

INNER SANCTUM

May 2015

GREETINGS

Our Sanctuary survived the wettest April (over 400mm) for 27 years, with a minimum of discomfort. In part, this is due to the ongoing hard work of your Executive Committee (EC) who tirelessly ensures that the Communal Area, comprising clubhouse, pools, spa, gardens, wetland, streets, tennis courts and basketball court, is maintained, manicured, and protected.

All the rain has left our Sanctuary looking at its very best and I would encourage all residents to get out and 'smell the roses', or should that be 'admire the strelitzias'?



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.

ANNUAL GENERAL MEETING

The Sanctuary Gardens AGM was held on Tuesday 31st March in the Clubhouse. Many thanks to all the owners who turned up this year or who submitted a proxy form. It was pleasing to know that enough people care about Sanctuary Gardens that a quorum was easily reached.

The finances were reviewed and a new budget was approved with minimal discussion. No special restrictions, beyond those already in the Act, were placed upon the Executive Committee's powers. It is encouraging for the EC, all of whom

are volunteer owners, to know that the community has confidence in its management of the estate.

The AGM nominated a 6 member Executive Committee, six residents were elected and thereafter the EC elected the main office bearers.

Peter Hitchiner - Chairman
Gordon Cadzow - Secretary
Chris Bunton - Treasurer
Alfred Xing
Milan Grzic
John Immelman

The EC employs a professional manager in the form of Premier Strata Management Pty Ltd who performs an excellent job of keeping the accounts, paying the bills, locating suitable contractors and tradesmen, and handling many day-to-day issues.

The incoming Committee wishes to thank all the outgoing members for their commitment and dedication to making living in our Sanctuary such a pleasant experience - Pat Clubb, David Kalnins, Nancy Zhang, Sandra White, and Mark Wiggins. Very special thanks go to Robert Cranna, for stepping in as Secretary again and getting very involved in so many tasks.

ACHIEVEMENTS IN 2014

Below is an incomplete list of some of the 'wins' during the past year:

- Completed various pool and lap pool repairs
- Completed Council certification of the lap pool area
- Upgraded the CCTV (security) system with new cameras, high definition, and new software
- Completed various landscaping projects
- Re-upholstered the club house furniture and had windows and carpet cleaned
- Reconditioned the gas heater for the lap pool spa

- Commenced work on commissioning a new Sinking Fund Plan
- Repaired tennis court net tensioner
- (Finally) convinced Telstra to repair their sunken pit in Brolga Way at our cost
- Replaced corroded fencing at lap pool
- Repainted areas around lap pool, clubhouse, gazebo, street signs and replaced Lorikeet logos on street signs
- Installed rain detectors in parks to cancel irrigation after rain
- Dealt with police and provided CCTV footage after a spate of break-ins
- Obtained our first NSW Civil & Administrative Tribunal (NCAT) order in respect of one non-complying Lot
- Installed additional CATV head-end equipment in club house for new Foxtel channels
- Completed various paving repairs around the estate
- And much, much more.

It is always amazing to read just how many tasks the EC gets through each year. Our thanks go to them.

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.

UNSUNG HEROES

As has always been the case, and one of the reasons why living here is so enjoyable, is that there are a number of residents who voluntarily give up of their valuable time to ensure that Sanctuary Gardens is always in pristine condition - daily visits to the clubhouse to clean up any mess left from the night before, picking up litter around the lap-pool, cleaning bottles out of the spa, removing graffiti off of the road signs etc.

Thank you sincerely on behalf of the Committee (and all residents).

SHHHH ... NOT SO LOUD!

Many of the dwellings in our community have their main bedrooms facing the road and since the ambient noise level is so low, every sound in the street seems to be amplified and is quite loud in the bedrooms.

So, we plead with the walkers, joggers, dog exercisers, to please keep the early morning and

late night exercises quiet - no loud talking, calling, hailing, until out in the suburbs. Please, please ...

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.

OWNER'S SUMMARY BYLAWS

It has become apparent that many dwellers, mainly those that are renting, are not aware of the existence of the Community Management Statement (the do's and don'ts) of the estate. I guess that in many cases the originals have been filed somewhere never to be found.

