

Hunterford Estate



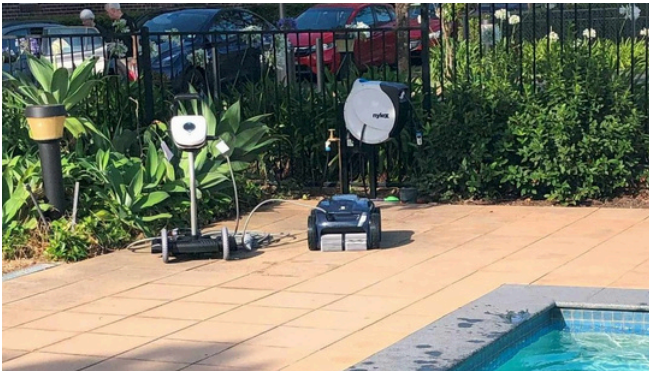
January 2025



Maintenance Works

Pool

- 1) An **Evolux EX5050 IQ robotic pool cleaner** was purchased for the pool. This will maintain the pool in a pristine condition, give excellent water quality and an anticipated cost reduction for pool chemical and service.
- 2) A **water tap and 30-metre retractable hose reel** within the pool area to allow swimmers to hose themselves before / after using the pool and assist in keeping the poolside area clean. *Note: If you see any ducks in the pool area, please chase them away as they are a nuisance in making a mess.*



- 3) A major leak in the **skimmer suction lines** from the pool, caused by large tree roots from an adjacent tree, closed the pool for a period. These lines have now been repaired.
- 4) The **lock in the small pool gate** has now been repaired and gate is now back in service.
- 5) The large **shade umbrella** over the shallow end of the pool has been repaired and it is now back in operation.

Cascades

- 1) Stage 2 of the **capping replacement** of the Cascades has now been completed. This included the installation of mesh and black pebbles to 2 rectangular pond pits.
- 2) A new **heavy duty sump pump** has been installed in the Lower Cascades waterway allowing the water to flow stronger.
- 3) **Poolwerx** is engaged to do a regular service on the Cascades waterways to check water quality, levels and dosing and inspection of filters.

Clubhouse

- 1) There are new **toilet seats and cisterns** within the Clubhouse facilities to ensure that these are of the highest standards for users.
- 2) Two **spare amplifiers** for our community TV antenna system are now held in the storeroom. The spares will ensure there is minimal downtime for the system when it requires replacement.
- 3) Following an attempted forced entry into the Clubhouse and plant room, two **door handles** were damaged and have been repaired. **Child locks** have been installed to the four sliding windows in the Clubhouse to ensure that they can be locked closed (and not forced open).
- 4) The Annual Fire Safety Inspection for the Hunterford Clubhouse was done on the 25th October and we have received the Fire Safety Statement showing that we are compliant.

Other Maintenance Works

- 1) The **wooden bridge decking in Brookside Park** will be replaced in January using Modwood Extreme Guard materials. This repair / maintenance will ensure safe future transit for the large number of pedestrians who access this walkway daily.
- 2) **Line marking of roads** within the Estate (including speed limit signs, stop signs, no parking and visitor spot lines, directional arrows, and painting of traffic islands) was done on the 16th December.



Dog Owners

As per By-Law 12.5 1c, Owners /Tenants must keep the dog under control, on a lead and clean up after it when its on any part of the community property other than their lot.

Courier and Deliveries

There have been concerns raised about delivery vehicles arriving at 5:30am and other inappropriate hours of a night. Please be mindful of your neighbors when booking time slots for these deliveries

Gardening Update

- 1) **RGS Landscape Care** commenced their garden maintenance service on the 1st December and improvements are already evident.
- 2) We are also requesting quotations from contractors for **grass seeding / turf replacement** around the estate. Returfing may need to be done in autumn as high summer heatwave temperatures could kill off newly laid turf.
- 3) **Dead wooding** of the large Gum trees in Brookside Park was done in October (Treetops Park had this done in June). This risk reduction service will be done on a regular basis.
- 4) Following receiving Tree Permit TA/609/2024, the **leaning tree outside 11 Governors Way** (damaged by constant impact strikes from heavy trucks) was removed.
- 5) **Endeavour Energy**, following a written submission from the AC for them to trim trees under streetlights (which they maintain) that are causing poor light spread, have advised that the request has been referred to their vegetation control team to investigate and act as required. Hopefully this will occur soon.

Halloween Party

The Hunterford Estate Halloween Party was held in the Clubhouse on the 31st October. It was an outstanding success with many community members and children joining in the fun. The BBQs were fired up and busy producing sausage sandwiches for everyone.



Christmas Party

The Hunterford Estate **"Jingle and Mingle" Christmas Party** was held at the Clubhouse & precincts on Saturday 7th December from 6pm – 10pm. This was a spectacular event with many people attending (including Santa) & enjoyed Christmas Carols (led by Kyran and Mala). The BBQ prawns ably cooked by Mario and his assistant Chef, William, added to the joyous community spirit. Luckily the rain held off to the end.

A big thank you and congratulations to Ken and the social sub-committee team & the myriad helpers, who made this the best Hunterford event and for their work throughout the year.

Merry Christmas and Happy New Year from your Association Committee. Join with us in making 2025 an even better year for the Hunterford Estate Community.



FOGO

With the new FOGO garbage / recycling bins recently supplied by Parramatta City Council, residents are reminded to ensure that, as per *By-Law 6.2*, all garbage containers are hidden from outside the Lot and Lot 1.

Annual General Meeting

The AGM for Hunterford Estate will be held on the 13th January at 7pm in the Clubhouse

KEEP UPDATED AT OUR COMMUNITY WEBSITE: WWW.HUNTERFORDESTATE.COM.AU

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

TO CONTACT THE ASSOCIATION COMMITTEE: E-MAIL INFO@HUNTERFORDESTATE.COM.AU

TO CONTACT PREMIER STRATA: TEL: 9630 7500 OR TOMB@PREMIERSTRATA.COM.AU (MR TOM BLACK)