

SANCTUARY LAKES RESORT NEWS

October 20, 2020



BICYCLE SAFETY

During the lockdown period we have had an increased number of queries as to cyclists using footpaths. Here at Sanctuary Lakes we have a shared pathway (inner circle larger path of the Boulevard) and a footpath (external smaller path of the Boulevard).

Shared paths are areas open to the public that are designated for use by both pedestrians and bike riders. Where as a footpath is for the use of pedestrians only or bike riders under the age of 13. A shared path can be identified by the image of a pedestrian and a bike on the pavement or a post. Refer to the image below for an example of a shared path. They are usually always larger than a normal walking footpath.

While using a shared pathway bike riders must give way to all pedestrians on shared paths. Pedestrians include people using wheelchairs, and mobility scooters. Bike riders using the shared path must keep to the left of the path unless it is impractical to do so.

All bike riders are required to have a bell or similar warning device on their bicycle. When overtaking other path users they should use this warning device or their voice to warn others.

If you are listening to music make sure you can still hear others, as bike riders may use a bell or their voice to warn when overtaking. We ask that both pedestrians and cyclists be courteous to one another.

For more information regarding shared pathways and cyclists please visit the VicRoads website [here](https://www.vic.gov.au/vicroads).





ATTENTION - GATED COMMUNITY RESIDENTS

We would like to remind all residents who live within a gated community, that should you be expecting a delivery, you must be home to receive the phone call from the panel as Security will not grant access to any gated estate.

This includes parcel deliveries from courier companies as well as food deliveries from Uber Eats, Menulog and the like.

Ideally, if you are expecting a delivery of any sort, you should be home and you should ensure your contact details are up to date in the panel. It is your responsibility to advise the delivery driver how to scroll through the panel to find your address and dial your home and to then open the gate for the delivery when called.

Please note Security will only grant access for emergency services, being Police, Fire Brigade or Ambulance.

ARE WE MISSING SOMETHING?

We'd love to hear from you though, is there something we're missing? Is there something you would like to see on our social platforms or in our newsletter that we're currently not including?

Please send through your suggestions and we'll try our best to include your suggestions.



MESSAGE FROM THE GOLF CLUB CHAIRPERSON

Now that the Golf Course has reopened, residents are reminded that the course will, once again, be closed to the public from sunrise to sunset. The Course is private property and walking on the course during daylight hours is dangerous.

The demand for golf has increased in recent times and the number of golfers on the course will be significant. So please respect the course and the players by not being anywhere within the club property. Please also note that the course uses recycled water for irrigation and that access during irrigation is strictly prohibited.

The Club maintains the golf course at its cost and has made the course available to the community for recreation during the Covid-19 restrictions. The Golf Club takes the opportunity to thank the majority of the community for respecting the course by avoiding the Greens and the Bunkers.



MAINTENANCE INSPECTION PROCESS

To keep Sanctuary Lakes Resort looking in as good a condition as possible, for the daily enjoyment of residents and to maintain the high standards and value of the estate, Sanctuary Lakes Resort Services (SLRS) has compliance officers who conduct regular maintenance inspections on the entire estate every 6 – 8 weeks.

Section 48 of the Owners Corporation Act allows an owners corporation to carry out the necessary works to ensure lots are properly maintained, as long as the correct process has been followed, as set out by the Owners Corporation Act.

A notice is issued to a lot owner if the lot's appearance is not maintained to a satisfactory standard. As per Section 48 of the OC Act and Rule 3.3 of the Sanctuary Lakes Resort Code a notice will be issued.

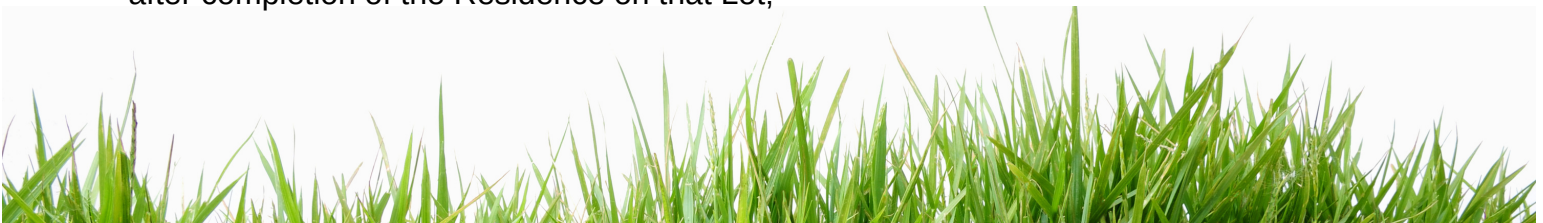
Below is an excerpt from the OC Act and the Sanctuary Lakes Resort Code.

