

Spring Newsletter 2010

Owners Corporation News



OWNERS CORPORATION - PN 435322B

FROM YOUR CHAIRPERSON

Dear Fellow Residents,

This is my eighth year of living at the beautiful Waterways and for the first time, I have witnessed a late Spring arrival, or should I say more of the types of Winters and Springs that we used to have in Melbourne. It has been a long and cold Winter but a time which will have done our gardens and lawns the world of good.

I am sure you would agree that despite these heavy rains, our estate is starting to look really good again. U.M.S. who began the new contract in February are doing what your Owners Corporation (OC) believe is a most satisfactory job to this point in time. Our gardens and grassland areas in the estate are not only flourishing but are being very well presented. U.M.S. have also begun a number of projects in conjunction with our Garden Sub Committee and I am confident that in the longer term, we will see some real gains.

In October, your OC representatives will recommence formal negotiations with the City of Kingston (COK) in relation to future contractual arrangements. Issues for discussion include the grass cutting, tree maintenance, playgrounds, walking tracks, lighting and graffiti etc. Basically we are looking for a better deal with the COK in these areas as well as a way forward for a better managed estate in the longer term. The OC was given approval to do this at the last AGM. These negotiations may take quite a long time before success is reached. So in the meantime, we will continue to monitor U.M.S. going forward.

Our OC Manager, Turnbull Cook have also been advised that when their contract expires later in the year, that they will continue as the Manager on a month to month basis.

I also wish to advise that due to time limitations and other commitments, I have formally resigned as chairman of your owner committee. I will however be remaining on the OC until the next AGM, when I will consider my position. David Flew, who has been the Deputy Chairman has been elected as interim Chairman until the next AGM. Cameron Myrtle our Finance Convener has also resigned from his position for similar reasons. We thank Cam for his time and effort since being a vital part of our OC.

Our Christmas Picnic Beside The Nest will take place this year on Sunday December 5th from 10:00am. A host of activities for the residents is being organized so mark this date down in the diary.

A SPECIAL REQUEST FOR ALL...

Please do not park on the nature strips or parkland.

It would also be appreciated if you would tell visitors to do the same when parking in the streets outside your properties. With the heavy rains we have had some severe damage caused to these areas by cars either



being parked on or driven on.

Enjoy your Spring at Waterways

Chris Dickinson
(Owners Corporation – Immediate Past Chairman)

Vandalism – It Costs Us All

Police statistics may show Waterways as no worse than anywhere else but the cost is significant ... and it is very frustrating to discover it and have to deal with it. Some recent examples include;

- Stolen Plants

After spending several thousand dollars clearing and replanting the Island Point Bridge, 39 plants with a replacement value of \$900 disappeared overnight. They will be replaced but the cost is borne all owners.



- Fences, cars and front doors

Many residents left their houses to discover a spate of silver paint graffiti from one end of the estate to the other. Fences, front doors and cars all copped the tagging.

- Broken Sprinklers

In the Lake King Circle area recently 5 irrigation sprinklers were snapped off from their bases. Labour and parts for replacement will cost us a few hundred dollars.

- Lock tampering

When we attempted to turn the irrigation pump on to fill fountains, the key would not go into the lock. Reason – there was a piece of wire stuck in the lock. Cost of a Locksmith call out \$80.

- Cars on parks

Possibly the most frustrating is drivers going across parks when the ground is wet and leaving deep gouge marks. Most frustrating because in at least one case we suspect the offender was a resident.

Council or Owners Corporation

Those who have attended the AGM, or read minutes will understand that the key cost of the Owners Corporation is to maintain Waterways. You would further understand that your OC Committee is trying to renegotiate the agreement with City of Kingston to get a fairer and more sensible deal for Waterways owners. We have been making progress with Council taking on the cost of some maintenance. More recently we have been pushing for a full review of the Maintenance Agreement and believe we have recognition from some COK officers that this is an appropriate approach. We have said to Council (and will be putting to Ward Councillors in coming weeks) that;

“It is clear to us that the core arrangement in the maintenance agreement is flawed and needs to be changed. Factors which have directed us toward this conclusion include;

- Community safety and OH&S issues relating to jetties, boardwalks and playgrounds are not appropriate to be handled by a community group
- The cost borne by Owners at Waterways for maintenance is inequitable when considered that these activities are fully paid for from rates elsewhere in the community
- There is confusion amongst Council Officers relating to decision making at Waterways which leads to incorrect advice being given to residents about responsibility
- It does not appear sustainable that a volunteer community elected group will effectively manage maintenance responsibilities in the long term.
- There is duplication of activity and inefficiency associated with having City officers and Waterways officers both managing similar things.
- One initial premise that an Owners Corporation would achieve better quality outcomes for maintenance than City of Kingston could deliver has proven to be false with Kingston parks generally maintained very well.”

