

Winter Newsletter 2010

Owners Corporation News



WATERWAYS OWNERS CORPORATION

Elected Officers & Sub Committees

At the AGM on 24 March you elected 12 Owners to represent you as a committee. The elected Committee consists of 9 re-elected members. 2 new member (Andrew Watkins and Gail Ash), and Terry Harwood who stood for Committee so he could offer his services as Secretary. To help you identify which Committee lives near you the elected Committee and the development stage where they live are listed below.

Chairman: Chris Dickinson – Burdekin II

Secretary: Terry Harwood – Burdekin II

Committee:

Aaron Cox – Island Point I

Andrew Watkins – Island Point Fountain Court

Cameron Myrtle – Island Point Fountain Court

Carolyn Brooks – Willandra

Darren Walsh – St Clair

David Barlow – Eildon

David Flew – Island Point I

Gail Ash – Eildon

Jill Campbell – St Clair

Kusum Jayaratne – Artesian

Sub Committees:

Finance -Convener Cameron Myrtle	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	Provide a 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.

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
Fees and Charges, Payments, Accounting and Ownership Matters	Turnbull Cook – OC Manager Contact: Claire Foley Phone: 8697 0600 claire.foley@turnbullcook.com.au
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

MAINTENANCE - Our biggest expense

Wetlands and Wildlife Creations are Back at Waterways

Wetlands and Wildlife Creations (WWC) were instrumental in much of the creation of our water edge environment at Waterways. They maintained and undertook supplemental planting of water edge areas for 5 years until approximately 2006. As part of plans to improve the quality of all our environment your OC Committee has employed WWC to maintain all our water edge areas.

The plan is that they will be at Waterways approximately 4 times per year to control weeds and plant more plants where necessary on our Wetlands edges. Noticeable effects of the start of WWC work is the killing off of large patches of cumbungi bull rush – a rapid spreading weed which takes over wetlands unless destroyed, and extensive spraying of couch grass which has expanded on the water edges in some areas. Unfortunately spraying was again too late this year to prevent the seeding of aster weed but it will be much more controlled in future by regular attention.

Maintenance Standards Improved

We are finally pleased to report an improving level of garden and parks maintenance at Waterways. Contractor UMS has made a number of significant achievements in recent weeks and is now delivering results which are an improvement over previous levels. Particular improvements include;

- mulching of 2/3 of our garden beds – many for the first time in 2-3 years
- regular and scheduled cutting of all grass areas
- attention to edging of grass areas
- removal of dead trees
- weed control in nearly all garden beds
- some pruning in several neglected areas
- emptying of the barbecue grease traps – probably for the first time ever
- weed spraying around trees a – now to be mulched again not previously undertaken.
- replacement of narrow grass strips with mulch areas which will be progressively planted.

UMS have acknowledged concerns in the initial transition stage from the previous contractor but have shown determination and commitment to get things right and deliver the service we expect. Their determination is starting to show. It is acknowledged there are still some catch-up required and residents should continue to report issues so that we can make sure we are providing the expected service.

Local Site Officer Terry Harwood is responsible for the performance of maintenance contractors and is pleased to have a responsive contractor on site who will do whatever is asked promptly. On site gardener Jillian considers Waterways her garden and it is rewarding to see someone who has an eye to finding gardens that are not up to standard and fixing them or making recommendations for the OC to upgrade them.

Some Reminders

Your obligations embodied in your contract, Design Guidelines and the Owners Corporation Rules are all targeted to make Waterways a great place to live.

Waterways OC was created for 2 key reasons:

- because the Developer and City of Kingston considered that the quality of maintenance required was more than they thought City of Kingston would deliver, and
- the Developer wanted to control housing development and resident actions in a way that would enhance property value and quality of life for all of us.

