

# Hunterford Estate

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April 2024



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## Annual General Meeting

At the AGM held on the 17th January 2024, the following members of the Community Association were elected to the Association Committee:

- Ravindra Naidoo (Chairman)
  - Ken Bunt (Treasurer)
  - Bill Sutton (Secretary)
  - Greg Neilson
  - Peter West
  - Kim Neat
  - Ron Bowditch
  - William Chen
  - Mario Christodoulou
  - Steve Payor - who resigned from the AC on the 11th March 2024
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## Maintenance Works Update

- 1) The approved replacement of 415 m2 of **exposed aggregate footpaths** within the Estate are scheduled to start the week after Easter. Please assist this undertaking by following the requested parking restrictions to allow safe access for the contractor's equipment and trucks.
- 2) **Road Surface repair and crack sealing** will shortly be undertaken by JLS Contracting Services. Again, please follow the parking restrictions to allow safe access for the contractor's equipment and trucks and work on the affected road surfaces.
- 3) The **Gum Tree in Treetops Park**, which damaged the road and adjacent service lines, was removed on the 11th March following consent and approval by Parramatta City Council (TA/68/2024).
- 4) Repairs to the **pavers in the pool area** were completed on the 15th March.
- 5) **Wall Tiles** have been dislodged from the shower recess in the men's change room. Inspection has revealed that there is no waterproof membrane to the walls (and possibly on the floor pan as well). All the wall tiles will need to be stripped, appropriately waterproofed and then retiled. The ladies shower room is to be inspected and may possibly need the same work performed.
- 6) Waterproof render and Bond Crete application to the Cascades waterway is scheduled to be completed by Mid-April (Pressure cleaning of this water feature is currently in progress).

## Maintenance Works Update (continued)

- 7) **Cascade steps coping repairs/repaving** is underway and scheduled to be completed by Mid-April.
- 8) **The Pool coping replacement/repairs** are scheduled to be undertaken later in April after the school holidays as the pool will be required to be closed for approximately 2 week to allow this work to be completed.
- 9) Painting of the **Exit walls to Pennant Hills Road** (western exit) has been completed, and the **Cascades walls/step risers** will be done by end of April (after step repairs are finished).
- 10) Painting of the **light poles** within the Estate has been approved and this is scheduled for after Easter. As a platform lift is required to be used to allow safe height work access, please assist by following the requested parking restrictions.
- 11) Endeavour Energy (who provide electricity to our street lights) have been contacted by Kim Neat to have them fix a number of **street lights** within the Estate. They have now booked in their system to do, and they have also confirmed that Endeavour Energy/Council have the responsibility of trimming trees that are impacting on street lights. We will follow this up as Endeavour Energy is exempted from Council rules when trimming subject trees and this will be a saving in both cost and administration for us.
- 12) Our Arborists are currently in the progress of **trimming other trees** requiring tidying up within the Estate. Work is also to be undertaken to tidy up **Brookside Park** which has been allowed to become rather overgrown.

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## Ladies Coffee Meet



14th March 2024 Meet-Up

Hunterford Ladies Coffee Meet is held **every second Thursday of the month at 10:30am** in the Community Clubhouse.

Open to all Ladies of the Estate.

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## Security

The Association Committee was requested to review the scenario of implementing mobile security patrols and installation of Surveillance Monitoring at entry / exit points to Hunterford Estate. It is the consensus of the AC (with cost not being a relevant factor) that as there is no perceived deterrence value or likelihood of evidence gathering from either random patrols or surveillance cameras on any unwanted visitors, that we do not proceed with either of these two items. Owners and Tenants should be encouraged to be vigilant and security conscious, and that any suspicious activity is to be reported immediately to NSW Police to ensure a prompt and proper response. - Be "ALERT BUT NOT ALARMED".

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## Movie Night

A Movie Night was held on Friday 19th January 2024 in the Community Clubhouse and this was another enjoyable event on a very balmy evening.

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## Kerbside Bulk Waste

A reminder to residents who are booking a Parramatta City Council kerbside bulky waste clean-up through the council website that, as per the Council rules, any material put out earlier than the day before (or without any booking) can be investigated by the Council as illegal dumping and could lead to fines.

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## Visitor Parking

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 1st compliance letter on offending vehicles and would request that they remove the subject vehicle to an appropriate parking spot.

By-law 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.

## Swimming Pool Etiquette

The Swimming Pool self-chlorinator adjusts automatically for chemical balance in the pool to ensure that any potential contaminants are eliminated from the pool water. We would request that pool users assist in this process by ensuring that hygiene standards are maintained for the benefit of all.

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## Easter

The Hunterford Estate Easter Event was held on Thursday 28th March 2024 in the Community Clubhouse Precinct. A fun night was enjoyed by the Children joining in the program and also in finding the chocolate eggs left by the Easter Bunny.



## Clubhouse Application Forms

Application forms for the Community Centre (Clubhouse) Hire are now available on our Community Website (Forms to be submitted to Premier Strata). It is highlighted that the maximum number of guests is restricted to Thirty (30)

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## Independent Auditors Report

On the 12th February 2024, Kelly Partners Assurance Services provided the 2023 Independent Auditors Report. Summary herewith, "We have audited the financial reports of Community Association DP 270218 as at the 31st October 2023 and in our opinion the financial reports presents fairly the financial position of the Association as at that time and meet the financial reporting requirements of Section 96 of the Community Land Management ACT 2021".