Welcome to our new format Newsletter. Unfortunately the standard letter head was using up to much space and some of our community couldn’t open the letter for the size of the message. So a simplified version is in order.

For a hot and steamy month, much as has been achieved. The AGM got off to a rocky start with not enough people to make a quorum, but a quick phone around and some residents willing to leave their dinner for ½ hour and we got there. Congratulations to the newest members of our committee, Ross Edmonds (U26) and Jane Telford (U41). Jane was on the committee previously and has re-joined after her sabbatical in France last year. Welcome back our committee of last year. We farewelled a long serving committee member, Peter Nimmo ( U57) whom has put in a lot of personal time and energy in steering the committee and the building for a number of years. We are deeply in debt to Peter for his tireless contribution to the management and guidance he has offered.

The common areas and a large number of units have been pest treated. Thank you to all involved for making the task run smoothly. We should encounter a large number of dead Spiders, Cockroaches, Ants and Wasps over the next few weeks. Our pest controllers have invested in new machinery since the last visit to Newstead Terraces, allowing them to speed through the job and leave just enough chemicals to do the job, but not enough to leave the residue we are all used to dealing with post Pest treatment. They offer a 12 month guarantee, so let me know if you have any ongoing Pest issues.

I have done some brutal pruning under the tree in the pool area and along Evelyn and Newstead Terrace over the last two weeks. Only the overflowing rubbish bins have slowed me down, but once emptied, I will be back on task. I have booked in a tree trimming company to come and quote on pruning the many trees we have on the street side of the complex as well as the one in the pool area.

The roof over the lobby area is due to be reinstalled by the end of this week. It will be nice to have all weather access to the office after so many months of making a dash for it.

I attended a conference run by the REIQ about the new privacy laws coming into effect on 12/03/14 and how they will impact on my interactions with yourselves and your tenants. I will communicate with you personally on this before the new laws come into effect on 12/03/14.

The bi annual routine inspections of properties was conducted on behalf of the landlords on Wednesday 26th and as anticipated all our lovely tenants are treating their properties and the common area with the respect we would hope for. It is apparent that the apartments are starting to show some evidence of their 9 year old status, with the carpet in particular and some paint work starting to really show their age. I have reported to individual lot owners in the rental pool about the status of the carpet. It has done very well to last as long as it has. It may be possible to arrange for a bulk rate on new carpets if there are a few owners interested in recarpeting. If this is the case, then please let me know that you may be interested.

Increasingly I am getting enquiries from owners interested in doing a little renovation to their property. This helps maintain the value of their investment, but also helps to ensure that the property is maximizing its rental returns. I am attaching a copy of an article from the RTA (Residential Tenancy Authority) about renovations and tenants as food for thought if you are considering doing a paint job and a carpet replacement. If you are considering Renovating you must consult with the body corporate as part of your planning process. It is possible that you may need some permission for some of your work, especially if you are doing anything that can be seen from the exterior of your lot.

Georgina Bishop