The crux of these requirements is;

Houses which meet Design Guidelines

- Contemporary design
- Variation in streetscape
- Energy efficiency
- No protruding fixtures to pollute visually (limits on satellite dishes, ariels, protruding air conditioners)

Garden landscapes which meet Design Guidelines

- Substantially native plants
- Some grass, and enough pervious ground to capture water
- Required number of trees per garden
- A large water tank
- A place to keep bins out of site

No cats

Clean maintained, gardens and Nature Strips

No commercial vehicles or vehicle repairs at front of property

No parking on nature strips or front lawns

If you are in any doubt about the requirements of the Owners Corporation Rules and the Design Guidelines, you should refer to your purchase contract or go to the Waterways website www.waterways.com.au which has a link to these documents.

No Fishing

We need to clarify what was said at the AGM. Fishing is not permitted at Waterways.

- The Owners Corporation Rules prohibit owners fishing at Waterways
- The Owner of the land (the Developer) does not allow fishing from his land.
- The future owners of the land (Melbourne Water and City of Kingston) have both stated they do not want fishing at Waterways and will ban it.

Fishing was banned by the Developer to keep the rogue element of the fishing community out of Waterways for the good of residents. We have had examples of the rogue element here like the people who caught a number of carp and dumped them in a plastic bag on the gardens, or the person requested to stop fishing threatened the resident with a fishing knife – so we do want to discourage this element.

So what was said at the AGM? It was pointed out that the Waterways Owners Corporation does not have authority to make laws about fishing at Waterways – except possibly as it relates to Owners. However, those with authority say,

Fishing is Prohibited

Headed to VCAT

For the past 12 months the OC Committee and administration have used persuasion, compromise and encouragement to achieve compliance. Unfortunately this has not worked well enough and too many Owners have chosen to ignore the Rules. As a consequence the Committee has instructed the Compliance Officer to proceed to VCAT on a number of instances and these will now happen.

Owners are reminded that in accordance with our Rules members who are in breach are responsible for and will be charged the cost of achieving compliance.

Having your say ...

.... is as easy as

Joining a sub-committee.

Calling a committee person and telling them .

Sending us an email.

And we would like you to have your say. In the last Newsletter and at the AGM there were reports which highlighted that in the end we at Waterways will get what the community wants. There needs to be a community will if we are to maintain high standards. The feedback received has been small. If you really want strong Compliance let us know.

Planned Landscape Improvements

We are now in a position to start some of our planned garden upgrades. Over the next few months you should see;

- Upgrade of the Gardens on Island Point Avenue Bridge
- Removal of small grass strips beside roads and paths replaced with garden beds
- UMS planting several hundred approved replacement plants in bare areas
- New trees planted beside the lake west of Bowen Road
- Work commencing to return garden beds to the Southern edge of the Lake

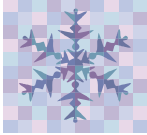
If you have ideas about what should be the priority gardening areas please let us know.

One may argue that the Developer should have got much of this right and Owners should not now have to fix it. While your OC Committee may sympathise with this view, we would add that the drought which hopefully is now finished did damage many gardens, the overflowing of the lake in heavy rain in 2004 wiped out much of the Lake South garden beds and the Developer's contribution to maintaining certain newer areas was generous enough to have a little left over for recovery replanting.

Mulching Trees – Please Don't

Some people are trying to help our trees by adding cut grass mulch to the base of park trees PLEASE DON'T. The way the mulch s being added is actually dangerous to the tree. A mound of mulch at the base of a tree (a mulch volcano) actually encourages pests and diseases. In addition even if the mulch is applied properly grass is not a good mulch as it is usually too acidic and should only be used in small and thin layers.

There is an article on effective mulching elsewhere in this Newsletter.



FROM YOUR CHAIRPERSON

Dear Fellow Residents,
Winter is fast approaching and it looks like it could be our wettest, since becoming our own suburb just six years ago...how time flies.

We had about 70 residents attend the A.G.M. held in March at the Aspendale Gardens Primary School. This was our first as your Owners Committee and we were very pleased with how it went and for the positive feedback given. As a result of this meeting, a new committee was formed and is as follows.

