

SANCTUARY LAKES RESORT NEWS

July 16, 2019



DO I NEED APPROVAL FOR THAT?

Further to the announcement in our last newsletter, from July 1, 2019 we moved the Architectural Review Committee (ARC) department in house. George Phua (architect) will now be based at Sanctuary Lakes every Monday. By bringing ARC in house we have been able to reduce some application fees and totally remove others.

We know that sometimes it can be hard to know what you require approval for prior to works commencing to your home. So we would like to take this opportunity to remind you that should you wish to carry out any alterations to the outward appearance of your property, including landscaping, fencing, renovations, changes of exterior colours, driveway etc., written approval must be obtained in writing by the ARC prior to works being carried out.

An easy way to remember is, if it is going to alter the current look of your property then you probably need approval.

For landscaping approvals we require a plan of the proposed works, the following information is required on the landscape plan:

- the location of the house;
- the location of the existing letterbox;
- the location of the existing fencing (return fence and boundary fence);
- the location of the nature strip and clarify if the nature strip will be altered;
- the location of the parking bay;
- the location of the planting strip adjacent to the driveway (600mm offset from the driveway);
- the location of the existing pathway;
- the location of the existing crossover;
- the location of the existing driveway;
- the location of the existing plants;
- the location of the existing street tree;
- the details of proposing works/ treatment/ plants etc.



ANNOUNCEMENTS



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>



ATTENTION DOG OWNERS

Be a responsible pet owner, please clean up after your dog. Free doggy bags are available from multiple locations around the resort.

Please dispose of waste in a bin or take it home with you. DO NOT throw used bags into the lake.



FEE NOTICE REMINDER

Reminder: Fee Notices have been issued to all lot owners and are due Thursday 1st of August.

If you already have a direct debit set up it will automatically begin in August and run through to May 2020. If you wish to cancel your current direct debit please email accounts@sanctuarylakes.com.au



SAVE THE DATE - TOWN HALL MEETING

The Community Town Hall Meeting will take place on Tuesday, 30th July at 7pm.

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



SLOW DOWN: BACK TO SCHOOL MEANS SHARING THE ROAD

School days bring congestion, school buses are picking up their passengers, kids on bikes are trying to get to school before the bell rings, hurried parents are trying to drop their kids off before work.

It's never more important for drivers to slow down and pay attention than when kids are present – especially before and after school.

Safety tips for drivers:

With hundreds of children returning to school this week, it's critical for drivers to ensure they exercise extreme caution when travelling through school zones.

The following safety tips can easily help:

- Be aware of the placement of schools in your local area so you know when school zones are approaching.
- Remember that children can be unpredictable and misjudge traffic.
- Always stay alert and aware of their movements.
- Remain focused on both the road ahead and pedestrians in your peripheries while travelling through a school zone.
- Constantly check your speed and make sure you stick to the speed limit. A pedestrian hit by a car at 40km/h has 75% chance of surviving. At 60km/h, the survival rate drops to just 15%.

Safety tips for parents and children:

To ensure your child's journey to school is a safe one, keep in mind the following tips:

- Keep your kids close. Children up to 8 years of age should hold an adult's hand on sidewalks, in carparks, and when close to a road.
- Children up to 10 should hold an adult's hand when crossing the road and should be supervised around traffic.
- Teach your children to minimise distractions, such as listening to music in headphones or playing on devices when close to a road.
- Have open and honest conversations about the risks involved in a road traffic environment.





FEES EXPLAINED

As you are aware fees were issued last fortnight, and you should have received your invoice/s by now.

Most properties will have only received one fee notice however, if you live in an OC with common property, you may have received two or even three fee notices.

This year the Standard OC Fee is \$2,640.00 per lot including GST.

The budgeted allocation of expenditure is as follows:-

Expenses	Total/ '000s	/Lot
Security	1,184k	403
Recreation	506k	172
Lake Management	742k	252
Resort Maintenance	2,968k	1,009
OC Management & Accounting	683k	232
Administration and General Expenses	1,027k	349
Deficit	(50)k	(17)
Total (excl. GST)	7,060k	2,400
Add GST	706k	240
Total Fees (incl. GST)	\$7,766k	\$2,640



The Common Property Fee for each owners corporation will vary from OC to OC depending on the size and amenities. The Common Property Fee is used for everyday expenses of the owners corporation, for example the utility bills for gates, additional gardening works, common property/building insurances and general repairs around the owners corporation.

The Maintenance Fund Fee is more like a long-term savings account, like what a Sinking Fund is, and can only be used on items specified in the Maintenance Plan. The Maintenance Plan sets out the plan for replacing and repairing major capital items within the OC. Examples of major capital items within these OC's would be the road, gates and for one OC, the gym and pool area.

Direct debit reminder: anyone currently on a direct debit will automatically roll over to begin again in August. Direct debits run from August 2019 to May 2020. If you wish to cancel your direct debit please do so in writing to accounts@sanctuarylakes.com.au.

