

# *Newstead Terraces News*

## *November 2020*



### **NEWSTEAD TERRACES COMMUNITY CHRISTMAS PARTY**

Sunday 6<sup>th</sup> December, 4-6pm in the BBQ area.

Come along and celebrate some Christmas cheer with your fellow residents. We meet at the BBQ area. Bring a plate to share and your favourite drink. Dress festive.

#### **A MILESTONE TO SHARE**

On the 1<sup>st</sup> of December I celebrate buying the management rights at Newstead Terraces, and sharing in the lives of all at here for 10 years. 10 Years ago, Doogle was 3, Jess was finishing up grade 7 at Ascot State School and Nicholas was finishing grade 9 at Boys Grammar. There were 36 units in the letting pool. A lot has changed in 10 years.

Nicholas is now working as a sports journalist with the Gold Coast Bulletin and is engaged to be married in 2022 to his high school sweetheart, with a wedding in Toowoomba. Jess is at UQ, working on an accounting finance degree and dreams of conquering the international finance world. Doogle at 13 has a heart condition, but can still find some energy to chase Puss from U9 in the common area. My children have lost their Father to cancer, and welcomed a new family into ours. Jonathan and his 3 make us a family of 5 children and one almost daughter in law. Life has got busier rather than quieter. My knees and legs don't bend as well as they used to, and my sight is totally dependent on glasses. Life is good, happy, abundant and very full.

Now there are 24 units in the rental pool. Many occupants have changed over, but there are still a few here from 10 years ago. Jill and Noel (u54) Cathy and Carl (U17) Gordon and Aileen (U20) Kevin (U12), Greg and Peter Sullivan (U45), Vicki and Martin (U25) Stephanie and Chris (U34) Paul and Ruth (U35), Amy (U46) Matthew (u49), Tom and Olga (U53) Kobus (u61). Just 12/61 have witnessed with me the changes of the last 10 years. The real estate highs and lows. The roller coaster of life. Thank you everyone for an action packed, fun filled and eventful 10 year journey.

#### **Visitor Car Parking**

There 16 visitor carpark and 1 x disabled carpark in our visitor parking area, **to be shared amongst 61 units**. As far as inner-city complexes go, this is a very generous allocation of visitor parks, but without conscientious use by residents, even 16 parks will not be enough.

The following use of the visitor's car park should give you a guideline as to what is **acceptable/considerate use of the space as a resident**.

1. Unloading a lot of groceries or bags/ bulky items – limit 30 minutes max.
2. Providing space for your cleaner/tradesman/accountant/lawyer to park **whilst visiting you**.
3. Friends and relatives visiting – if more than 24 hours contact onsite management for a visitor's carpark pass.

Nothing else should require the use of the visitors' car park by residents, especially considering residents have a dedicated car space.

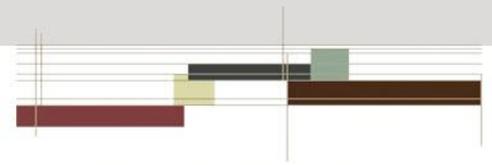
#### **Some examples of discourteous use would be:-**

Ducking up to the unit to change between a gym work out in the morning and getting to work. Use your car space!

Ducking up to your unit to grab a quick bite to eat – Use your car space please!

Quickly parking on the way home from work before going out again. Use your car space please!

Renting out your car space and using the visitors' carpark to park in.



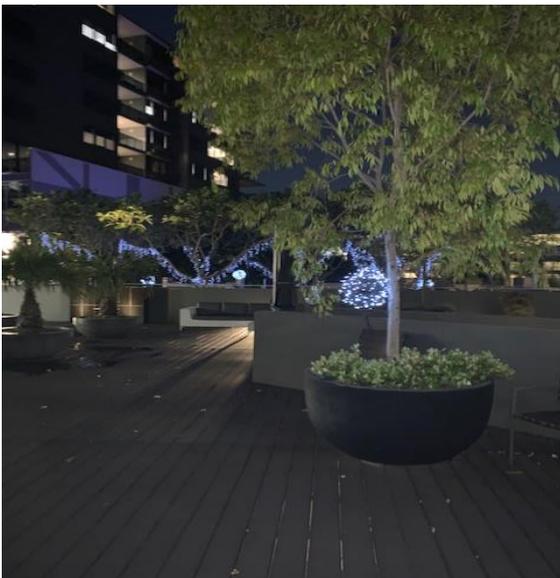
## Christmas Blooms

Look what has bloomed in our garden! They smell divine. The Rosemary is well watered and lush ready for the Christmas Lamb. Please eat it up.



## Christmas Decorations

We have some new additions to our Christmas Decorations this year. A number of residents have approached me about decorating the trees outside their apartments and wondered where I have got the fairy light balls from. I made them one weekend. A trip to Bunnings and you need to get 2 x wire hanging baskets, remove the coir matting and use small electrical zip ties to join the two baskets into a ball. Then buy 500 string of solar fairy lights (about \$39.95) and wrap them around the ball. Clip back on the hanging chain to one end of the ball and hang where it pleases you most.

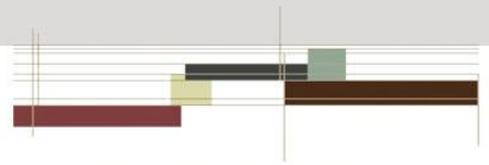


### Office hours over the holiday season.

I will be up the coast and available on my mobile 0424926666 from Friday 18<sup>th</sup> Dec. The office will be closed. Text is best. I am likely to be in/on the water and away from my phone, but I will attend to you as soon as I can. If there is an emergency I can get back relatively quickly if necessary.

