

SANCTUARY LAKES RESORT NEWS

July 2, 2019



A YEAR IN REVIEW

Now the financial year has come to a close, we thought it would be the perfect time to have a look over some of the highlights from the past year, as well as look at some of the areas we'll be focusing on in the new financial year.

Some of the highlights from 2018/19 include:

- We sourced new technology that means residents no longer need a phone line for their alarms to be monitored. This technology is also NBN compliant for when the copper network is turned off in 2020. To date we have completed the installation of over 600 PermaConn Units, which is a huge undertaking by our security team.
- We have substantially increased our social media presence and following. We currently have a combined total of around 1300 likes and followers on Facebook which is a 210% increase on the previous year. We have 370 followers on Instagram, and the fortnightly newsletter is viewed on average by 2,200 people. Community engagement continues to be one of our main focuses.
- Undertaken a substantial turf replacement program in parks and nature strips.
- We have engaged tree contractors over the last 18 months to perform arboriculture tasks with regards to our street trees. By having a dedicated tree team to manage the health of our trees, it means not only are our trees receiving the upmost attention, but our RM staff can be utilised in other areas. In the last 12 months especially, we are seeing excellent results in the overall performance of the trees that have been identified for maintenance. In addition to this we are noticing significantly less damage to the trees during storms and high winds.
- Completed rendering of the boulevard wall north of the Gleneagles Estate.
- Updated 90% of the Boulevard pop up rotors to water saving type rotors.
- Changing out drip lines for new copper shield type as part of our 5-7 year plan.
- Harvested a total of 373.64 tons of sea grass out of the lake and to the tip.
- Completed high pressure washing of Canal capping stones and walk-way.

This article is continued on page 3.

ANNOUNCEMENTS



FEE REMINDER

With fees due to be issued on 3rd of July (tomorrow) we ask property owners to make sure their contact details are up to date, to ensure correct delivery of fee notices.

Please note that anyone currently on a direct debit will automatically roll over to begin again in August. Direct debits run from August to May. If you wish to cancel your direct debit please do so in writing to

accounts@sanctuarylakes.com.au



SAVE THE DATE - TOWN HALL MEETING

The Community Town Hall Meeting will take place on Tuesday, 30th July.

Residents are encouraged to submit any questions they'd like addressed to OC Management at ocmanager@sanctuarylakes.com.au



IMPORTANT NOTICE - NBN

Have you upgraded to NBN yet? If so, you should have upgraded your alarm system too.

Old alarm communication systems are NOT compatible with NBN and in most cases will stop reporting back to security which includes smoke alarm monitoring. Recently there was a house fire that we were not made aware of due to this very issue.

In addition to this there is a chance that the NBN (if not isolated from the alarm panel itself) can cause the alarm to short circuit resulting in an additional cost to the owner – repair costs can be up to \$1,000.

If you would like to upgrade your alarm system, or to find out more information please visit our website:

<https://www.sanctuarylakesresort.com.au/index.php/resortfacilitie/security>



CONNECT WITH US

Facebook: Sanctuary Lakes Resort

Instagram: @Sanctuarylakes3030

Twitter: @SanctuaryLakes1



A YEAR IN REVIEW CONTINUED

In the coming year we will focus on:

- The Architectural Review Committee will be moved in house from 1 July. This will result in some services no longer being charged for and remove all association with the previous provider. Keep an eye out for the next newsletter for more details.
- Following the survey which was conducted in October last year, we will continue to explore an expanded recreation space which includes a larger pool. More details will be advised at the Town Hall meeting on 30 July.
- We will be implementing a new Website/App - giving residents another way to connect with us, purchase fobs, book tennis courts, book alarm services, report damaged infrastructure and much more.
- High pressure wash the head of the lake viewing area, capping stones and walkways. (Started this week).
- Rendering of the boulevard wall on the south of the Gleneagles estate.
- Complete the tennis court landscaping.
- Install irrigation along Lowess Lane and plant out trees in the area.
- Continue on with valve replacement, upgrading drip lines and installation of a water saving rotor.

COMMUNITY TOWN HALL MEETING

All residents are invited to join us for the Town Hall Meeting which is scheduled for 7pm on Tuesday 30th July, at the Golf Club. If you are unable to make the meeting we will also be live streaming and we will direct residents to the video when we have more details.

At the meeting you can expect to hear an overview of the year that was, a discussion on fees and where we are going in 2019/20.

If you have any questions you'd like answered please send through to ocmanager@sanctuarylakes.com.au and we'll be sure to include the answer in our presentation.

There will be a question and answer time at the end of the presentation incase you have any additional queries you'd like to know the answer to.

We hope to see you on the night.





NEIGHBOUR DISPUTES

Not all neighbourhood disputes relate to a breach of the OC Act or the Additional Rules of an owners corporation. In cases such as these (for example over hanging vegetation, fencing or similar) we recommend in the first instance trying to resolve the issue directly with your neighbour. Regardless of your past experience with them, putting it off will not make it any easier.

