

Hunterford Estate Newsletter – September 2023

A) Meet your Hunterford Estate Association Committee Members

Chairman – Ravindra Naidoo: Financial Controller of a National Company, Executive member of the Building Services Contractors Association of Australia (NSW) – Previously served on the Executive Committee of Hunterford Estate – Owner resident since 2001.

Treasurer – Ken Bunt: Retired after 40 years in financial Management of multinational companies and independent schools nationally – Owner resident since 2002.

Secretary – Bill Sutton: Retired as Sales Director / General Manager for Multi-National companies, prior experience with Strata Committees, Owner resident for 15 months.

Committee Member – Greg Neilson – NSW registered practising Architect, Secretary – Architects Association of NSW - Previously served on the Executive Committee of Hunterford Estate – Owner resident since 2008.

Committee Member – Peter West – Facilities Manager for 25 years, 40 years' experience in building and construction, Member of the Hunters Hill, Lane Cove, Parramatta, Ryde Bushfire Management Committee. Previously served on the Executive Committee of Hunterford Estate – Owner resident since 2006

Committee Member – Kim Neat - Business owner with 50 years' experience in Commercial, Residential and Strata project Management. Continuously served on the Executive Committee of Hunterford Estate since 2012. Owner resident since 2011.

Committee Member – Ron Bowditch – Agricultural scientist and educator – 6 years Medical Scientist – early cancer diagnosis, research and training (37 years including 20+ years as consultant). Owner resident since 2020.

Committee Member – William Chen – Senior lab technician. Supervisor in Telecommunications industry – 30+ years' experience in engineering design and manufacturing. Owner resident since 2001.

Committee Member – Mario Christodoulou – Retired master electrician with 30 years' experience (Retains Electrical Licence). Prior shop owner for 20 years - Owner resident since 2001 (1st Resident in Estate).

B) Hunterford Estate Community Website (www.hunterfordestate.com.au) Update

The Hunterford Estate Website is now fully functional (despite being maliciously disabled) and is an ideal reference point for members of the Association Community. It contains minutes of all General and Committee meetings (since April 2023) giving details of maintenance activities being undertaken, capital works improvements, community activities, etc., FAQ's, online bookings for the tennis courts, certificates, Strata By-Laws, and a link to the Premier StrataMax Portal for financials, documents, etc. There is now also available an easy contact point to the Association Committee- (Email is info@hunterfordestate.com.au) – The Association Committee will always attempt to respond to standard emails within a reasonable time frame.

As the Association Committee is a team of volunteers with other commitments outside of Hunterford, any urgent responses required should be directed to Premier Strata Tel: 9630 7500 or Email (tomb@premierstrata.com.au)

C) Pool Certificate of Compliance

After completion of recent remedial works, the Certificate of Compliance for the Hunterford Estate swimming pool was received from the City of Parramatta on the 7th September 2023 (valid till September 2026). Copies of the Certificate of Compliance are posted to the Community Noticeboards and our Website. We are also pleased to advise that the replacement of the pool coping (the pool edge pavers which have worn down with sharp edges) is expected to be completed before the summer season. The works will require the pool to be closed for at least 7 days for safe work access.

D) Waste management Agreement with PCC

Following on from our last newsletter the Waste Management Agreement, as drafted by Thomas Martin Lawyers on behalf of the Community Association, has been submitted to PCC for Approval.

E) Update on NCAT Tribunal Hearings:

Owners would have received notification of an owner (Ms Millie Au) commencing NCAT proceedings against the Community Association. Here is a brief report on the status of the proceedings (as of 25th September).

- 1) The Interim Application was dismissed on the 15/9/2023 as the Applicant did not establish the requirement for urgent orders to be made.
- 2) The issue with costs with respect to the interim application has been reserved for determination together with the Substantive proceedings; and
- 3) The Tribunal made the following orders with respect to the Substantive proceedings:
 - i) The Community Association needs to provide the Tribunal with our unavailable dates for a 90-minute hearing for the period between October 2023 and February 2024.
 - ii) The Applicant is required to file her points of claim with the Tribunal on or before 29th September 2023.
 - iii) The Community Association is required to file and serve its evidence on or before 13th October.
 - iii) The Community Association is to make an application seeking leave to be legally represented by Bannerman's Lawyers on or before 22nd September 2023.

F) Update on application for Mediation with NSW Fair Trading

On the 19th September 2023 NSW Fair Trading advised the Community Association that the application for mediation lodged by owners, Millie Au and John Ng (a separate application from the NCAT Hearing above) had been withdrawn.

G) Please note the Following dates for Hunterford Estate Community events: -

- 1) Sunday 24th September – Clubhouse open event 3-5pm
- 2) Tuesday 31st October - Halloween party at the Clubhouse: 6-8pm
- 3) Sunday 26th November – Clubhouse open event 3-5pm
- 4) Saturday 9th December – Christmas Get-together at the Clubhouse 6-8pm

H) Spring Cleaning and Maintenance

Hunterford Estate in Oatlands sits in a lush and inviting environment, seamlessly blending with the distinctive architectural style of the surrounding area. As spring is now well upon us, it is timely to look at all those odd jobs that seem to accumulate over the winter period – these would include homeowners attending to tidying up gardens, fence and balcony repairs, touch up painting where needed, etc. Let's continue to enhance the overall character and aesthetics of the Hunterford Estate.

I) AGM

As the Community Association's Financial Year ends on the 31st October 2023, the proposed date for the AGM has now been set for Wednesday 13th December (subject to the auditors confirming it is sufficient time to complete the financials).

We are currently sourcing quotes from Arborists for a Tree Management Plan to enable preparation of a proposal at the AGM for repair of damaged footpaths within the Estate (estimated cost is expected to be well over the single current expenditure limit of \$20,000 including GST).

The Hunterford Estate Association Committee looking for a volunteer.

We are seeking a volunteer with Desktop Publishing skills to be co-editor of the Hunterford Estate Newsletter to provide a more professional production each quarter. Please contact the Association Committee if you are able to assist.