

# *Newstead Terraces News*

## *February 2023*



### **PROGRESS NEXT DOOR**

Rendu Towers, 43 Evelyn Street, Newstead are currently being advertised on Real Estate.com.au for sale. Settlements are being offered in June/July. Landscaping works are well underway. Despite Newstead Series onsite Management and myself being told definitively that Hutchinsons would not be cleaning our buildings for us, incredibly Barry from U36 has managed to get a promise from a site manager that our building will be cleaned at their cost. Fantastic news Barry! Well done. We look forward to seeing the fruits of your negotiations. Please see photo at end of the newsletter.

### **WATER FOUNTAIN FEATURE AT THE FRONT ENTRY – UPDATE**

The filter unit on the pump that serves the water feature has broken. There have been a few weeks of running tests to determine where the leak is located, and now it has been found. About \$1000 to replace the filter, but the really bad news is that there is a four-week delay on parts.

### **POOL UMBRELLA UPDATE**

The umbrella by the spa is broken and cannot be economically repaired. We have ordered a new umbrella and must wait until March for delivery of the one we want in the colour we want. Until then, please utilize the shade from the tree, wear a hat and remember to slip slop slap!

### **AGM RESULTS \_ NEW COMMITTEE MEMBERS**

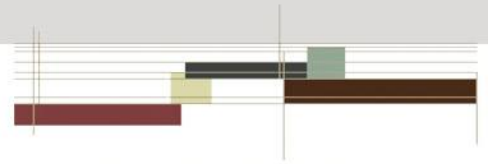
Thank you everyone for the outstanding results for the AGM, 32/61 returned votes which would be an all time record.... Electronic voting is certainly working for everyone.

We have two retiring committee members, and we thank them for their service, Andrew MacKenzie who has served several years on the committee, and Lauren Grayson who as a very new owner in the community keenly stepped up and offered her time. We are sad to see them go, but welcome our new committee members, both Villa owners and next-door neighbours, Sarah (14) and Mark (13).

Solar power and heating of the pools didn't get across the line this time, but as battery technology and solar technology improve, we will keep investigating until such time as the numbers are more palatable to the community.

We do have the go ahead to get on with the waterproofing, which will be a bit messy and invasive, but once done we can circle back to our painting project. The committee agrees the property is looking a little scrappy and will continue to do so until we can get the painting, waterproofing and tiling in the pool area.

Those wanting more specifics on the waterproofing tender process from Archers and the final quote can consult the AGM papers for the scope of works.



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## POOL TILING

After waiting so long to get the spa fixed the committee decided not to delay putting water back into the spa this summer and to wait until for the cooler weather to get the tiling repairs done.

Because we are replacing tiles on the water line of both pools it may be necessary to drain the pools down to a level that the tilers can work with, which means the pools will be out of action for the duration of the job. The quoting process is about to start. If you know a quality tiler who might like to quote for the job, please forward the contact details through to the office.

## RESIDENT REPORTS OF TILES BEING SLIPPERY ON EXITING THE SPA

We have had two reports of slip incidents on the tiles as you exit the spa . The committee have had a slip test done and the tiles passed the slip testing. We have treated the area with Chlorine to remove any residual greasiness that may be causing slips and have water blasted the area to keep it clean.

Please be aware that the spa tiles surround can be a little slippery when exiting the spa and hold onto the hand rail for extra support.

## THE TREE BY THE POOL

There has been some community comment on the suitability of the *Harpullia tree* by the pool and the fact that the tree roots are causing the problems with the pool plumbing and that the tree should be removed.

This particular variety of tree is recommended by BCC and can be seen lining the streets in Newstead because of its characteristic of having non-invasive roots.

The tree is part of the DA (Development Approval) for the complex and for it to be removed would require both an application to council and a vote at the AGM.

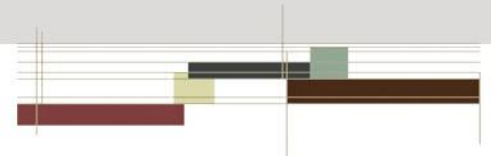
Each repair of the broken pipes for the pools has been a result of ground movement/settlement, not root invasion.

The tree does shed its leaves one to two times a year usually after a dry spell, and the leaves are cleared from the skimmer box daily.

For every request we receive to remove the tree there are equally as many to retain the tree.

Cheers

Georgina



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