

January 2017

Happy New Year.

I hope that you all had a fantastic holiday season filled with family and friends, fun and fellowship. I did. Got a great tan and gained a few unwanted kilos. Sadly, the tan will go faster and easier than the unwanted Kilos!

I am now back full time and have been greeted by a large number of disappointing emails which I will share with you. Newstead Terraces has always been a harmonious environment to live in, and that is because of the quality of and behaviour of our fabulous residents.

Living in a close environment requires a lot more consideration of our neighbours. The proverb "Do unto others as you would have done unto you", needs to be the mantra of high density living, and sadly over the last few weeks there has been a few incidents of disappointing behaviour. Please if any of the following applies to you, come and see me to have the effects of your actions rectified.

1. The car parked in space no 74 was hit and scratched whilst the resident was away on holidays. No note was left.
2. Dangerous and reckless driving in the garage. Please be careful. We have a number of young residents and visiting children whose road sense is still developing. It would be a terrible thing to live with knowing you killed or permanently damaged a young child.
3. Large items of rubbish left in the bin room. The city council will not collect it if it does fit into the bin. If you need me to arrange for removal, let me know and I can. There is a fee.
4. Heat waves and air conditioning units.... No matter how tersely you converse with me, I can't make the air coming out of your machine any cooler. +Try to leave the louvre doors on the balcony open to increase the air flow around the compressor. +Close your curtains and doors to any rooms that don't need to be air conditioned. +Make the area to be cooled smaller and you will have a better chance of getting it cool. +Go for a swim or take a cold shower. This will lower your core temperature. Also, water on your skin helps with evaporative cooling. +Use a fan to circulate the air. +Go out to a movie or an air- conditioned shopping centre in the middle of the day when the heat is at its worst. +Remember the air con systems are 12 years old and installed by the developer to a minimum cost. Consider upgrading your system. + This heat only lasts a few weeks, it will be over soon.
5. After hours lock outs. Please respect that I have a life outside of Newstead Terraces. I. When you call me afterhours I am usually doing something important with my family, which I have to stop doing to come back and help you out. There is a fee for this. For years I have not charged anyone to come back and let you in, but the calls have become so frequent and disruptive that I have been forced to implement the fee. Threatening me or being abusive towards me is not a guaranteed way to get me to come any faster.

On the topic of lockouts, we have now had three front doors locks that have failed. This is most likely attributed to the age of the locks. If you have been locked in or out because your front door is no longer working you need to call Amalgamated Locksmiths on 32527872. You will need to settle the account with them on the day or they won't come, but you can forward the paid invoice to me and if it is covered by the Body Corporate I will arrange to have you reimbursed.

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Unit 1/20 Newstead Terrace, Newstead Q 4006

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ACN: 14 960 631 236

Like me, the Locksmith has a scale of call out fees depending on the time of day and whether or not it is a public holiday. The scale relates to the inconvenience of the timing of the call. I appreciate that you are inconvenienced as well, so it is best to keep your cool and be polite. Everyone will do the best they can in the circumstances.

Newstead Terraces

What a list! I am going to put it down to the hot hot weather and the way that makes everyone feel.

Thursday night is the AGM. If you are around at 6-7pm please come down to the BBQ area and make a vote. Each year I have to knock on doors trying to drum up enough residents to make up a quorum (enough people voting to make the votes valid). If you can't make the meeting, please pop into the office and I will help you with the voting papers, if you need help, and lodge them for you on Thursday evening.

Have you noticed the new garden at the entry? Two native Gardenia plants surrounded by walking iris. They were installed on Tuesday 31st. Hopefully the Magnolia's and herb garden will be installed in the common area today. The hold up has been sourcing trees of a decent size, but we have decided not to wait any longer and proceed with the tree sizes that are available, after all, they will grow!

The over water pool feature is having its bi annual paint touch up, and the leaks in the pool are all sorted out now. We have replaced a few of the boards in the common area decking this month also. Thankyou Susan (U22) for watering the plants over the holiday period and keeping them so healthy.

Once the AGM is completed we hope to get started on our major works program asap. Looking forward to seeing as many of you as possible on Thursday evening.



The latest image of the western front. Note the three cranes now in operation. They are electric and relatively quiet. On the LHS of the image (Evelyn Street) you will see the walls of the 4th storey going up. There are two levels of basement parking. IMAGE TAKEN 31-01-17 from U55 walkway.

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Evelyn St bin access driveway, dismantling common wall to allow access to build new wall.
Image taken 31-01-17



View of Austin Street side of site taken from U52.

Image taken 31-01-17

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