

NOVEMBER 12, 2024

Sanctuary Lakes Resort

NEWSLETTER



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Board Position Paper

The Board has been developing a Position Paper on various key issues that have been raised over the past twelve months. The board believes it is essential for SLRS to establish a public position on various matters of concern within the community, and provide reasonable justification for these positions. The paper is intended to be expanded over time, once SLRS has formed a public position on a matter. We thank OC committee members, Authorised Representatives, and Lot Owners, for their submissions to date. The Position Paper is now available for download in the Residents App.

Future Fund Policy

In September 2024, the Board established a Future Fund policy. The Future Fund's purpose is to quarantine funds specifically for the long-term upkeep, repair, replacement, and acquisition of necessary key assets of SLRS on behalf of and for the benefit of its Members, based on a Long-Term Maintenance Plan Report (LTMP) prepared by quantity surveyors/experts in the field. The Future Fund is integral to the financial and operational function of SLRS and ensures the sustainability and integrity of critical assets and infrastructure for the Resort. The LTMP will be prepared prior to the next SLRS annual budget being approved. The Policy is now available for download in the Residents App.

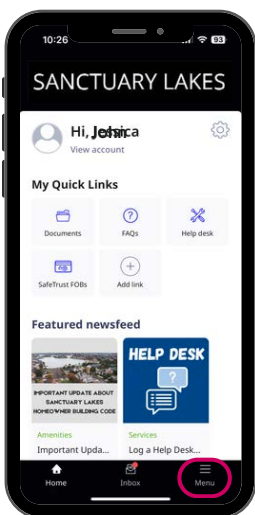


Update from the SLRS Board of Directors

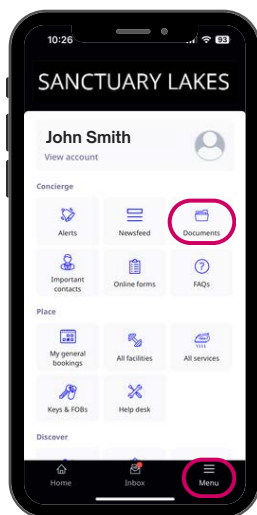
Conflict of Interest Policy

In June 2024, the Board developed a company-wide Conflict of Interest Policy and associated Register of Interests. The purpose of this policy is to codify existing practices into a written policy that helps ensure that decision-making on behalf of Sanctuary Lakes Resort Services Limited (SLRS) is made solely in the company's interest (and by extension, the Members' interests), without being influenced by any other allegiances or interests (direct or indirect) of its decision-makers. This policy also aims to manage risk, safeguard the company's reputation, comply with legislative obligations, and adhere to good governance standards. The Policy is now available for download in the Residents App.

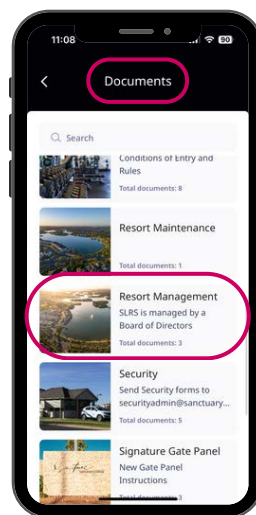
To view the documents, please refer to the step by step snippets below.



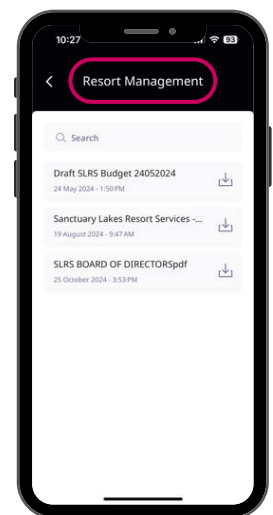
Home Screen



More Menu



Documents



Resort Management



Announcements



OC AGMs

We are currently midway through the OC AGMs, with the final meetings scheduled for this Saturday, 16 November 2024.

Please note that all AGM decisions are interim resolutions. They will become final decisions of the Owners Corporation 29 days after the meeting.

Once the interim period has expired for each OC, we will update the Committee distribution email and reach out to both continuing and newly elected Committee Members.