To ensure that all the dwellers are on the same page, we attach a summary of the most salient bylaws (we have reduced 99 pages to 2!). We implore everyone to have a look through the summary bylaws and ensure that they abide by them.

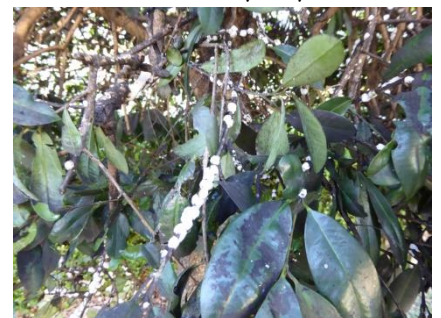
If you have any questions, or you want a copy of the complete set, including the architectural and landscaping guidelines, please contact David Tuskan at Premier Strata Management.

Tim's Tips - May 2015

Lilly Pilly are an extremely popular plant throughout Australia and are becoming increasingly used in new developments throughout Sydney. A beautiful plant, yet take a closer look at most of the Lilly Pilly in 'Sanctuary

Gardens' (and Sydney) and you will see a white waxy substance on the stems and under leaves: that's Scale. You will also notice the many dirty

black leaves: that's the secretion from the scale on the leaves causing sooty mould to grow on it and dirt to stick to it. The scale actually chews and sucks on the sap of leaves and stems and weakens the plant



over time. Getting rid of the scale will eliminate the sooty mould (easier said than done).

The Scale is an insect that loves a dark, moist, low air flow environment. By hedging the Lilly Pilly the plant growth thickens and creates this environment. Gardenias, that are in the shade, or unhealthy, are also highly susceptible.

So how do you control it?

- First ensure the plant has what it needs to grow well: water, food, sunlight etc. as a healthy plant can combat it somewhat. Healthy plants are always a better option than using chemicals.
- The scale can be removed by hand and disposed of.
- Spraying the plant with pest oil or eco oil can suffocate the insect yet be sure and follow recommended rates and instructions. This will be ongoing.
- 'Yates Confidor tablets' can also assist in control from the inside of the plant yet may affect other positive organisms in the soil.
- Pruning the plant hard can allow sunlight and airflow into the plant which takes away from the ideal growing environment of the scale growth.
- There are other Lilly Pilly varieties that are not so susceptible or other plants that will do the same job, so seriously consider replacement of the plant (ask your local Nurseryman).
- Warm soapy water will help to wash away the sooty mould.
- A good time to act is early spring before the hard waxy shell protects the crawling insect.

Even if the scale is dead the waxy shell may remain on the plant - removing these by hand or a hard cut back can be the only way.

One thing I can guarantee is that you will have to work at it, and it will be ongoing. The end result may be that the population of the disease is simply controlled not eliminated as you will see in the street trees at Sanctuary. When we first started some 3 years ago the plants were suffering and sick; the disease was in plague proportions. The populations have been stabilized and reduced yet still evident. The plants are showing good health and vigor. This is a good gauge as to if you are winning - "are the plants growing well".

As you can see the scale loves the Lilly Pillies and Gardenias in Sydney. 'Sanctuary Gardens' has a lot of these plants and hence eliminating it totally will be an extremely challenging task. Persistence will be the key.

Good luck and Happy Gardening

Tim Hayward



ACCESS CARD PROTOCOL

All the facilities around the estate (pools, spa, clubhouse, netball and tennis courts) require you to swipe your access card to gain entry. All the 'swipes' are recorded in the central database and can be recalled in the event of an 'incident'.

Should **anyone**, resident or not, ask you to open the facility because they have 'forgotten their card', DON'T!

It is your responsibility to ensure that only people with active access cards get to share the facilities that we treasure so highly.

INCREASED SURVEILLANCE

A number of CCTV cameras have been upgraded around the community. The new cameras will improve our ability to identify individuals in the event of any security and anti-social incidents.

CCTV SURVEILLANCE POLICY

The EC has developed a policy on the use of the CCTV system for investigating abuse of the property and anti-social behaviour. The policy includes rules about who can and who can't review recorded footage, who we can share that video with, and how long it can be kept. The policy allows for video recordings to be passed to our security guards and to the police if necessary for identification and further investigation.

