Newstead Terraces News

**January 2014**

Hello Everyone, and welcome back to a whole new year of many possibilities and excitement!

Last night we had our body corporate committee meeting, and our Chairman Brian Porter had compiled a list of the tasks the committee achieved last year. When you have your head down working on the list it seems endless, but when it was presented last night, I was really proud to have been part of such a comprehensive list. In short it was a great year and this one is shaping up to be as action packed and productive, with lots of positive initiatives on the agenda for the AGM. Thank you to last year’s committee. They worked hard and effectively to ensure that the property is maintained and improved, protecting our investment and growing our capital worth, whilst staying within the budget, and dealing with issues promptly and efficiently. Well done! (a brief outline of the contents of the chairman’s report is attached so that you can also enjoy ticking off all that was achieved in the complex in 2013).

**Please note that the AGM has changed dates and is now on MONDAY 24th February, 2014 at 6.00pm**. There will be plenty of parking available in the street at that time of day, but if you are having difficulty, please call me on 38526928 and I will come and let you into the visitor’s carpark. If you are planning on attending the meeting, may you please send me an email so that I can be sure that we have enough chairs out and no one is left standing for the duration of the meeting.

Your body corporate committee is trying to avoid spending money in areas that we could make savings, and putting that money to better use in capital works. There is a way that you can assist, and it requires very little effort but will make a positive difference to the bottom line of the accounts. May everyone please consider allowing their body corporate communications to come from Archers via email. The cost savings are significant and so far only 10 or our 61properties have responded to having digital notices. We are talking hundreds of dollars in savings on secretarial fees. If you want to find out more and see if you could perhaps get these notices electronically, please give Nicole Vowles our Archers representative a call on 3002 2600. It’s one small way you can help reduce the body corporate expenses.

Speaking of savings, you will be pleased to hear that over $10 000 has been trimmed from the common area electricity bill! The installation of the future wave power savers on the pool pumps, the reduction in running hours for the garage ventilation system and the research and change in electricity suppliers have all contributed to this significant saving. It would appear that by grouping together we can also save more on our personal electricity bills. The committee have identified a system that may bring this benefit to all of us and will be investigating it immediately after the AGM. Hopefully we will be able to bring about this change in the coming year and be feeling smug about our electricity bills by next Christmas.

I hope to see many of you at the AGM in a few weeks.

Georgina

Dear All

It certainly has been an eventful year for your committee and I wish to thank all for their support and advice as we strive to make our home a desirable place to live.

Looking at our achievements this year :

* Foxtel IQ - its great
* New Fire compliance auditors
  + Changed two damaged doors
  + Rectified compliance issues
  + Obtained compliance certificate
* Streamlined process for exemption or concession to Community Management Statement
  + Installation ceiling fans exterior
  + Installation security / insect Screen - balcony
  + Hard floor review
  + Installation of more reliable balcony lights
  + Exterior air-conditioning units
  + Acceptance of pets
* Garage Exhaust fans
  + Ensured compliance and noise reduction
  + Significant power saving and improvement of habitat
* Approved installation window louvers as a matched set for Town houses
* Support of Complex On Site Manager
  + Water feature maintenance and restoration
  + Garden rework / replanting
  + Pool maintenance schedule review
  + General housekeeping tasks
* Two Social events

Wine tasting evening

* + - * + Christmas Body Corporate party
* Maintained budget targets for both Sinking fund and general Administrative fund

As we move forward to 2014 we do have some interesting projects ahead for discussion at the AGM

- Consideration of pergola feature or similar for ground area deck

- CCTV / Intercom upgrade

- Outdoor furniture review / replace

- Continued beautification of gardens

- Complex electrical savings

- Ensure operational budget is realistic and achievable

Remember this is our home, how we support and look after our complex reflects on all of us

Once again thank you for your confidence in myself and your committee , we look forward to another great year

Kind regards

Brian Porter

Body Corp Chairman