Hard Waste Collection

Did you know Wyndham City offers Wyndham households 3 free hard and green waste collection services each financial year?

Hard Waste collections help to de-clutter our homes, keep our streets clean of illegal dumping and promotes re-use and recycling. Reminder, all hard waste must be placed inside the property boundary the night before collection, please do not leave on the nature strip.

The service works on a pre-booked system. You will need to book your collection day at least 2 weeks in advance with collection waiting time between 2-5 weeks depending on your location.



Sanctuary Lakes Resort Services - Corporate Structure

If you're interested in learning about the SLRS Corporate Structure, please visit the Residents App or Web Portal anytime.

You can find the document under **More Menu > Documents > Resort Management > Sanctuary Lakes Resort Services Corporate Structure.**



Home Security Safety

The holiday season should be a time to relax and celebrate with family and friends.

However, it is still important to be proactive about keeping your home and community safe, especially if you're going away. Below are some tips on how to help keep your home secure while you're away on holidays.

Keep Up Appearances

- If possible, consider a house-sitter to look after your home while you're away.
- Put a stop on your mail or ensure it is collected regularly and not left overflowing in your letterbox.
- Cancel any newspaper subscriptions – uncollected newspapers can tell burglars you're not at home.
- Arrange for a neighbour to take your bins out and in.
- Ask a neighbour to occasionally park their car in your driveway.
- Arrange for a neighbour or friend to maintain your garden and mow your lawn.
- Set up a timer for a lamp or lights to come on at night.
- Be careful when posting holiday plans on social media – don't advertise that your home is vacant.

Lock Up and Improve Security

- Install locks on all doors and windows.
- Install and activate an alarm system. If you need help with your alarm please contact SLR Security on 9394 9477 (option 1).
- Don't forget to fill in and return a Holiday Notification form to SLR Security, the forms can be found on our resident app, Kindred under 'Documents' and 'Security'.
- Lock away tools and other items which could be used in a burglary.

For additional home security tips you can also visit the Victoria Police website [here](#).



Snake Season Is Back

It is now snake season. Coming into the sunny Melbourne days, snakes around Sanctuary Lakes are starting to become active.

Snake season in Melbourne runs from September to April, when temperatures are consistently above 18 degrees.

Australian snake hibernation is different to the hibernation patterns of other animals. Their hibernation may not have a definitive end point. Snakes simply shut down for most of the really cold months and become largely inactive, but they can emerge and then retreat back into their winter shelter, at will, depending on the weather conditions.

On warm days snakes will come out to bask in the sun, usually not very far from where they spent their winter slumber. Once charged up by the sun they will be keen to feed.

During this time cats and dogs are most at risk. It is recommended that you clear out any hiding spots in your yard and keep grass low. Snakes are attracted to shelter, such as piles of rocks and timber, sheets of metal, or building materials.

Snakes are protected under the Wildlife Act 1975 and it is illegal to capture, kill or harm them.

If you find a snake on your property:

- Watch it from a safe distance and do not touch the snake;
- Safely remove any people or pets from the area where the snake is;
- If the snake is visible, a qualified professional snake catcher engaged by Wyndham City can attend and remove the snake from the residential property.

This service is free of charge to residents and can be accessed by phoning **1300 023 411**.

More information can be found on the RACV website [here](#).



Fishing in Sanctuary Lakes

In recent weeks, we have received enquiries from residents regarding the rules around people fishing in Sanctuary Lakes. Fishing is unfortunately outside of the jurisdiction of SLRS and there isn't anything in the Owners Corporation Act that would enable us to take action against people fishing, nor can we install 'no fishing' signage on Wyndham City Council (WCC) property.

Bridges and bridge abutments around the Resort are WCC property and fishing is permitted by WCC therefore SLR Security have no authority to move people on the bridges. However, fishing is not permitted on private property (other than by the land owner). Should you see people fishing from private property, we ask that you please contact SLR Security on 9394 9477 (option 1) and they will ask the fishermen to leave. Should fishermen choose not to move from private property, Security will contact police due to trespassing.

People between the ages of 18-70 require a fishing licence to fish and for inland waters such as Sanctuary Lakes, fishermen are permitted 2 lines per person, with 2 hooks per line.

