

Committee News

At the start of the 4th Quarter the Committee is pleased to see Compliance inspections commence once again. Routine inspections will be carried out to underpin the desire to keep Waterways a desirable place to live.

If your property is in breach of the Rules the Compliance Officer will leave a post card in your letter box. The purpose of doing this is to remind people of their obligations.

Then if the breach is not rectified you will be asked to meet your obligations in writing and then more formally by issuing a formal notice. If, after this formal process, the breach is not rectified the matter may progress to enforcement via either advising Kingston Council or taking the matter to VCAT.

Last week the Compliance Officer focused on the 127 Rubbish Bins either left out or not concealed properly and left a post card in the letter box.

Last week also saw the 1st stage of the handover of Argyle from Mirvac to Kingston Council. We were lucky to be invited by both parties and as a result we were able to clarify a few of what seemed to be unfinished items in the area. Kingston required a number of dead plants to be reinstated and gardens to be mulched. A final handover inspection is expected shortly.

On the 7th June the Committee formally welcomed and co-opted Barbara Maren Winkler-Wolff to assist the Committee. Barbara had intended to nominate for Committee at the AGM but unfortunately was unable to attend at the last minute and so was not able to be elected. In the event a vacancy occurs on the Committee during the year, Barbara will have the opportunity to fill that position.

Chairperson – David Flew

Chairperson@waterways.com.au

New Compliance Officer for Waterways



We would like to introduce Cameron Whillas who is the new Compliance Officer for Waterways.

Cameron has been instructed by the Committee to be on the look out for behaviour that affects amenity and the uniqueness that is Waterways.

Cameron will be out walking the streets Tuesdays to Thursdays twice per month. He will be identified by photo ID and will be wearing a bright hazard vest as well.

Cameron is a active member of Scouts Australia and holds a Working With Children card (which includes a police check)

Please make him feel welcome.

2011 Committee

Office Bearers

Chairperson: David Flew

Deputy Chairperson:
Colin Langham

Secretary:
Ace Body Corporate
Consulting

Executive

David Flew, Colin Langham,
Chris Dickinson, Andy
Watkins

General Committee

Jill Campbell, Darren Walsh,
Angelika Zimmerman, David
Barlow, Gordon Ming Li, Rob
Cocks, Barbara Maren
Winkler-Wolff





Site News

How can we best use our Waterways Estate

We have such an amazing asset here in our Estate that can be used in so many ways and very soon the land and paths will be firm enough to start the rejuvenation projects.

Have you ever thought about all the ways you can use the environment here or become involved in various ways.

Here is just a short list to get the mind ticking over but maybe you have some other suggestions. If you do...let any of the editorial

- Motorised Yachts
- Bird Watching
- Bushwalking
- Orienteering
- Cycling
- Walking Groups
- Jogging along the many paths or tracks provided
- Kite Flying

- Walk the Dog (don't forget to follow the regulations)
- Meet friends or family at the Nest Café (open 7 days a week.....and Mark makes great coffee)
- Start up a group or join some of the others that have been formed over the years...eg Walking Group, Playgroup, Yoga, Thai Chai, Bootcamp or Fitness Classes.
- Use the playgrounds provided. Have friends over for a Bar B Q and use the Bar B Qs provided at the park in Lake King Circle.

These are just some of the activities happening around the estate and you can help keep the grounds serviceable by not parking on the grass anywhere on the estate and remind your friends not to park on the grass as well.

Enjoy!

Chris Dickinson

Melbourne Water Update

Members of the Committee have been in regular contact with Melbourne Water, and we now have some updated information about the February storms.

Melbourne Water measured 171 mm of rain in their Braeside Park gauge between 9AM Friday 4th February, and 9AM Sunday 6th February.

