

Hi All,

We it finally rained. After weeks of watching the rain slide to the south or north of us, we finally got our share. Just what the gardens ordered after a very very long and hot summer.

BRISBANE RIVER JAZZ FESTIVAL

If we needed proof that we live in a rapidly evolving suburb, look no further. The Brisbane River Jazz Festival on April 8th, is so close you could almost view it from the balconies of those units facing onto Evelyn Street. Catered by the Defiant Duck and Hatch & Co, with music from legends such as Cate Cebrano and Vince Jones it will be an event not to be missed in our community.

I look forward to seeing a few of our residents enjoying the night.

INTERCOM SYSTEM UPGRADE

A slight delay on the installation of our new intercom system. We hung out till March to place our orders for the newest handsets on the market on the advice of Airphone themselves, only to find out that someone in their head office had failed to place forward orders. We are not alone in Queensland to be waiting for the delivery of the new generation of handsets. The anticipated delivery will be June, and our installation as soon as possible after that. Thank you to everyone that has sent in their payments. If you haven't, please hold onto your money until I let you know that it is needed.

GARAGE LIGHTING UPGRADE

Our new motion detecting, dimmable garage lights have been installed. We should start to see an immediate impact on the body corporate electricity costs, but equally exciting is the quality of light in the garage. So so much brighter down there now.

Thank you everyone for your assistance with keeping out of the visitors carparks, moving cars and putting up with a few days of finding your car in the dark during the installation.

POOL AREA WATER PENETRATION TREATMENT

Rain delays aside, this task turned out to be a bit trickier than anticipated. We needed to install a few extra injections to redirect the water seeping through the walkway bedding and out into the wall surrounding the pool area. All the ugly calcification has now been removed from the garage side of the wall and the pool side. The drummy and damaged plaster rectified and new render applied. Looks like new now.

The plants around the pool area have had a significant prune, and once the builders next door finish the rectification of the ground movement in the Austin Street Pedestrian access and Western Pool area walls, we can address repairing the gardens around the pool, and bring them back up to our expected standards.

TREE TRIMMING

All the trees in the complex that we are allowed to trim, were trimmed to 2.2 metres from the footpath in accordance with council regulations. Trees inside the complex were trimmed to allow more light into the garden beds below. Our tree trimmers came recommended by a horticulturalist, and recommended as being knowledgeable and competent. The job was done very quickly and efficiently, with the shredder parked in the bin room drive way and all waste reduced to mulch.



HERBS

Our Herb Garden is growing very well with all the recent rain.



Please eat them!

1st APRIL TEST YOUR SMOKE ALARM DAY

It is all very well having smoke alarms installed, but if they are not working they are useless. This is the reason why the fire authorities around the country are encouraging all Australians to get behind *Test your Smoke Alarm Day* on 1 April each year. All smoke alarms have a test button that, when pushed, should cause the alarm to sound.

On 1 April (or more frequently), Residents should push the test button on each smoke alarm in their property. If they don't hear anything, then their battery is exhausted. They should immediately notify their Property Manager to arrange an inspection and battery change. If after changing the battery, the smoke alarm is still not working, it will be replaced with a new one.

An alarm is not compliant if it does not sound to 85dba when tested or in the presence of fire.

Most people can't remember the last time they tested their smoke alarm, so therefore the Australian fire authorities' *Test Your Smoke Alarm Day* is a welcome annual reminder for Australian landlords, tenants and home owners alike. Tenants are protected by laws ensuring that the smoke alarm is tested within 30 days of moving in, and annually thereafter. Owner Occupiers, it is up to you to be certain that your smoke alarms are working.

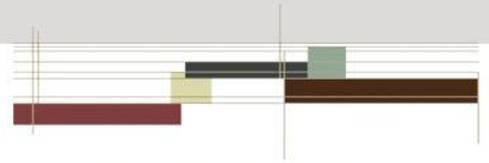
It won't hurt all of us to check on 1st April. Let me know if you have a non performing alarm and I will point you in the right direction of help to rectify the situation.

You and your family are precious. Mark your diary with a reminder to test those smoke alarms.

SWIMWEAR PHOTO SHOOT AROUND OUR POOL!

On Tuesday 28th March Sirens Swimwear conducted their photo shoot for next seasons styles. Whilst I am not allowed to show you the actual swimwear, we are sworn to keep the secret, I can show you a few shots from the day. Luckily the weather was great for them, the construction workers next door managed to concentrate and there were no major accidents. The BC received \$500 venue hire which the committee will decide what to put it towards at the next meeting. Perhaps a few outdoor coloured cushions for our chairs...





HOT OFF THE PRESS;- CYCLONE DEBBIE'S TAIL WHIPS NEWSTEAD TERRACE

Newstead Terraces

AT approx. 7.30pm on Thursday 30th March strong winds blew down the Leopard tree at the front entrance to Newstead Terrace narrowly missing a residents car left on the street overnight. This is our third tree to be lost in strong winds tunnelling through Pier and Mariners Reach, off the river. BCC council crews worked through the night to unblock Newstead Terrace and our driveway.



NEXT DOOR



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