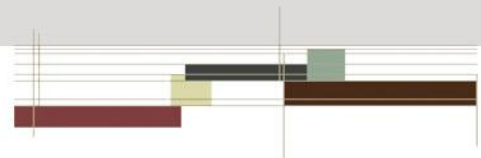


Newstead Terraces News

March 2023



Newstead Terraces

PATIENCE IS A VIRTUE

And one that I missed out on, but in these times patience is required in bucket loads. Getting repairs done seems to be a juggling act of getting the parts and then finding a trade that can fit us in. We are blessed with trades that we have been working with for a long time who prioritize our work, but we don't have those trades across all areas.

For example, Pool parts, long waits on chemicals and parts, then it seems more weeks until they have the labour to install the parts when they arrive. A portion of my day is spent chasing contractors for quotes, then the parts and then the labour. Years ago, you did a work order and they arrived within a week to attend.

Help please – looking for a good tiler who will take on our work around the pool. Do you have someone you can recommend?

NO PATIENCE FOR THE RESIDENT THAT LEFT BAGS OF RUBBISH ON THE BIN ROOM FLOOR OVER A VERY HOT WEEKEND.

Kelly, Tenzin and Georgina have spent two days clearing maggots from the floor in the Evelyn St bin room. Have you ever tried to kill a room full of maggots? We tried insecticide, and then pure chlorine. We hosed the little blighters out of the room and down the drive way, and even had to hose them off the walls of the bin room driveway.

Whoever left their smelly rotting rubbish on the bin room floor please know that you were our least favourite resident for a day or two, but all is forgiven now, we just ask that you put the rubbish in the bin, and if you have something that might be a bit rank, keep it in the freezer until bin collection day.

INTERNAL GARAGE DOOR REPAIR

Last month we wrote about the repair to the internal garage door costing another \$880 because some resident keeps looping the chain up on the hook, which causes the gears on the motor to be over loaded. **The repairs are quoted at \$2450.53 to include a new gearbox and a new clutch.**

The message to take away from this is please check in with onsite management before adjusting or tampering with common property in anyway.

FIRE DETECTION AND PA SYSTEM CHECK IN ALL UNITS APRIL 13TH 8.30AM-12.30PM

The annual fire detection testing in your unit is occurring on April 13th between 8.30am and 12.30pm. The technicians require access to all units. This testing is necessary for our insurance certification. Your co-operation is appreciated.

POOL UMBRELLA FINALLY REPLACED.

Great news, a little late for summer sun, but just in time for Easter lounging by the pool. The time it has taken for this to be manufactured and be delivered just demonstrates the difficulties we are facing getting parts to fix things at Newstead Terraces.

POOL TILIING

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.

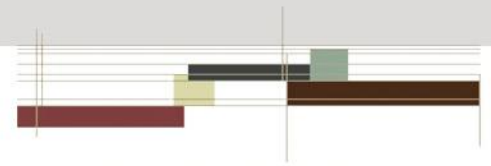
This particular variety of tree is recommended by BCC and can be seen lining the streets in Newstead because of its characteristic of having non-invasive roots.

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.



Newstead Terraces

EASTER HOLIDAYS

Kelly and I will be having a break over Easter. The office will be closed from Thursday 6th April 5pm until Tuesday 11th April at 9.00am.

If you have an emergency but don't need 000, we can be reached on 0499559962 office mobile, or Georgina's mobile 0424926666.

We will be at the beach or out in the country enjoying our break just like you, so if something can wait till Tuesday, please wait till Tuesday.

**WISHING YOU A VERY HAPPY RESTFUL EASTER
AND LOTS OF CHOCOLATE!**

Cheers

Georgina, Kelly and the team at Nessica

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