For a more comprehensive breakdown of each expense listed above please keep an eye out for the August 13th newsletter. Finally, if you have any queries about your OC fees, please feel free to contact our office.





WHAT IS AN ANNUAL GENERAL MEETING FOR YOUR OC?

Your owners corporation must hold a meeting of all lot owners if it receives or pays out money during the financial year. This is called the annual general meeting (AGM).

The time between AGMs must not exceed 15 months. Here at Sanctuary Lakes we generally conduct AGMs around August/September.

The AGM is the main opportunity for lot owners to discuss issues relating to any common property and elect the committee, chairperson and secretary.

The meeting must cover:

- income and expenditure of the owners corporation during the previous financial year.
- the budget for the new financial year.
- maintenance works and any maintenance plan.
- a report from the committee.
- a report from the owners corporation manager.
- complaints and emerging issues.



AGMs held at Sanctuary Lakes also provide a brief opportunity for owners to ask questions about the Sanctuary Lakes Resort in general. Prior to the AGMs, there is also an annual Town Hall meeting conducted by the Board of Sanctuary Lakes Resort Services whereby members of the Board are present to address the Resort-wide issues facing Sanctuary Lakes.

You will soon receive notice of your Owners Corporation's AGM, we encourage all lot owners to come along, meet your neighbours and perhaps even join your committee. We hope to see you there.





BIKE SAFETY

Cycling is an increasingly popular form of transport and recreation, especially around our estate, and we all need to be aware of one another when on the road. People who ride bikes are more vulnerable to crashes which commonly occur at intersections, when leaving a path or driveway, or when a car door is opened into a rider's path.

Bicycles are vehicles, and under the law bike riders have the same rights and responsibilities as car drivers. To stay safe bike riders need to obey the road rules, ride predictably, share the road respectfully and safely with other road users. Additionally, drivers should slow when passing cyclists and give at least one metre in speed zones up to 60km/h, and at least one and a half metres in zones over 60km/h.

Attention: Power assisted bicycles must comply with Victorian bicycle road rules. A power assisted bicycle is not considered a bicycle if;

1. the motor is not an auxiliary source of power (a person must still be able to propel the bicycle via pedals without the motor operating). Or;
2. If the motor's power output exceeds 200 watts (whether or not the motor is operating), unless certified as Pedalec.

These are considered to be motorcycles. The rider will be required to hold a motorcycle licence and have the vehicle registered before it can be used on the road network. Motorcycles cannot be ridden on footpaths or bicycle paths. Motorcycle riders must wear an approved motorcycle helmet.

Tips for Drivers:

- Leave 1m between your left side mirror and the cyclist in a less than 60km/h speed zone.
- Leave 1.5m between your left side mirror and the cyclist in a more than 60km/h speed zone.
- Be patient and wait for a suitable gap between the cyclist before overtaking.
- Follow road rules, slow down and wait for a suitable time to pass.
- Be respectful and share the roads.

Tips for Riders:

- Plan your route in advance and choose the safest option.
- Always wear a helmet.
- Be visible; wear bright or light clothes and ensure your front and back lights are on day and night.
- Leave 1.5m between the other cyclist when riding two-abreast.
- Follow road rules and keep 1m from the side of the road.
- You can only ride on a footpath if you are under 12 years of age, riding with someone under 12, or have a disability.
- Cyclists must use a bike lane where one is provided.
- Be respectful and share the roads.





Concrete Path - Sundowner to Regatta Beach

We have just completed a concrete path between Sundowner Place and Regatta beach. It's much more aesthetically pleasing now and accessible during times of wet weather.



Community Room Upgrade

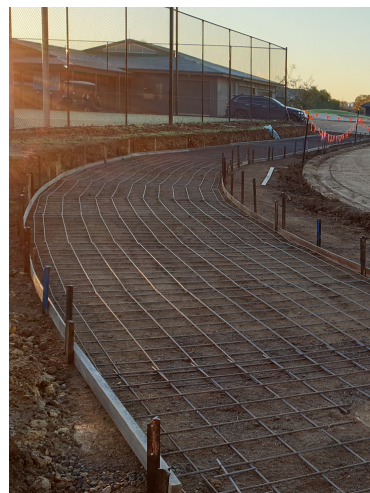
We have recently painted and installed rubber matting along the walls of the community room to reduce the scuff marks on the walls from the spin bikes. In the coming weeks the floor will be replaced.

Sea Grass

Over the past fortnight a total of 11.5 tons of sea grass was collected.

Concrete works - Tennis Courts

Concreting works at the tennis courts have been completed.



COMMUNITY NOTICEBOARD

To advertise contact: communications@sanctuarylakes.com.au

*conditions apply



**COMMUNITY
TOWN HALL MEETING
TUESDAY 30TH JULY - 7PM**

SANCTUARYLAKESRESORT.COM.AU