Chairman...Chris Dickinson
Deputy Chair...David Flew
Secretary...Terry Harwood
General Committee....Jill Campbell, Kusum Jayaratne, Carolyn Brooks, Gail Ash, Cameron Myrtle, Aaron Cox, Andy Watkins, David Barlow and Darren Walsh.
I thank them all for volunteering their services for the coming year.

All Committee members will also be on a sub committee which includes Compliance, Design Review, Finance, Waterways Website, Gardens, Community and the AEAGW Village Committee.

We especially welcome Gail and Andy as newcomers to the group and are confident that their contribution will be worthwhile and valid going forward.

As residents we need to continue to be conscious of our obligations in relation to Compliance and Design Review. Please continue to be vigilant in this area and to remind other residents of their obligations.

The O.C met for the first time since the A.G.M in April and whilst the sub committees will continue to meet at various times, the full committee will not be meet again until July.

Enjoy Our Melbourne Winter
Best Wishes
Chris Dickinson

(Owners Corporation Chairman)

COMMUNITY NEWS

At our AGM we received offers of help to distribute important notices such as security alerts to our community. 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- Maree & David

Precincts not covered – Argyle, Eildon Burdekin 1, Westbridge

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.

Bridge Play at Waterways

If you are interested in playing Social Bridge (Card Game) please contact Kusum on 0411045852



Crime trends in the Waterways

Thefts from vehicles

Thefts from unoccupied buildings under construction

Pot plants stolen from property

Our crime rate is lower compared to neighbouring suburbs

If you need advice, please call your local Mordialloc police station on 9588 2988

Ring 000 for Police

Crimestoppers 1800 333 000

The Aspendale Gardens-Edithvale Bendigo Community Bank[®] branch officially opened its doors to the public on May 14th, 2010 after an almost 4 year campaign. Amongst the many faces from Bendigo Bank, in attendance were also the local MPs, Inga Peulich, Mark Dreyfus and Jenny Lindell and South Ward Councillor Donna Bauer. Local personality Stan Alves was a guest speaker and the children choir from Aspendale Gardens Primary School entertained all with their very emphatic singing!

As a community Bank, its aim is to share its profits between the shareholders and the community by the way of grants and sponsorship to local groups and organisations. The bank has already began to fulfill this aim by providing \$200 grants each to Aspendale Gardens Community Service Inc, Edithvale Life Saving Club, Aspendale Life Saving Club, Bonbeach Football Club Inc, Country Fire Authority and the Chelsea Heights Community Centre.

The branch, with an ATM will be open from Monday to Friday from 9 till 5 pm, and Sat from 9 till 12. Another ATM will be installed very shortly at "Cartridge World" in the Edithvale shopping strip on Nepean Highway.

Come and meet our friendly staff. Our branch manager, Russell Mactaggart can be reached on tel 9588 0610 or on his mobile 0423 0283 525.

Bank locally and see first hand how the community benefits.



STAFF PHOTO: from left, sitting, they are: Emma Potter, Sonia Peiris and Dot Gilbert. Standing are Russell Mactaggart (Branch Manager) and Melanie Jazownik

Bowen Road Parkway traffic survey in April showed "that the current volumes and speeds in Bowen Parkway do not warrant additional traffic calming measures." (more details on our future webpage)

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

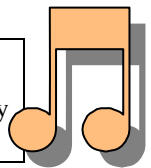
First class cuisine with emphasis on FRESH home made, exceptional quality food and beverage with fantastic service! Extensive menu includes home made muffins & pasties, lasagne, pies, cakes, cold drinks, soft drinks, sandwiches and not to forget... a huge selection of coffees, which are 2nd to none! 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.



Singing at the nest

Jane Baxter will be singing at the café usually once a month on a Saturday or Sunday



Community Picnic By the nest Sunday December 5th

Coming Soon

Our new website

www.waterways.net.au

Check

out our community notice board for opening details