48 Lots not properly maintained

- (1) If a lot owner has refused or failed to carry out repairs, maintenance or other works to the lot owner's lot that are required because—
 - (a) the outward appearance or outward state of repair of the lot is adversely affected; or
 - (b) the use and enjoyment of the lots or common property by other lot owners is adversely affected—the owners corporation may serve a notice on the lot owner requiring the lot owner to carry out the necessary repairs, maintenance or other works.
- (2) If a lot owner has been served with a notice under subsection (1), the lot owner must carry out the repairs, maintenance or other works required by the notice within 28 days of the service of the notice.
- (3) If a lot owner has been served with a notice under subsection (1) and has not complied with the notice within the required time, the owners corporation may carry out the necessary repairs, maintenance or other works to the lot.
- (4) An owners corporation may recover as a debt from a lot owner the cost of repairs, maintenance or other works carried out under subsection (3).

3.3 Maintenance

Maintain the Lot and the nature strip by cutting grass and keeping the Lot and the nature strip in a safe and tidy condition to the satisfaction of the Sanctuary Lakes Architectural Review Committee after completion of the Residence on that Lot;





MAINTENANCE INSPECTION PROCESS

A second inspection will take place a minimum of 28 days after the issue of the first notice, allowing ample time to attend to the matters raised in the initial notice.

If no action has been taken within the 28 day period or the lot is still not considered to be in a satisfactory state, SLRS are duty bound under the legislation, to give 7 days notice (Section 51) of our intention to enter the lot and perform the necessary rectification works.

The second notice gives the resident a final seven days to complete the works required before we instruct our garden maintenance contractor to carry out the necessary works.

Once our contractor has completed the necessary maintenance works, SLRS then invoice the lot owner to recover the costs.

If however, the lot is attended to after the second notice is issued and is considered to be in a satisfactory state when our contractor arrives at the property, our contractor will not attend to the lot and there will be no charges forwarded to the lot owner.



51 What notice of entry must be given?

- (1) The owners corporation must give at least 7 days' notice in writing to the occupier of a lot of its intention to enter the lot.

All costs will be recovered as a liability to the Lot (Section 49).

49 Cost of repairs, maintenance or other works

- (1) An owners corporation may recover as a debt the cost of repairs, maintenance or other works undertaken wholly or substantially for the benefit of one or some, but not all, of the lots affected by the owners corporation from the lot owners.
- (2) The amount payable by the lot owners is to be calculated on the basis that the lot owner of the lot that benefits more pays more.
- (3) The works referred to in this section may be to the common property or a lot.

Keep an eye on our social media pages for notifications of upcoming maintenance inspections.

WATTLE BIRDS



Last month I wrote about wandering around the estate looking at our magnificent varieties of eucalypt trees. I was surprised to note that I also saw numerous pairs of Wattle birds feeding greedily on the nectar of almost every flowering eucalypt. Over the years I have become aware that with the maturing of the estate's eucalypt trees has come a large increase within the neighbourhood of Wattle birds. Almost to the extent that today, they have become one of the most common field birds residing within Sanctuary Lakes.

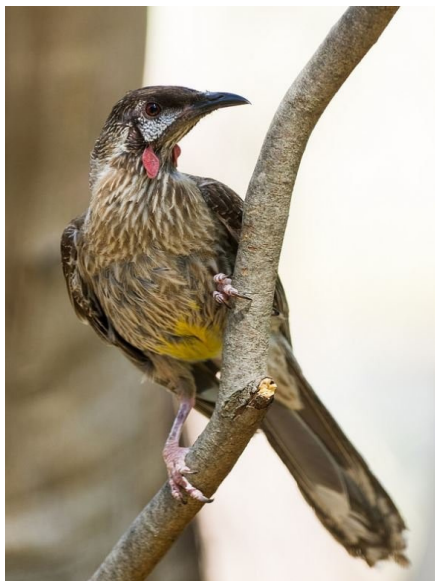
It is a common mistake to believe that Wattle birds are connected to Wattle (Acacias) trees. Wattle is one of those English words that has two totally separate meanings. Wattle can mean thin wood branches that are woven into lattice and daubed with sticky material like clay, to produce walls for simple building construction. Early European settlers used the thin bendy branches of Acacia trees for their first home building hence they nick-named Acacias, Wattle trees. This is in marked contrast to the "Wattle" of the Wattle bird. That Wattle describes the fleshy reddish/pink fat which dangles on the side of their necks.



Similar "hangs" of distinctive fatty flesh can be seen on other birds such as Cockerels, Turkeys and our northern friend, the Cassowary. Wattles on birds are often an ornament for courting potential mates. They are correlated to testosterone levels, good nutrition, and the ability to evade predators, which in turn indicates for both sexes, a potentially successful mating. Another adaptive feature of the Wattle which can come in handy in several ways is that on a hot day, with the sun bearing down, the bare skin of neck and wattle helps release excess heat.