This represents a storm with a recurrence interval in excess of 100 years. After the storm Melbourne Water marked the water level around the area. The planning approvals for Waterways were based on a minimum finished site level of RL 3.2 and a 100 year storm event. The peak water level at Waterways as measured by Melbourne Water was RL 2.92, well below the RL 3.2 level at which rising water would encroach on lots.

Damage to Road Reserves

Thank you to everyone who has reported damaged road reserves from the bus and trucks. We have passed the damaged areas onto UMS who will, when the ground is firmer, undertake some repair work.

The ongoing problem of large vehicles and 4 wheel drives not being able or capable to drive within the road has been passed to Kingston Council.

Keep up the good work (photos are great) the following have been reported:

- Tree Prune 14 -16 Burdekin Blvd
- Vehicle driving on walking tracks
- Damage Island Point round about from bus
- Damage to turning circle at Arcots Court
- Damage by bus outside The Nest Café



Owners Corporation Contacts

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Owners Corporation Update

Want to reduce you Owners Corporation Levy?

Say Yes to Email

Don't forget to Register to receive your correspondence and levy notices by email and receive a discount on your fees!

Register now by sending an email to the secretary@waterways.com.au and enter "YES to Email" in the subject line.

Debt Management

Now that all the accounts have been reconciled and we have sorted out any individual issues relating to the transfer of documents from the previous manager, we are about to turn our attention to those owners who have not paid their fees to the Owners Corporation in excess of two quarters.

Ace Body Corporate Consulting does not use a debt collector for the recovery of unpaid fees. We will be utilizing the powers contained under the Owners Corporate Act 2006 and sending the matter to VCAT.

Once you have received a FINAL NOTICE, if you do not pay by the due date on that notice, you will be charged administration costs, legal collection and if applicable VCAT hearing fees not to mention penalty interest from the start of the levy period.

Our message to you is – pay on time and avoid all the extra stress, embarrassment, additional costs and loss of credit rating.

Rules Examined – Rubbish

Over the last two weeks Cameron has placed 127 post cards in letter boxes of residents that have not placed their rubbish bin out of public view.

The Rules were made to ensure Waterways maintains a high, if not higher standard than surrounding suburbs and as a result maintain consistently better than average sales turn over and price.

Waterways Rule 3.7 Rubbish Disposal

Conceal all rubbish bins from public view except on the days and during the times for rubbish disposal.

Model Rules Rule 1.3 Waste Disposal

An owner or occupier must ensure that the disposal of garbage or waste does not adversely affect the health, hygiene or comfort of the occupiers or users of other lots.

City of Kingston

Has bylaws relating to waste management, especially about the length of time the bins can stay on the nature strip.

If you are not sure about the Rules of Waterways, please see the website www.waterways.com.au under documents for a copy of the Rules.

Overseas Lot Owners

Service of documents – Urgent Action Required

Effective from the 24th August 2011, the Owners Corporation Act was changed to require absent lot owners to specify an address for the service of notices. Lot owners will be required to record an address in Australia for the service of documents.

If they fail to do so, a notice can be sent to the last known address of the lot owner in Australia, or if that address is not known or the notice is returned, in any other manner the Victorian Civil and Administrative Tribunal (VCAT) considers appropriate.

Typical Notices include – Fee Notices, Meeting Notices, Fencing Notices, Breach Notices and Repair Notices.

Community News

Be Safe!

We are aligned with a Police Service Area (PSA) Division-RSD2: MOORABBIN

- BAYSIDE GLEN EIRA
- KINGSTON

Our area is KNS 52 WATERWAYS

Check out the **MyPlace** site for crime statistics



www: vicpolicenews.com.au/myplace.html

Neighbour Hood Watch (NHW)

The Kingston area of NHW are setting up a website as a contact point for residents Bayside NHW have developed their website – a good read on <http://www.nhw.com.au/Southern-Metro/Bayside>

Jill is the liaison person for NHW but she would appreciate support in this role

Hello Fellow Residents and Welcome to the Spring Edition of the Waterways Newsletter,

We have a host of things to tell you about in this edition so take some time to relax and enjoy as you sift through the happenings of our lovely estate along with Owners Corporation news to keep you all informed.

