



INNER SANCTUM

August 2015

GREETINGS

We are experiencing one of our coldest winters in years, but the good news is that Spring is on the way.

During the winter months your Executive Committee (EC) has initiated a number of strategic planning programs.

These include a professional review of the Sinking Fund, an audit of the community trees (healthy or not healthy), discussions with traffic authorities regarding speeding, an alliance with the Westleigh Progress Association (WPA) to monitor the impact of the NorthConnex tunnel project on our residents, and much more.

The EC has also completed a number of projects with the result that the estate is in fine fettle for summer (when it arrives!).

Those activities that do not have a direct impact on you are not discussed in detail, namely the sand filters at the lap pool have been refurbished, sludge removal in the wetlands sump is in progress, termite inspection of the communal areas is completed, irrigation of the communal parks is being upgraded, non-working tree up-lights around the clubhouse are under investigation, and, and, and...

What follows is a detailed overview of projects that will impact the residents.

CLUBHOUSE

The clubhouse has recently been repainted internally, and the pictures and noticeboard rehung. Together with the relatively new upholstery, it looks very chic.

LAP POOL

On the advice of our pool maintenance contractor, we arranged for the lap pool to be acid washed during the winter months. Apparently this 'cleaning' is necessary every 5 to 10 years in a heated pool - something to do with an increase in minerals that adhere to the pool surface.

What was not included in the acid wash (although the Committee thought it was) was cleaning of the blue tiles around the rim. Thanks to Robert Cranna and Gordon Cadzow for making the first pass.

It would be really useful if the swimmers could help to keep the blue tiles around the water surface clean - maybe a kitchen scouring sponge and some 'elbow grease' would do the trick.

While we were at it we arranged for the submerged side lights, which have not worked for at least 8 years, to be replaced by state-of-the-art LED lights using 75% less energy.



Of course, the old lights used **no** energy because they weren't working!

Our apologies to the dedicated winter swimmers

for the 10 day 'no access', but the work is complete and the pool is waiting for you.

If you have the time, visit the pool in the evening and admire the refurbished facility.

TENNIS COURT AND BASKETBALL COURT RESURFACING

The Executive Committee is in the process of evaluating quotes to resurface these two courts. First indications are that this will not be cheap, but it has to be done to prevent further degradation, and for player safety.

LANDSCAPING

You will soon notice a large load of pine mulch being distributed around the estate. This is an annual activity and smartens up our community, whilst protecting our flora from the ravages of nature (see Tim's Tips later).

You will also hear the sounds of the arborists' chainsaws and mulchers. There are a few trees

in the estate that are either 'unwell' - are a danger - or are a hazard in their present location. Haywards has obtained the necessary Council approval, and after many months of research and a resistograph test, we can remove the culprits.

Regrettably we will lose one of our fine trees behind the tennis courts due to a serious infestation of bracket fungus rendering the tree unsafe. As compensation for the loss, we have planted five new trees.

PAVERS

A sub-committee of the EC has recently completed a survey of all the communal paved areas in the estate and identified many locations that need attention. You will have noticed the Paveworks truck parked at various locations around the estate and the 'paver experts' busily re-laying the gutters and pavements alongside the asphalt roads.

Their efforts really help to make the estate look shipshape.

This is an ongoing problem and the longer we delay, the more pavers get chipped and broken and cannot be re-used, and the costs increase, so regrettably this is a regular maintenance issue.

During the survey it was disappointing to notice how many driveways need attention so we will add this to our list of issues that need owner attention, together with brush-fencing, letterbox painting, unkempt gardens etc.

If your driveway has loose or misplaced pavers, you can expect a letter from the Committee in the near future.

ROADWORKS

The asphalt roads, together with Sanctuary Gardens, are a community lot, and are owned and operated by us. Having said that, they are public roads and we have to comply with 'normal' traffic regulations.



Fortunately, we understand, the roads were extremely well constructed 15 years ago, and have shown minimal deterioration.

