



INNER SANCTUM

December 2015



SEASONS GREETINGS

This is the last issue of Inner Sanctum for 2015. (The editor is taking a break!). Your Executive Committee wishes you a safe, peaceful and relaxing Festive Season. This is the time to take a break, enjoy quality time with the family, and recharge your energy cells so that you can face the challenges of 2016.

It always amazes me how our community gets into the 'Christmas spirit', with many houses boasting decorations (thank you so much), and general good cheer is everywhere.

Our best wishes for the Festive Season.



CHRISTMAS PARTY - A LOVELY EVENT

The communal Xmas party, held on the 29th November, was a hive of activity. The weather was perfect, and the discussions were lively. Everyone networked with families they had not met before - this really helps the community to bond and work together. Even to find common interests and perhaps set up special groups going forward. Unfortunately many of the residents that committed to attend did not, so we were left with heaps of food which, thankfully, was not wasted.

Thanks to everyone involved in any way (especially Jane and Gordon), those that brought starters, salads and sweets, those that cleaned up, and especially to those Committee members who worked tirelessly at the barbies to produce the snags!



THE DOWNSIDE OF HOLIDAYS

Unfortunately for the estate, the Christmas Season and holiday period is not without some issues. Past experience indicates that we can expect an increase in the misuse of our lovely facilities, like the pools, spa, and clubhouse. At the same time there will likely to be more speeding and general anti-social behaviour.

We ask every resident to ensure that the people they are responsible for - visitors, family, kids - behave in an appropriate manner complying with the by-laws. The by-laws are intended to ensure all of us can enjoy the facilities, and everyone, including younger members of the family, must be aware of the by-laws and/or be supervised by the responsible resident.



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.



WEBSITE - FINALLY

On this note, the Committee was recently approached by one of our residents to establish a Sanctuary Gardens website. Many thanks, Mark.

We had tried a Facebook page some time ago, but monitoring and managing it became too much of a responsibility.

The new website at, www.sanctuarygardenswestleigh.com.au, will offer an overview of the estate, copies of official guidelines and rules, Executive Committee meeting agendas, maintenance tips, contact details in emergencies, and much more.

We invite you to visit the site. Please be patient as this is a work in progress, but all suggestions are welcome.



The Internet Noticeboard remains active as a means of posting comments etc.

<http://www.quicktopic.com/46/H/s88xg2b6WJCW>



TRAFFIC CALMING UPDATE

Over the past 6 months the traffic on Pennant Hills Road has increased enormously.

A lot of this is to do with the apartment and infrastructure building boom that is underway, causing all the building suppliers and cement factories to be working flat out, and the trucks from Pioneer Road and further afield, to be travelling in and out continuously. This is causing a severe bottleneck at the Duffy Road and Pennant Hills intersection, forcing cars, especially during school drop-off times, to take the Sefton Road to Chilvers Road and then on to The Esplanade.

The result is a periodic bottleneck at the Duffy-Chilvers intersection, and people, who are aiming for the Westleigh shops, or Thornleigh West school, are rat-running through Wild Ash Grove and our estate.

Although Wild Ash is a much more direct route from Thornleigh to Westleigh, they have recently installed additional speed humps (now 5 in total) as a deterrent, and we have had to respond by increasing our speed calming measures, as you will observe along The Sanctuary.



The Committee understands and sympathises with our residents, who are inundated with 20kph signs and more speed humps, but **we have a duty of care** to ensure that cars, couriers, removal trucks, etc. do not speed estate, and **that our people feel safe walking in the estate.**



GARDENS AND DRIVEWAYS

Some residents will have received a letter from Premier Strata Management requesting that they give attention to the street-side appearance of their gardens, and



It is our joint responsibility, the Committee and the residents, to ensure we take pride in the appearance and upkeep of Sanctuary Gardens. It is obvious that a well maintained estate will increase the value of our assets.

Most importantly, it makes us all feel proud to belong here....



COURTS RESURFACING

One of the most protracted projects in the history of Sanctuary Gardens has finally come to an end - the tennis and basketball courts have been resurfaced.

The combination of an itinerant contractor and wet weather has resulted in a 7day project dragging on for 8 weeks! Thankfully the work is done and we trust that all the tennis and basketball enthusiasts really enjoy the final product.



Please be reminded that both courts must only be used for either tennis or basketball, neither for playing kids' games nor teaching kids to ride tricycles etc.

Tim's Tips - Dec 2015

It's been a hot start to summer in the world of gardening. Very little rain, hotter than average temperatures and as a result some plants are not displaying the vigour they did last year. If you followed our advice in the October Inner Sanctum your garden should be coping quite well. Mulch should be topped up; irrigation systems tested and ensure plenty of good old hand watering.

During times of hot dry weather you might find that despite your watering efforts your soil

becomes "water repellent". During dry, hot periods, as the soil is exposed and allowed to dehydrate, the soil compound changes and a waxy coating develops on the sand particles. This water repelling compound of the soil lies on the surface creating an impenetrable barrier for water. The water simply hits it and runs off as it is repelled.