Please take special note of our proposed **Christmas by the Nest Party** for all residents this year which will take place on **Sunday December 4th**. This year our "Get Together" will be a **Twilight Event starting at 5.00p.m.** and concluding at around 9.00p.m. All the usual will be there along with some new ideas to get us into the Christmas Spirit.

I would especially like to Welcome any new residents who have moved into Waterways since our last edition. With Argyle almost complete, we have seen a real change to the look of our estate throughout 2011.

You are all very Welcome and we invite you to get involved in whatever way you can to help build community in the area.

Take note of the groups that are available to join, which will be advertised in this Newsletter or on the Notice board outside the Nest Cafe from time to time.

Alternatively, you may like to start up a group of your own. If you need assistance in advertising your group, do not hesitate to contact any of the Editorial staff and we will make sure it goes in the newsletter or on the board.

In the meantime, happy reading and enjoy the next few months as the birds reappear and the plant life begins to blossom.

Cheers to all,

Chris Dickinson on behalf of the team, Jill Campbell and Angelika Zimmerman.

The Nest Café @ Waterways

Mark's Café, "The Nest at Waterway", is a much loved and enjoyed community hub. This year has seen the extensions to the original café so there is more and new seating, now accommodating up to 110 people. With this we have seen the food options become more extensive. All delicious, and the coffee is great. All his food is homemade and first class. His coffee is exceptional.

Mark hopes to be open on Friday and Saturdays evenings by reservation, from October of this year. The evening menu will be family orientated and include a children's menu.

In future, private functions will also be a reality. Contact Mark if you have ideas for an event or your ideas for changes to the food or drink menu.

Waterways Parents Group

We are in Waterways; we have this lovely lake, two playgrounds, quiet streets, lots of parklands and grassy areas.

Lots of space for the little ones to play, and the older ones to enjoy themselves.

Maybe the little ones want to play together sometime?

Toby is two and a half years old and would love to meet other children, both older and younger, and their mums. Or dads?

Let's make a Waterways Parents' Group!

Because everyone is always busy, let's make it every second Saturday morning 10-11:30 a.m., starting from September 3.

So, the initial dates will be: Sept 3 and 17, October 1 and 15 -- and then from there on.

We will meet at the Café Nest, so the kids can have a play outside.

See you there?

Barbara 04 0837 2513



THE SAFETY HOUSE PROGRAM

CAN YOU HELP?

Have you heard of us? The Safety House Program is a positive step that any community can take to help make the streets safer for our children.

The main aim of the Safety House Program are to provide community assistance to children should they feel unsafe while travelling to and from school, but there are many other benefits.

Call Renae Laxton, your Aspendale Gardens co-ordinator on 9590 9535 to find out more.

AGRA and the Aspendale Gardens Primary School encourage your support.

Crime Stoppers
1800 333 000
Mordialloc Police
9588 2988
Police 000



Register for a chance to win a **FREE** iPATROL system




Triggers a 10 sec video to be wirelessly sent for verification at SECUREmonitoring.



Andrew Brideson - President of NHW VIC

"iPATROL is the only product that NHW has ever endorsed. It has already helped our police to catch hundreds of intruders."

Join our [new](#) social page & register your entry:

 www.facebook.com/NHW.Vic

Or, post this entry before 5pm - 30 Sep 11 to:
NHW-iPATROL Draw, P.O. Box 396 Malvern 3144

Name: _____

Email: _____

Phone: _____

Suburb: _____ P.Code: _____

What's On

- **Waterways Parent Group meets every second Saturday between 10 am & 11.30 am, commences 3 September 2011 @ The Nest Café**
- **Christmas by the Nest Party, Twilight Event starting at 5.00p.m on Sunday December 4th**