But some cracks have developed, primarily in The Sanctuary near the clubhouse, and in parts of Brolga Way. Our advice is that these should be sealed to prevent

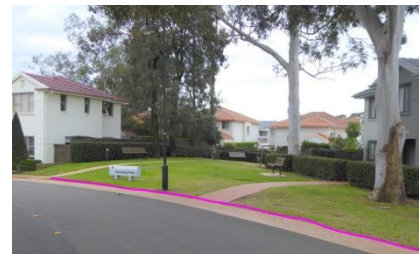
rain water from penetrating and eroding the sub-

layers. The work will soon be completed, and we should not have to remediate again for at least 3 years.

Unfortunately the sealing process is not aesthetically pleasing, but this is unavoidable, so we will simply have to get used to it.

CURBING AT SANCTUARY PARK

The Committee has agreed to contract Haywards to construct curbing on the bend at Sanctuary Park using the same sandstone design as the curbing in front of the clubhouse.



Sanctuary Park curbing

It will smarten up the area, which is a focal point when entering the estate from Duffy Road, and it will discourage people parking dangerously on that verge.

Now back to the DO's and DON'Ts.

SECURITY MATTERS

The winter months are normally quite benign when it comes to 'incidents', but not this year.

So far we have had to re-erect the 20kph speed sign at the Duffy Road entrance at least half a dozen times, we have watched (on CCTV replay) how four young boys exited



Again!!

the basketball court and turned

ON the lap pool barbies full volume, and then walked off, we have been advised of a young man, with no clothes on, trying to javelin a letter box and pole, into the clubhouse door, and so on.

We ask that every resident remains extremely vigilant and contacts the Hornsby Police (details at the end) about any incidents like these at the earliest opportunity.

Although you are paying for a security service in your levy, they are not on site 24/7, and cannot monitor the whole complex at the same time - we need your help to prevent this type of anti-social behaviour.



Does anyone know where this letterbox came from?

WANTED (NEEDED)....SMEG OVEN

The oven in the clubhouse, which was donated by a resident while restyling their kitchen, has packed up. We will get it fixed superficially, but if anyone has a surplus oven, or is intending to renovate a kitchen in the near future, please consider a donation to the community.

You can leave a note on the noticeboard in the clubhouse, or on the electronic noticeboard <http://www.quicktopic.com/46/H/s88xg2b6WJCW>, or send an email to David Tuskan (details at the end).

EXCESSIVE SPEEDING

Speeding is a perennial problem in the estate. The Executive Committee is aware of some residents and non-residents, including garbage trucks and couriers, who drive in excess of the sign-posted 20kph speed limit.

The roads are **shared** between pedestrians and vehicles and both groups of users should respect the other. We are investigating additional ways of better managing the problem and seeking advice from the traffic authorities.



The options under scrutiny are: more speed 'humps', more 'Go slow' signage, 20kph writing on the road at the entrances, a hired mobile 'You are travelling at 30kph' radar speed detector, and any other deterrent on the market.

In keeping with the shared use precinct nature of the estate roads, **please do not exceed the 20kph limit.**

PARKING

Parking in the estate has been an endless challenge, particularly in the narrower streets such as Brolga Way and Corella Way, and in 'open' areas outside the clubhouse and at the Sanctuary Park bend.

Recently the volume of street parking has increased significantly resulting in further congestion. Maybe there are more cars owned by residents; maybe more people are using their garages to store 'stuff', other than cars, maybe there are more 'lodgers'. Whatever the reason, there is an increase in illegal parking. Put simply, any car not parked in a garage or driveway is not parking in accordance with the bylaws.

The Committee, understanding that from time to time cars need to be left for a few hours outside

the garage or driveway, has three simple requests about temporary parking - your car, or your guests' cars:

1. Don't park in a position that creates a bottleneck and therefore a collision risk to other traffic, and danger to pedestrians (including by parking on footpaths),
2. Don't park on grass verges. Couch grass is not very robust. Furthermore, cars parked on nature strips prevent our landscapers maintaining the strips.
3. Think of your neighbour. Avoid parking your cars, or your guests' cars, right outside someone else's entrance.

Please be community minded and considerate.

LANDSCAPING GUIDELINES (Bylaw 4.6)

It has been some time since we last discussed the look and feel of the gardens that face the street and are visible from Community property.