Your committee will endeavour to keep you informed but approaching your committee members to ask about status will be welcomed.

Chairman Steps Down after Invaluable Contribution

Chris Dickinson was a founding member of the Waterways Steering Committee and has chaired the Owners Corporation from the time the Owners elected the OC Committee. Chris, a school principal, has stepped down from the Chair due to pressure of other commitments.

Chris's time as Chair was the most important imaginable and has set the standard and basis for future OC Committee. During this time the OC has established an effective committee structure, substantially improved maintenance and set a solid foundation for future running of the OC.

David Flew, who was previously deputy Chair and Acting Chair has been elected Chairman of the OC.

Garden Upgrades

Observant residents will have noticed significant planting starting in August and still continuing. Some planting has been to replace drought damage but other planting is targeted to improve appearance. Some planting is with small tubes and it will be some months before we see the full benefit but we believe it will be money well spent to keep Waterways looking great.

Rain is great BUT

It is excellent to see the positive impacts the good winter and spring rain has had on Waterways Gardens and Trees, and less water restrictions are well received. The downside, however, was that contractors (our Gardener UMS and a mowing contractor asked to cut vacant lots) could not get onto the ground to cut because it was too wet and soft. Hopefully owners understand the situation and will be patient for a couple of weeks until we catch-up with all grass cutting.

Vacant Lots – Neighbours are expecting Higher Standards

Now that there are fewer vacant lots, neighbours are starting to expect a higher standard of care of the scattered Lots. We ask owners to understand that keeping grass cut on Lots and Nature Strips is their responsibility. Several owners have authorised the OC to manage the care of their vacant Lots but to date we have had trouble locating a reliable contractor.

... and the OC is going to stop nagging.

The OC has issued a Notice to Repair / Maintain to owners of many vacant Lots. When this is done the Owners has 14 days to get the job completed. The latest notices have required owners to keep the Lot maintained and in future the OC will immediately cut long grass on Lots without further costly sending of reminders.

Mulch Concern should not be Much Concern

We've received a lot of positive feedback about the visual impact of new mulch being applied to garden beds. We have however had some concerns expressed that the mulch contains painted chips and occasional non-timber materials. This has been raised with the mulch supplier and at present we are satisfied with the response. The mulch is actually recycled timber from houses and other sources.

The committee is pleased with the mulch supply situation for several reasons;

- It uses recycled timber which is environmentally friendly
- It enables the contractor to use blow application of the mulch which is more effective and cost efficient than manual spreading
- It will provide very effective mulching for plants and trees
- The feedback from residents is that it looks great.

Please continue to feedback your comments about what we are doing so we can address any concerns and keep you informed.

Spring is in the air

If you haven't already noticed it is that time of the year when we start seeing families of ducks and swans on the lake and surrounds.



Or if you prefer the sound of frogs head along to Fountain Court and if you are lucky you may see tadpoles as well as hear the frogs.

DRC now has only one Address

Although some past documents instruct that DRC applications should be sent to the Developer all written correspondence with the DRC should be addressed to:

Waterways Design Review Committee
9 Evans Place
Hawthorn Vic 3123

This will reach the DRC's Consultant Architect Sheng Yi Yu who continues his excellent work for us all in processing applications and ensuring they meet the high standards we want for Waterways. Sheng Yi can also be contacted on Email: shengyi@corteseearchitects.com.au
Phone: (03) 9882 7410

Future Management of the OC

Waterways is quite a unique Owners Corporation in terms of size and structure (land not flats) with complex maintenance and DRC responsibilities.

The Contract of OC Manager Turnbull Cook expires on 31 December 2010 and the OC Committee is using this opportunity to undertake a strategic review of the best way to manage the OC into the future and ensure we get the best support services in place for a new contract.

Turnbull Cook have agreed to a rolling monthly contract from January 2011 so that that the OC can complete this significant review and put any new appointment to the 2011 AGM before making any changes to the way we operate.