People fishing at Sanctuary Lakes also have a responsibility to ensure they do not endanger our wildlife. Anyone seeing fishing line on the edge, in the lake or in the water should remove it if possible or contact the SLRS office to arrange removal (9394 9400, option 1). If you do stumble across any injured wildlife, please contact Wildlife Out West on 0450 016 102. Inspectors from the Victorian Fisheries Authority (VFA) also visit Sanctuary Lakes on a regular basis. If you see or suspect illegal fishing activity, please call 13FISH (13 34 74) anytime, you can remain anonymous.

In addition to the above if you see any lines that have been left unattended please contact SLR Security on 9394 9477 and they will remove it.

For further information regarding fishing rules and regulations, please visit the VFA website [here](#).



COMMUNITY PAGE

WYNDHAM MAKERS AND FARMERS MARKET



That's Mine' Events Presents

WYNDHAM MAKERS & FARMERS MARKET

9am - 2pm
3rd Sunday of the Month
Werribee Racecourse
(Entry via Bulban Rd)

GOLD COIN ENTRY

www.thatsmineevents.com.au

DATE AND TIME	<p><i>Upcoming events:</i></p> <ul style="list-style-type: none"> ▪ Sun, 17 Nov 2024 ▪ Sun, 15 Dec 2024 ▪ Sun, 19 Jan 2025 ▪ Sun, 16 Feb 2025 ▪ Sun, 16 Mar 2025 <p>9:00am - 2:00pm</p>
ONLINE	No
LOCATION	WERRIBEE RACING CLUB
ORGANISER	'THAT'S MINE' EVENTS
CONTACT	markets@thatsmineevents.com.au
COST	GOLD COIN ENTRY

POINT COOK ROAD AND SNEYDES ROAD INTERSECTION UPDGRADE

An update from Transport Victoria:

From Friday 1st November until late December, works will take place on the southbound lane of Point Cook Road between Jamieson Way and Gramercy Boulevard.

Once the new changes to the traffic set up are complete, Sneydes Road will reopen at the Point Cook Road intersection. There will be a temporary restriction on right hand turns from Sneydes Road into Point Cook Road to ensure the safety of road users during construction. Drivers wanting to head south on Point Cook Road can U-turn at the Jamieson Way roundabout.

If you have any questions, please get in touch with our team via email at DOTroadprojects@transport.vic.gov.au or phone 13 11 70. For more information, check out the website [here](#).



BOB'S CORNER

What do a tick and the Eiffel Tower have in common?

They are both Paris sites.

I stayed up all night to see where the sun went,

and then it dawned on me.

LAKESIDE LADIES LUNCH

INVITATION



MEET YOUR NEIGHBOURS

You are invited to join us for lunch

Come alone or bring a friend to join an informal network of women neighbours who meet at the SL club once a month for a meal, glass of wine and sharing lots of laughs & common interests.

All SL ladies are welcome;
Come & connect with interesting people in a casual social environment.

WHERE

Lakeview Restaurant
Sanctuary Lakes Golf Club

WHEN

Thursday 21st November

TIME

12.30pm-2.30pm

Buy your own food & drinks



RSVP:

lakesideladieslunch@gmail.com

For more information
call Barb 0414 977 359

Be sure to bring a friend

Rotary
Club



Wyndham
Harbour

PRESENT

Foundation + Diversity, Equity and Inclusion Gala

An Evening of Celebration and Impact.

Join us for a spectacular evening dedicated to raising crucial funds for The Rotary Foundation.

Keynote speaker:

PDG Julie Mason, Deputy Chair, Rotary Foundation

Dinner and Entertainment

(Jazz Band, Dance Performances, DJ Music) Auctions & Raffles

Date:

Saturday, 16th
November,
2024.

Time:

6:30 PM
(for a 7 PM start)
– 10.30PM.

Location:

Seasons5 Wedding & Function
Centre, 454 Point Cook Road,
Point Cook VIC 3030.

Attire: Traditional Formal

Together, let's make a difference and celebrate the spirit of Rotary. All profits from this evening will be donated to The Rotary Foundation.

\$130
per person

Thank you to our sponsors

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JAZZ REAL
ESTATE

Scan the
QR code
to buy
Ticket.