Wattle Birds (*Anthochaera*) are the largest and nosiest species of Australian honeyeaters. Highly territorial and aggressive particularly when protecting their food sources and their young.

Sanctuary Lakes has two species of resident Wattle Bird, the Red and the Little Wattlebird.



The Red Wattlebird *Anthochaera carunculata*

Male and female Red Wattlebirds are similar in size and plumage. Adults size range from 33 to 37 cm making them the largest nectar feeding bird in the world. Except for the standout fleshy reddish wattle on the side of the neck which gives it their common name, the Red Wattlebird colouring is remarkably sombre, making it an excellent camouflage within their eucalypt habitat. The plumage is grey-brown on the body, with prominent white streaks and yellow on the belly. The tail is long with a white-tip and the strong legs and feet are a grey pink. The face is pale and the downward-curving bill is black.

In common with other honeyeaters, the Red Wattlebird has a long, specialized tongue to extract nectar from flowers. The tongue can extend well beyond the tip of the bill, and is divided at the end to form a brush-like structure with over a hundred bristles that soak up the nectar.

NATURE'S RUBIK



NATURE'S
RUBIK

by Tom Parkinson

WATTLE BIRDS



Red Wattlebirds will also eat insects, taken either from foliage or caught in mid-air. Berries and the honeydew produced by some insects add to the bird's diet.

The Red Wattlebird pair throughout the year, with nesting taking place between July and December, though occasionally outside these months, if conditions are favourable. One or two broods are laid each year. The nest is usually located centrally rather than on the periphery of a tree (mainly eucalypt). The nest is small, built simply of leaves and twigs. In fact, when you view one from the ground it looks as though a bunch of twigs and leaves have been caught forked between branches. Normally two to three eggs are laid, incubated by both parents and hatched after 16–21 days. They fledge 15–20 days after hatching, and both parents continue to feed them for a further 2–3 weeks.

Red Wattlebirds are noisy animals, producing a range of raucous calls. Sometimes the pairs seem to duet, with the male producing a loud cackle and the female a whistling call. The male's cackle is a loud guttural-sounding call, which has been variously described as having a squawking, coughing or hiccupping sound. The female's whistling call consists of up to five rapid whistles that may or may not ascend in tone. These calls will carry over long distances and can often be heard around the Estate.

The Little Wattlebird is actually only a couple of centimetres smaller than the Red, the word Little refers not to its size but to its pale tiny, almost non-existent, "wattle". Like the Red Wattle, the sexes of adult Little Wattlebirds have similar plumage and are mostly a sombre dark grey-brown, with faint white shafts on each of the feathers. The underparts are grey and are heavily streaked with white. The streaks are finer around the throat, becoming more blotched on the sides of the belly. In flight, there is a large brownish red patch that can be seen in the wings. The eye is a steely blue-grey.



Little Wattlebird *Anthochaera chrysoptera*

Both Wattlebirds feed mainly on nectar and like the Red, the Little has a similar long brushed tipped tongue for probing into flowers.

Little Wattlebirds can have a double breeding season, first in the Spring and again in Autumn when many of our eucalypts come into flower. Often, they lay only a single egg. The female incubates the eggs alone, but both sexes care for the young chicks. The male is protectively aggressive and noisy to any birds who might stray close to or around the nest and the young.

The Little Wattlebird has a very distinctive call. It is always difficult to accurately describe calls, but the Little Wattlebird cry is a bit like a screeching heavy metal, rock and roll singer and an old wooden cuckoo-clock. Firstly, it imitates the ticking of the clock with wild clicks and then screams out a large cuck-cuck-koo sound, which sometimes seems to go on repetitiously for hours at a time.

To continue reading this article please click [here](#).



High Pressure Washing Completed

High pressure washing of the path that leads from Regatta Beach along the rear of the homes on East Boulevard is now complete and we think the path looks great!



Garden Bed Renovation Works

Our Resort Maintenance team have begun renovation works on the garden beds located at the corner of Sanctuary Lakes North Boulevard, Sanctuary Lakes East Boulevard and North Shore Drive.

The renovation works will take a few weeks to complete. The works will include the removal of all existing vegetation, new installation of irrigation. The garden bed will be planted out with Lomandra 'Lime Tuff' plantings to be planted and the garden beds to be mulched.



Sea Grass

Over the past fortnight 60.06 tonnes of sea grass was taken to the tip for recycling.

The sea grass is dropped in a special area at the tip which is allocated to Veolia. It is then transported to their recycling plant at Bulla for processing.



COMMUNITY NOTICEBOARD

To advertise contact: communications@sanctuarylakes.com.au

*conditions apply



Free outdoor PT session

for Sanctuary Lakes residents

To find out more contact Hadi
hadi.kerbaj@chm.com.au

T&Cs Apply



CHM