The NCAT Tribunal hearing was held on 18th December and the decision by NCAT is that the application brought by Millie Au against the Hunterford Estate Community Association be **DISMISSED**. Premier Strata is to forward to all owners a copy of the NCAT Tribunal Order with copies available on the Community Noticeboards and website.

Legal costs for the Community Association to defend this application are up to \$13,641.76 as of 31st October 2023.

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## Pool & Surrounds

New Granite pool pavers will be installed to replace broken and deteriorated pool coping edge tiles. This greatly enhances the overall pool setting and will lead to years of future carefree enjoyment of the pool facility. Pavers within the pool area to be re-laid and offending tree roots removed to smooth out walkway surface.

Irrigation repairs have been made to piping within gardens. 20 Viburnum bushes (Pool Legislation Compliant ) have now been planted in and outside the pool area. Buffalo Turf will be laid outside the pool fence on Governor's Way and The Terrace after Christmas when high temperatures have subsided.

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## Tree Maintenance

Dead trees have been removed in Ivy Lane and Brookside Park. Following approval by Parramatta City Council the 10 Hoop Pine trees at the western exit to Pennant Hills road have been removed. These were inappropriate for the location due to their growth height and in causing major damage to the footpaths and possible future damage to underground retention tanks, road surface and fences. 5 new trees of a more suitable species are to be replanted within the Estate.

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# 2024

## Key Dates

### **Wed 17th January** Annual General Meeting

- 7pm

### **Fri 19th January** Movie Night

*Movie under the stars*

- Bring your own picnic blanket/rug
- Bring nibbles/popcorn/drinks
- 8-10pm

### **Thurs 28 March** Easter Event

- Easter egg hunt
- Bring a plate to share
- 5.30-7pm

### **Thurs 31st October** Halloween

- Trick or Treat for kids
- Bring a plate to share
- 6-8pm

### **Sat 7th December** Christmas Celebration

- Bring dinner to share
- 6-10pm

### **Every 2nd Thursday** Ladies Coffee Meet

- 10.30 am

*All the events will be held in the Hunterford Estate Club house.*

## Keep updated at our Community Website

We are also pleased to categorically state that your new Community Website (details as below) will remain online and continue being available after the 17th January 2024 AGM

**[WWW.HUNTERFORDESTATE.COM.AU](http://WWW.HUNTERFORDESTATE.COM.AU)**



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**On behalf of your Association Committee, we would like to thank all those who have supported us in our best endeavours to benefit the Hunterford Estate Community since April 2023 and also take this opportunity to wish everyone a very Merry Christmas and a Happy New Year.**



CONTRIBUTIONS / SUGGESTIONS FOR OUR QUARTERLY COMMUNITY NEWSLETTER ARE VERY WELCOMED.

PLEASE E-MAIL [INFO@HUNTERFORDESTATE.COM.AU](mailto:INFO@HUNTERFORDESTATE.COM.AU) WHICH IS MONITORED BY THE ASSOCIATION COMMITTEE SECRETARY.