A simple solution is to add some **wetting agent** to the soil to enable the water to stick to it. This acts like detergent and can penetrate the waxy coating allowing water to pass into the soil and stick to the sand particles. You can get this from any hardware or nursery and simply hose it on.

One application should change things immediately. But don't forget the mulch which ensures that the water that does penetrate does not immediately evaporate.

Happy Gardening and keep up the water over Christmas
Merry Christmas - Tim Hayward



UPLIGHTING AT THE CLUBHOUSE

One of the night-time attractions in the estate is the up-lighting of the impressive

Sydney Blue Gums around the clubhouse. For years maintaining the lighting has been a challenge due to moisture ingress into the canisters that house the lights, and to a lesser degree the 'random' cabling between the lights as installed by the developers.



After much research we have been able to procure sealed LED equivalents and so far we have replaced the two most prominent up-lights.

Do yourself a favour and visit the clubhouse park area at night and admire the view.



ESTATE MANAGEMENT

As the estate ages (Phase 1 turned 14 years old in November) it is evident that there is an increasing level of work required to retain its immaculate appearance and functionality going forward. With this in mind, the Committee has had its first strategic meeting to discuss how



to ensure a sustainable management of the entire Sanctuary Gardens.

The first objective was to list all the responsibilities that the Committee has to fulfil, such as identifying areas/equipment that require contractor attention, defining the scope of work, obtaining three quotations, evaluating the offers, checking references, deciding on the best bid, arranging a works order, and then supervising the work as it gets done.

As well as dealing with contractors, there are other matters such as the OH&S inspection, termite inspection, insurance review, security issues, parking infringements, speed monitoring, Hornsby Police liaison, and much more.

In a year like this one, when many 'major' projects were completed, the Committee is 'stretched to the limit', and have had to ignore some of the day-to-day tasks.

It is possible that how we manage the estate today is not sustainable and we need to explore other options - watch this space.



DUFFY AVENUE WETLANDS SYSTEM

Most residents are unaware of the existence of a complex network of stormwater drains (in fact an engineering masterpiece) that run from Duffy Avenue under The Sanctuary, under the clubhouse, under the tennis court, to the deep pond on the western perimeter (where all the reeds are). There are three other similar stormwater drains arriving at the pond from the eastern side and from the north.



Each drain includes a CDS (Continuous Deflective Separation) filter to trap sediment, trash, foliage, and even oil, from reaching Council's stormwater system.

Once 'cleaned' the water then fills the pond, where there is further biological cleaning of the water by pumping it up to the top pond of the wetlands, and letting it get aerated as it runs over the stones back down to the bottom pond. The reeds in the middle ponds are also biological filters, so that the final discharge water is

But the CDS needs monthly maintenance, especially after hard rains, and the silt build up in the deep pond is significant - we have recently had 60 tonnes of silt and growth removed.



TAKE PRECAUTIONS

As listed at the end of the newsletter, the State Emergency Services (SES) contact details are: 132500.

This is the season for wild weather and bush fires, so just a reminder:

- Check your roof and gutters for leaves and branches that could catch alight from airborne burning embers
- Where permitted by the Hornsby Council, trim overhanging branches
- Take heed of storm warnings and secure loose items when strong winds are forecast
- Keep an eye on your neighbour's house while they are away
- And ensure that your home insurance policy is current and paid up



HOUSE PAINTING

The Committee is very grateful to the residents who have spent time and money painting their letterboxes, but there are still many that need some TLC. Why not approach the house painters who are working on the estate presently, and get a quote - you will be pleasantly surprised as to how inexpensive it is. Or do it yourself?

We are also delighted at the progress being made

with exterior house painting. This activity is fantastic. Thanks to all.

If you are contemplating a repaint please remember that any change from the original colour scheme needs to be approved by the Committee. If you need guidance on the paint scheme, Premier Strata (contact details at the end) has records of all the original paint schemes left by the developer, Mirvac. The name of some of the shades of paint may have changed in the intervening years, but a good painter and paint shop can match the colour from the old name



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.

The next edition of Inner Sanctum will be February at which time we will be approaching the end of the 'Sanctuary Gardens year'. Our financial year ends on the 29th February and our Annual General Meeting will take place early in April.

The Executive Committee wishes you well over the Festive Season...

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



ANCTUARY GARDENS

W E S T L E I G H

IMPORTANT CONTACT DETAILS

Real Estate Matters

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

Mr. David Tuskan

Premier Strata Management P/L on:

Phone: 02 9630 7500

Email: davidt@premierstrata.com.au

Cable TV and Free to Air TV

For Foxtel issues to Foxtel on 131 999

For other TV reception issues to

Technical support on 1800 237 425 or 9153

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SES

State Emergency Services: 132 500

Security

AA Protection Services

Phone: 1300 667 114

Email: pmarsden@ihug.com.au

Hornsby Police

Phone: 176 9799, [or 000 if necessary]