Street Trees

Several residents who were expecting new street trees in Autumn are understandably feeling disappointed that they have not seen those trees. Trees planting was initially delayed by implementation issues but have more recently been delayed because of the imminent handover of responsibility to City of Kingston. Kingston is reluctant to allow wide spread planting of trees this late in the year but some planting is proceeding and we ask Owners to water them regularly through summer.

City of Kingston take over of street tree responsibility will result in some removal of inappropriate trees..

Report Street Signs

There are many street signs around which are either damaged or missing. The quickest way to fix this is to contact City of Kingston.

Phone 1300 635 356

Email info@kingston.vic.gov.au

Who to Contact re Waterways

If it is to do with	Contact
Secretary Compliance, Complaints Site & Local Issues	Terry Harwood Phone: 9798 4044 Mobile: 0419 511 853 compliance@waterways.com.au PO Box 711 Braeside Vic 3195
Fees and Charges, Payments, Accounting and Ownership Matters	Turnbull Cook – OC Manager Contact: Michae Dell'Orso or Marcelle O'Donohue Phone: 8697 0600 waterways@turnbullcook.com.au PO Box 6076 St Kilda Road Central 8086
Maintenance including Grass, Gardens, Litter and Graffiti	Urban Maintenance Systems (UMS) Contact: Matthew Buck mbuck@ums.com.au
Design Review and Approval	Sheng Yi Yu Phone: 9882 7410 shengyi@corteseearchitects.com.au 9 Evans Place Hawthorn East Vic 3132

Elected Officers & Sub Committees

Chairman: (Acting) David Flew – Island Point I

Secretary: Terry Harwood – Burdekin II

Committee:

Aaron Cox – Island Point I

Andrew Watkins – Island Point Fountain Court

Carolyn Brooks – Willandra

Chris Dickinson – Burdekin II

Darren Walsh – St Clair

David Barlow – Eildon

Gail Ash – Eildon

Jill Campbell – St Clair

Kusum Jayaratne – Artesian

OC Sub Committees:

Finance -Convener Needed –Volunteer?	Monitor expenditure and budget for forward spending.
Compliance – Carolyn Brooks	Monitor levels of compliance, and recommend improvements and policy.
DRC – Convener David Barlow	Monitor DRC activity and policy.
Community – Chris Dickinson	Link between OC and community activities and build community activity in support of OC objectives.
Garden and Parklands Advisory – Terry Harwood	Provide recommendations for landscape planting and upgrades.
Website – Convener Aaron Cox	Establishing and managing a new website and forum for Owners and residents.

You can contact any of these via Secretary Terry Harwood.

COMMUNITY NEWS

We have received offers of help to distribute important notices such as security alerts to our community. Thanks to those named below The areas covered so far are

Binglebay precinct/ Bridgewater Willandra- Julie
Burdekin 11& 111- Peter
St Clair Precinct Maree F
Island Point/Fountain Court /Serpentine- Marie B
Burdekin 1/Waterways Drive- Lyn C
Westbridge –Don
Precincts not covered – Argyle, Eildon
So if your area/precinct is not covered then please offer your help. It would take a walk around your area to deliver these irregular alerts.

Wheelie Bins

“ Did you know

- Bins should be placed out before 5:30am of the day of collection and not earlier than 4pm the previous day.
- Bins must be returned within the boundary of the property by no later than midnight on the appointed collection day.

It is an offence to leave your bins out for longer than permitted. Leaving your bins could not only upset your neighbours, cause a nuisance or present a hazard, but you could be liable for a \$200 fine.

So please do the right thing and bring your bins in when they have been emptied to help keep our City clean and healthy and to keep your neighbours happy!”- Kingston Your City April 2010

Foaming entry



An ugly side of Waterways



There are reports of motor bikes etc riding around the reservation. It's not legal to do so and they should cease if doing it. So ring 000 when you see it occurring.

Alternative Trail Bike Venues

For legal trail bike recreational facilities, contact;
Frankston City Motorcycle Park
Lot 98 Old Wells Road, Seaford
Ph. 9786 4543
www.fc MCP.com.au
Dandenong Motorcycle Club
Clubroom address,
9/5 Paul Court, Dandenong



Ph. 5943 1180
www.dmc.com.au

Stop Press -Current Scam we are experiencing amongst senior residents of Bayside:-
Scam companies are contacting senior citizens telling them they have a virus on their computer and to go and have a look.

