

INNER SANCTUM

October 2015

GREETINGS

Summer has arrived! That was a long and cold winter; it seemed to go on forever. But don't pack your jumpers away just yet, as there is always a cold spell before the Xmas break.

Since our last edition of Inner Sanctum, your Committee has been involved in a number of new projects, while finishing off many that were already in progress.

- Clubhouse pool submerged side lights replaced with energy efficient LEDs
- Controllers of the pool pumps and lights reset (they have been incorrectly set for many years), and there should now be an energy saving
- Two trees removed - the Sydney gum on the west side of the tennis court boundary had contracted serious bracket fungus and was a threat to people and property, and the Chinese Pistachio on Corella was expensive to maintain, messy, and not indigenous
- Consultations started with Napier & Blakely to review the Sinking Fund going forward
- First approach to architects McCullum and Ashby to review the architectural guidelines which have not been reviewed since the Sanctuary Gardens was constructed.
- Sludge removal from the wetlands remains a work in progress
- Most of the serious asphalt cracks on



Asphalters busy at work on The Sanctuary

Brolga and The Sanctuary have been sealed. With careful

supervision the repairs have been made as neatly as is possible

- Kerbing along Sanctuary Park is complete and has solved the parking problem that made it necessary to do the work in the first place
- Many of the uplights around the clubhouse, that cast such an attractive image at night, are no longer functioning due to water ingress in the underground cabling. A project is underway to trace the cables and establish the most cost effective solution
- Re-surfacing of the tennis and basketball courts is nearing completion. This has been a much bigger project than anyone expected, and the results should be a great improvement. **Please, please** do not use the courts as a place to teach your kids to cycle. The hard tyres on small bicycles erode the acrylic paint surfaces.

EXECUTIVE COMMITTEE MEETINGS

A number of residents have recently attended our Committee Meetings to discuss issues, but have arrived at 7.15pm, instead of 8.30pm. This makes it awkward for Committee and resident alike because the meeting has not been officially opened, but we also don't want to keep the residents waiting for an hour.

Please be reminded that the Executive Committee (EC) meets on the **second Wednesday** of each month (except January) and any resident wishing to meet with the EC is welcome to **attend at 8.30pm** in the Clubhouse.

CLUBHOUSE

As you are all aware, the clubhouse has recently been repainted internally, and the pictures and noticeboard rehung. Together with the relatively new upholstery, it looks very inviting.

But we ask that when you are making use of this community facility, please control your

children, and do not allow them to jump on the couches - already we have had to get the upholstery repaired.

On the subject of the clubhouse, be reminded that there is no 'exclusive' booking system. The booking slips beneath the noticeboard are only a notification to other residents that someone is using an area of the clubhouse at a certain time on a certain day. They are not bookings!

Most residents will respect this and give you your space, but certainly they have the right to use another part of the facility that you are not using - and don't forget the barbecues are shared.

Lastly, each dwelling is only allowed to invite up to 6 'non-residents' for any one event. The facilities are primarily for the pleasure of residents so they get priority.

HALLOWEEN - 31st October

Every year we receive complaints from residents about the danger to children walking in the road, traffic congestion, and general mayhem during the 4 to 6 hours on the afternoon and evening of Halloween.

Clearly Sanctuary Gardens is a soft target for kids (and parents) who want to 'Trick or Treat' in a safe and 'easy' environment - consider that with very little effort each child can



knock on 192 doors without walking down long and dangerous driveways, without being chased by dogs, nor having to get in and out of the car at each stop.

How do we stop this behaviour? Over the years, various Committees have explored workable solutions without success.

The best course of action is to put up a 'No Halloween here' sign on your front door or letterbox indicating that you are not participating and hopefully you will not be disturbed.

SECURITY INCIDENT

During the early morning after Labour Day one of the dwellings close to the Duffy Road entrance was broken into - the sliding door was jemmied open - some cash was taken, and keys to the

vehicles in the garage were used to steal one of the cars.

The residents were at home upstairs and only made the discovery some time later. Then they took exactly the right action, they phoned the Hornsby police.

It is thought that the intruder(s) opened the outside electrical meter box and turned off the mains before entering, but ironically, there was also a localised Ausgrid power outage from around 12pm to 3am that night. So we are not sure.

What can be learned from the incident?

If the downstairs alarm had been working and set then it would have been triggered by the intruder who hopefully would have fled. If the power had been disconnected the backup alarm battery would kick in and the alarm would still go off.

And try not to leave 'valuables' in sight of prying eyes in the downstairs areas.

BURGLAR ALARMS

This raises the topic of burglar alarms - most houses in our complex are fitted with zoned alarm systems, the PowerWave-8 manufactured by Crow Electronic Engineering in Melbourne, but very few are used. Initially these systems were set up for back-to-base alarming i.e. they were connected via the phone line to a security company who would respond if the alarm was triggered for any reason.