Please keep your list of contacts handy. I will email everyone the list again before I head away.

Have a really happy safe Christmas and New Year.



Newstead Terraces

## NEWSTEAD TERRACES AGM FEB 2021

Nominations are in for the new committee. Marion McMahan whom has served tirelessly as the Chair for three years now is stepping down and Tony Ngo has volunteered for the job. For those of you whom don't know those individuals that volunteer their time to assist with the smooth running of the complex we have put together a little bit of a bio on each one.

### Meet the committee nominees for 2021

#### Chair **Tony Ngo**

*I hold a Bachelor of Science in Applied Chemistry and a Graduate Diploma in Information Systems. I work in the Electricity industry. Professionally I have chaired a number of committees namely n Health, Safety and Environment as well as cultural transformation. I'm also actively involved in a body corporate committee in another complex.*

*I value safety, community, family, accountability and teamwork.*

*I have been living in Newstead Terraces for over four and a half years and absolutely love our complex. I want it to continue to be a Well maintained, happy communal living environment for us all.*

#### Secretary **Kevin Yarrow**

*I have been living at Newstead Terrace since April 2007, I have served in a few executive positions on the committee over the past 13yrs. For the last 3years I have served as Newstead Terraces Secretary. My role is to liaise with Archers, our body corporate manager, to ensure the process of meetings, including AGMs, and to keep records of process and decisions.*

*I have worked in the accounting profession for 32 years. I am a CPA, a Chartered Tax Advisor with the Tax Institute of Australia and a Fellow of the Institute of Public Accountants. I also hold a Graduate Diploma in Tax Law.*

*My work life means I am well organised, able to take accurate notes and make sure committee members have all the necessary materials to make decisions.*

#### Treasurer **Peter Sullivan**

*My name is Peter Sullivan and I'm seeking the position of Treasurer for the Body Corporate of Newstead Terraces.*

*In my past life, I was involved in legal administration with a number of NZ firms, having received an LLB from University of Canterbury and Being admitted to the NZ bar.*

*I have spent the last 12 years as a member of the Body Corp committee, with the last three as Treasurer. It has been my privilege to work with a professional team and believe that we have developed a robust financial foundation that will stand Newstead Terraces in good stead for the future.*

### General Committee Members x 4

#### **Marion**

*Marion is CEO of a not for profit company, SPELD Qld, employing a team of psychologists and educators to assist those who have dyslexia. Formerly a school Principal, Marion has opened an International School in China and led big schools in Metropolitan Brisbane.*

*Whilst Marion has no formal training in body corporate affairs, in her role as former chair of Newstead Terraces, her current and earlier professional leadership roles have meant she is able to respond quickly and calmly to a diverse group of clients and their concerns.*

#### **Allen**

*I am a Fellow Chartered Accountant, the Institute of Chartered Accountants of Australia and New Zealand; a Graduate of the Australian Institute of Company Directors; a Fellow of the Financial Services Institute of Australia.*

*I have a wealth of experience in financial management, business improvement, financial and corporate planning. This experience has been obtained over many years in the chartered accounting profession including a considerable period of time as a partner of a big four accounting practice.*

*I have over 40 years' experience in the Strata title Management Industry as principal of one of Queensland's largest management companies and specialised in advising major property developers on a wide range of development schemes.*

**Ian**

*My name is Ian Sawley and I am seeking a position as a Committee Member on the Body corporate of Newstead Terraces. My wife and I have lived in Newstead Terraces for just over 2 years now and we have thoroughly enjoyed living here and are very proud of our great complex.*

*I have approximately 40 year' experience in large construction, maintenance, automotive, wine and mining industries. Starting my life as an Electrical Trades person I have progressed on to Project Manage very large Construction and Engineering projects and currently am Engineering Manager for BHP Projects.*

*During my career I have gained a vast array of skills including Management, Technical, finance and Maintenance which I can bring to the Newstead Terraces body Corporate Committee, assisting in it continuing to be a fantastic place to live and invest well into the future.*

**Andrew**

*I have been an owner/occupier at Newstead Terraces since 2013, and during that time have had two stints serving on the committee, including the last 2 years. In my day job I am a property lawyer, and have over 13 years' experience in the property industry, including working in body corporate management. I'm pleased to have been able to use my experience to help the committee over the last few years, and look forward to doing so in the future. Not only do my wife and I (and our fur babies) live in the complex, but we also have an investment unit in the complex, so my endeavours on the committee are to preserve not only the lifestyle and day to day operation of the complex, but also the value for investment.*

Nominations close on 30<sup>th</sup> November, but as I go to print these are the nominations I am aware of.

**PETS IN THE POOL**

Recently a small black dog was put into the lap pool by its owners. Please be reminded that pets should not be in the pool area at all, and this includes being in the water. If there are other residents using the pool, there is no excuse for pets to be in the pool area. They may be in the common area, but on a lead.

In the hot weather, fill up a plastic baby bath with some water on your terrace and let your pet get in and out of the baby bath to cool down.

Over the holidays, we all like to have our smallest members of the household with us, but please be conscious that other residents might not be so fond of your fur baby.

**CONGRATULATIONS**

To Andrew and Robyn (u42) whom not only managed to get a wedding in before Covid restrictions hit this year, but are now anticipating the pitter patter of little feet next year. Such exciting news- congratulations.

*My family wish you and yours a very merry Christmas and a safe happy prosperous and Covid Free 2021. Thank you for all your support during a trying year, and for the last very special 10 years. Have a happy New Year.*

Georgina Bishop  
Licenced Real Estate Agent # 3428825, JP (Qual), Member REIQ, ARAMA, B.Bus (QIT)