If a person receives a call from someone they are unsure of they should seek information via www.scamwatch.gov.au – a federal government website dedicated to scams people are coming across.



Park damage at pocket parks

Report to
Crimestoppers 1800 333 000
Mordialloc police station on 9588 2988
Ring 000 for Police attendance



**Watch the space for exciting new plans
- maybe extended hours/days.
Mark is excited about future
renovations/ extension at the nest**

Singing at the nest

Jane Baxter, singer and pianist, performs at the nest café at the end of each month for two hours. Jane usually performs on the last Saturday or Sunday.

Come along and have a coffee and relax to the Easy Listening Sounds of Jane

Sunday October 31 2:15pm

Sunday November 31 2:15 pm

Sunday December 5 Picnic by the nest

Community Picnic By the nest Sunday December 5th

We are planning an exciting event such as Jumping castle/ activity centre, face painting, gelatis,

- demonstration groups and kite flying and more to be confirmed.
- Bring a picnic lunch or have lunch at the nest. Come and meet your neighbours from 10am onwards

HELP / volunteers needed to

Supervise the canoe event (pending)

Display dog obedience/ agility session

Play Music / perform at our picnic

Contact Jill at camcrane@bigpond.com

nest @ Waterways – Café by the lake Kiosk 1 Waterside Drive Waterways Ph:9798 5352

First class cuisine with emphasis on FRESH home made, exceptional quality food and beverage with fantastic service! Extensive menu includes home made muffins & pasties, lasagne, pies, cakes, cold drinks, soft drinks, sandwiches and not to forget... a huge selection of coffees, which are 2nd to none! All in a friendly atmosphere, where children can meet the local ducks! It is lovely! So come along, say Hello to Mark at our local café in Waterways.

Hours: 8am till 4:30pm. Tues- Sun. closed Mondays.

New Bus route 709 starts at Waterways to Mordialloc Station

Timetable at www.metlinkmelbourne.com.au>



The beauty of Waterways at Argyle precinct



The Aspendale Gardens-Edithvale Bendigo Community Bank[®] 1

Aspendale Gardens-Edithvale Community Bank[®] Branch will enter its forth full month in business with more than \$13 million in banking business.

Community Bank[®] Chair, Ray Smith, said the people of Aspendale Gardens and Edithvale, both residents and traders, had welcomed the locally owned bank branch within the Aspendale Gardens Shopping Centre and transferred their banking business.

“As a community we are proud of our achievements in firstly delivering traditional branch banking to Aspendale Gardens and secondly, in fully supporting the community owned branch with our banking,” Mr Smith said.

“Achieving \$13 million in banking business is a fabulous achievement and just goes to show that this innovative banking model, which our community had the courage to take up, is sustainable.

“Not only have our shareholders established a bank branch, they are also part of a company that continues to put money back into the community.

“In the short time that we have been operating, we have allocated \$1,300 to community events and groups.

Mr Smith said he and his Board of Directors were continually being stopped in the street and congratulated for the success of the Community Bank[®] Branch.

“We hope that this success is an indication of things to come and we will continue to be an important part of the Aspendale Gardens-Edithvale community.”

For more information about the Aspendale Gardens-Edithvale Community Bank[®] contact our Branch Manager Russell Mactaggart on 03 9588 0610 or Mobile:0423 083 525

Community Bank AGM

Richfield Retirement Village, Aspendale Gardens 8
November 2010

Login now

www.waterways.net.au

Remember

**Community Picnic By the nest
Sunday December 5th 10am-3pm**

New Years Eve At Waterways

Hello there neighbours

We are new to Waterways and would like to organise something special this New Years Eve – FIREWORKS!!!

After speaking to the Body Corporate and getting their permission, we would like to invite you to make this night go off with a sparkle of lights.

We have engaged a professional pyrotechnics company, who will get all permits, follow all safety requirements and clean up afterwards.

This letter to you, is to ask you participate by donating some money for this event, the more money we have, the bigger, the flashier, the more spectacular the display.

If you would like to contribute then please email me on sandradaly01@gmail.com for bank account details. Terry Harwood can assure you that your money is safe and we won't be running off with your hard earned cash, well we will, but only to the fireworks man. How much? How ever much you can afford, ideally \$20, \$50 or \$100. All amounts however large or small are gratefully welcomed.