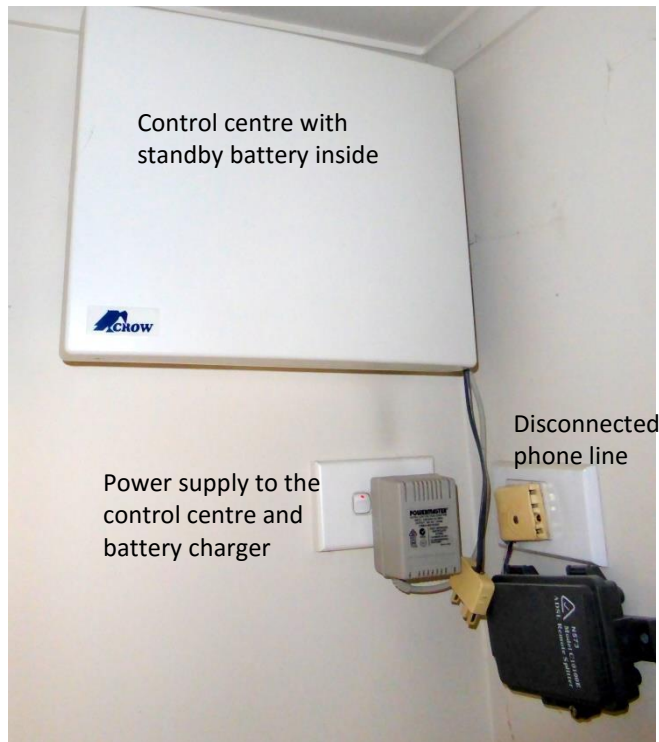
There are three main reasons the alarm systems are not used:

- 1) Residents do not feel the need to alarm the downstairs at night, or the whole house while away on holiday. For many this would be an inconvenience considering pets, kids, etc.
- 2) Since construction some 15 years ago, many dwellings have changed hands and the passwords 'lost', so arming and disarming is not possible.
- 3) The standby battery has run its life and simply stopped energising the system, with the consequence that someone has unplugged the whole system to avoid the incessant beeping of a failed system.

Any resident who feels that in this changing world with increased levels of petty crime, they would like to resurrect their alarm

system, there are a few options that we can suggest.

If you remember the password, get a security company to replace the battery (they are available from Jaycar for around \$30), reconnect the power supply, and check the system. The transmitter and battery are attached to a wall in one of the upstairs cupboards. Be sure to **unplug the phone line connection** or you will get a very large Telstra bill for 'alarm data usage'. Should



the unplugging cause your phone line to stop working, you will need to call a security company to make the disconnection.

If you don't know the password, a reputable security company can figure it out, and then follow the steps above.

If you feel that the system is totally defective, then it can be replaced for a more modern version without re-cabling the sensors - these are standard PIR sensors (available from Bunnings) and the cabling is still in good nick. No need to pay for what you don't need!

The police authorities strongly recommend that alarm systems are used.



CHRISTMAS PARTY - 29th November

The Sanctuary Gardens Xmas Party will be held on 29th November from 11am to 2 pm (or later). This is an excellent opportunity to share the Xmas spirit with your neighbours and the other residents. The function will be a lunch barbecue at the Clubhouse with residents bringing salads and refreshments, and

the estate supplying the meat. More details will reach you by letterbox drop.

Put this date in your diaries, Outlook, iPad, iPhone, or whatever social media you use.

GARDENING TIPS

During these spring months much of our gardening effort should be focussed on:

- Ensuring plants and lawn have adequate water
- Fertilise lawns and gardens to ensure new growth has the nutrition it requires
- Make sure garden beds are topped up with mulch to assist in retaining soil moisture

With warmth, water and food comes the **dreaded weed**. It is imperative to monitor this and stay on top of weeds during this period. Get them before they seed. For lawns it is best to either physically remove weeds one by one, or where there are too many, to spray with a weed killer which can be bought at nurseries and your favourite DIY shop.

Try to get on top of this before the weeds take over the lawn completely. This appears to have happened in several gardens around the estate already.

GARDEN AND DRIVEWAY MAINTENANCE

According to our Bylaws it is **your (tenants and owners)** responsibility to ensure that the street-side appearance (tiles on roofs, walls, letter box, hedges, brush fencing, garbage bins etc.) of your lot is fully maintained in accordance with the Architectural Guidelines.

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.

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

For the months of October and November the Committee will be focussing on unkempt gardens and driveways. If you have neglected this maintenance you will receive a letter from Premier Strata.

In the event that you do not comply, the Committee will authorise a contractor to do the work and you will get charged.

SPEED CALMING – OR CALMING SPEEDSTERS

Speeding is on the menu again. It is a perennial problem in the estate, exacerbated by the fact that Wild Ash Grove has installed speed humps at their entrances so we have more rat-running by non-residents and couriers than before.

The roads are **shared** between pedestrians and vehicles and both groups of users should respect the other. The Committee has consulted with the traffic calming experts and the roads authorities and we will soon be installing more speed 'humps' and more '20kph Go slow' signage.



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

PETS

We love our dogs and cats, but please be reminded that pets are not allowed on any of the common areas - clubhouse, landscaped areas, wetlands, pool areas, tennis court etc.

Regarding dogs and cats, consider your neighbours - dogs should not be allowed to bark uncontrollably while you are away at work, and cats should be discouraged from roaming outside of your dwelling, especially at night.

ACCESS CARD PROTOCOL

With summer approaching we can expect the usual influx of neighbourhood youngsters (non-residents) demanding to have access to our pools,

clubhouse and courts.

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.

CHILDREN IN THE POOL AREAS

The signage at the pools clearly states that all children under the age of 12 years must be accompanied by an adult (s).

Recently, members of your Committee have noticed small children playing in the lap pool spa and in the clubhouse pool with the carers sitting outside the area. It only takes 30 seconds for a kid to drown!

If your children are in the pool area, then you must be there as well, and focus on the children's safety at all times.

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]