To quote from the official Landscaping Standards, "Front garden landscaping is to consider the amenity of adjacent neighbours and the Estate generally. Landscaping should be of similar appearance and construction as original landscaping elements in the Estate."

Front garden beds, paving and water features should be of similar extent and style of those provided as original landscaping elements in the Estate. Particular attention is required for appropriate plant selection, including the types and sizes of plants and the species of turf. Garden edging and mulch should be of similar appearance and construction as original elements in the Estate."

Please try to adhere to these guidelines and if you do not know what the 'original landscaping elements' are for your lot, contact the Managing Agent, David Tuskan (contact details at the end) who may be able to source a photograph of your lot from the archives.

Tim's Tips (August 2015)

As many of you well know the sub-base soil in Sanctuary gardens is heavily compacted with a top coat of imported soil.



This, coupled with the forecast of an El Nino weather pattern, bringing with it drier than average weather conditions, leads me towards the word for the day - "Mulch". Mulch is imperative for

any garden. Leading up to the growing period make sure you have a good layer of mulch over all your gardens.

- It builds up soil structure - activating micro-organisms and earth worms to break up that compacted layer and feeds organic matter into the soil which in turn feeds the plants, and soil is the starting point for all plant growth.
- It maximises water efficiency as it protects the top layer of the soil from drying out as well as allowing the water, some substance to hold onto within the soil profile
- It suppresses weed growth.
- It just looks nice.

Be sure and add a healthy dose of fertiliser (nitrogen) to the gardens after mulching as the micro-organisms tend to steal this nitrogen.

Then sit back with the hose once a week; giving everything a good water and enjoy as spring unfolds.

Happy Gardening, Tim Haywood



OWNER'S RESPONSIBILITY

We would like to remind ALL owners that the Sanctuary is a Torrens Title community and not Strata Managed (although our managers are called Premier Strata).

This means that it is **your** responsibility to ensure that the street-side appearance (tiles on roofs, walls, letter box, hedges, brush fencing etc.) of your lot is fully maintained in accordance with the Architectural Guidelines and the bylaws.

OWNERS REWARD

A primary function of the Executive Committee is to ensure compliance by residents and owners with the Community bylaws. By doing this, and with your cooperation, we aim to set a high standard of appearance for the entire estate. **This in turn improves the market value of everyone's lot.** Failure to maintain your lot in acceptable condition lets us all down.

Evidence of the success of this strategy is that we have recently set a new Sanctuary Gardens sales price for one of the dwellings in the estate, and the comment from the new owner was, "The estate looks really neat and tidy, the residents seem to care, and it also offers many appealing facilities like pools and courts."

We appeal, once again, that you please maintain your gardens, turf, hedges, brush fences, driveways and house painting.

EXECUTIVE COMMITTEE MEETINGS

Please be reminded that the Executive Committee (EC) meets on the **second Wednesday** of each month (except January). Any resident wishing to meet with the EC is invited to **attend at 8.30pm** in the Clubhouse and share their concerns or opportunity ideas with the Committee members.

INNER SANCTUM

Inner Sanctum is a quarterly newsletter that reflects the matters addressed, decisions made, and actions taken by the EC of the Community Association. Copies of EC meeting minutes are mailed to **owners** and posted on the notice board in the clubhouse. Inner Sanctum tries to elaborate on the background to some of the decisions made, and is also circulated to residents who do not receive the minutes. In this way all residents are kept informed about matters in the Sanctuary.

Why not incentivise a younger member of your family to cut out these Contact Details and display them in a handy location?



IMPORTANT CONTACT DETAILS

All Estate Matters

All Estate issues, enquiries, questions, requests for works approval etc to:

Mr. David Tuskan

Premier Strata Management P/L on:

Ph: 02 9630 7500

Email: davidt@premierstrata.com.au

Cable TV and Free to Air TV

All Foxtel issues to Foxtel on 131 999

All other TV reception issues to

Matchmaster on 1800 237 425 or 9153 6666

SES

State Emergency Services: 132 500

Security

PMA Protection Services

Tel: 1300 667 114

Email: pmarsden@ihug.com.au

Hornsby Police

9476 9799, [or 000 if necessary]