A copy of the policy is on the Clubhouse noticeboard.

BRUSH FENCING REPAIRS

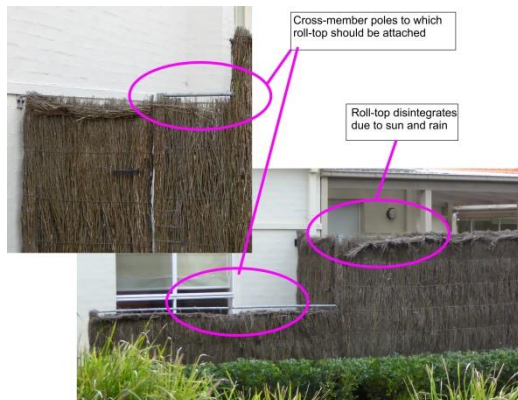
Many of you who walk around the state will have noticed the unsightly silver poles sticking up through the brush-fencing. The cause of this is that the brush-fences have now exceeded their use-by-date of 8 to 9 years, since they are all over 13, and some nearly 14 years old.

Although brush-fencing is the greatest sound deadener and most effective heat insulator of all fencing materials, it is a natural product, and exposure to the elements causes a gradual degradation of the material. Slowly, but surely, the roll-top and the vertical sides start to degrade, causing the fence to start to slide down, and the poles begin to poke their heads through.

To understand the three remedial solution options, it is necessary to describe how the brush-fence is constructed. Firstly a metal

framework consisting of galvanised metal upright poles and metal cross-members, 1.2m wide, is assembled. Vertical brush wood bundles are wired to the metal framework, the framework is installed at site, and then the final roll-top is wired along the top.

The roll-top takes the brunt of the sun and rain, while the vertical brush panels slowly wear and slide down (line-trimming along the base does not help!). If the degradation is not halted, the rate of collapse gets faster and faster.



What can you do to prevent the slow collapse of the brush-fence?

- 1) The wire clips that hold the roll-top can be loosened and new brush fed through to replace the old roll-top. The problem is that this new roll-top rests on the protruding metal poles, has no support from the vertical brush, and will, within years, look as it does now. The cost of this solution is \$60 per metre (remember that a typical panel between the uprights is 1.2m).
- 2) Cut off the top 50mm (2 inches) of the poles and then re-lay the roll-top, now being supported by the vertical brush, but the fence is lower, and may reduce privacy. The cost of this modification is \$65 per metre. An example can be seen at 60 The Sanctuary.
- 3) Finally, the best option (and most expensive) is to re-lay the roll-top and build up the vertical brush so that the fence height remains as it is,

and there is support for the roll-top - cost is \$120 per metre.

If you do nothing you will have to replace the entire brush-fence in a few years.

This information has been supplied to the Executive Committee by Rob Gibbon (0414 211 994), Native Brush Design (<http://www.brushfence.com>), and we would strongly recommend that you contact Rob to discuss your situation.

PAVERS

A sub-committee of the EC is busy with a survey of all the paved areas that need attention. As soon as the audit is complete, the EC will get a quotation, and all things being fair, the work will start within a few weeks.

WORKPLACE HEALTH AND SAFETY (WH&S)

Although you would not think that Sanctuary Gardens is a workplace, in fact it is - for visiting tradesmen and the contractors like our landscapers and security guards.

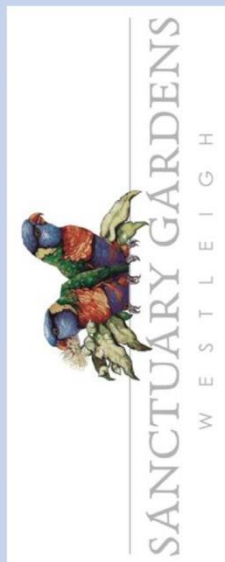
Under the present WH&S guidelines, all work site owners have an obligation to provide a safe environment for workers. It is advisable to have an annual WH&S assessment, which has recently been completed.

Fortunately there are only a few issues that need attention and these will be addressed in the next few months.

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This is the Autumn edition of our quarterly newsletter that reflects the issues addressed, decisions made, and actions taken by the Executive Committee.

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]