If communications break down the Dispute Settlement Centre of Victoria (DSCV) can help you resolve a wide range of disputes without having to resort to taking legal action.



Dispute Settlement Centre of Victoria

Address: 4/456 Lonsdale Street Melbourne Vic 3000

Telephone: 1300 372 888

Email: dscv@justice.vic.gov.au

If you are unsure if your issue does relate to the Owners Corporation Act or an Additional Rule of the owners corporation please feel free to call or email our office and discuss your concerns with our friendly staff, who can point you in the right direction.

GARDENING SPOTLIGHT

This month we have the spotlight on *Strelitzia reginae*, also known as the Bird of Paradise, Crane Flower or Bird's tongue flower.

These flowers are another of the signature flowers of the resort, and can be found around the clubhouse carpark and some parks around the estate.

This evergreen flower can grow to a height of 1.2m tall and up to 2 to 3m wide with maturity. These flowers enjoy a warm and sunny position with protection from harsh or cold winds, and it can tolerate some shade. It will happily flower away with very little attention and care. The plumes are vibrant orange and electric blue-violet. Appear in April to November, but can spot-flower randomly.

Gardening spotlight on the

BIRD OF PARADISE



Full height at maturity: 1.2m

Full width at maturity: 2-3m

Botanical name: *Strelitzia reginae*





FRUIT TREE PRUNING

Whilst the days are short and the weather cold, the winter months are busy months in the garden. Here are just a couple of jobs that need to be done.

Fruit Tree Pruning

Once the fruit trees have lost all of their leaves it's time to prune deciduous fruit trees. There are some fundamental pruning practices that should be followed. These are Prune to create an open-centred vase shaped tree, remove all dead or diseased wood and always use sharp secateurs.

Be aware on what years wood the fruit tree fruits:

Apple trees:

- i. Require two species for pollination.
- ii. Bears fruit on spurs or two year old laterals.



Apricots:

- i. Self-pollinating.
- ii. Bears fruit on last year's wood and spurs.

Cherries:

- i. Require two species for pollination.
- ii. Bear fruit on spurs growing on two year old wood or older.



Figs:

- i. Self-pollinating.
- ii. Bears fruit on current seasons growth.

Peaches and Nectarines:

- i. Require two species for pollination.
- ii. Bears fruit on laterals produced the previous summer.

Pears:

- i. Both self-pollinating and cross pollinating.
- ii. Bears fruit on spurs or two year old laterals.

Plums:

- i. Require two species for pollination.
- ii. European plums bear on two year old laterals and Japanese plums on one year laterals.



Remove and dispose of all material removed from the fruit trees. Do not mulch any branches that have been removed.



NEWS FROM THE GOLF CLUB

To increase the water storage on course, we will be excavating around parts of hole 3 & 4 (Medallion Estate)

The creek along the 3rd will be cleaned out, widened slightly and deepened to allow greater storage.

The fourth dam will have cleaner edge to the fairways, and will allow greater storage from stormwater run-off, which will decrease our reliance on purchased water.

Heavy machinery (including 20 tonne excavator which is on site) will be accessing the course via Tournament Drive, so there should be no disruption to resident's access.

Further, the Driving Range is undergoing an upgrade. Additional lighting has been affixed to Range Targets, security cameras, audio and additional lighting for safety have been installed.

The Range will be formed into an amphitheatre with truckloads of soil being poured on the perimeters. The finished product will be mounded and seeded which will funnel balls back into the middle for more efficient collection, and providing a barrier between the course and range.



WHAT'S ON

Around Sanctuary Lakes



Communications Works Tennis Courts

In preparation for the tennis court area to be concreted and beautified, the Resort Maintenance Team have been working to install communications conduit, as well as dig down and cover vital water pipes in the nature strip.



Central Park Hedging

Over the past fortnight the horticulture team completed the hedging around the park in the Central Park estate.



Rose Pruning

The Resort Maintenance Team are continuing to work their way around the boulevard pruning roses.

Sea Grass

Over the past fortnight our lake maintenance team has taken 14.72 tons of sea grass to the tip face for recycling.



COMMUNITY NOTICEBOARD

To advertise contact: communications@sanctuarylakes.com.au

*conditions apply

Help a young person achieve their driver licence

L2P
LEARNER
DRIVER
MENTOR
PROGRAM

Volunteer mentors needed

"I am very grateful for the many hours my mentor, Peter, has put in to teach me how to drive safely and well. I appreciate his support to achieve a big goal in my life - getting a licence!"

Julia - L2P Learner



To become a volunteer driving mentor you must:

- Hold a current Victorian driver licence
- Attend training to prepare you for the role
- Be interested in helping young people who do not have access to a supervising driver
- Commit to helping them to become safe drivers and increase their ability to seek employment and opportunity
- Commit to supervising one driving session per week

Mentors will be provided with a car, petrol, insurance, training and support.

To find out more please contact the **L2P Program Officer:**
T 0487465687 l2p@lcis.org.au <http://lcis.org.au/>

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