

SANCTUARY LAKES RESORT NEWS

August 13, 2019

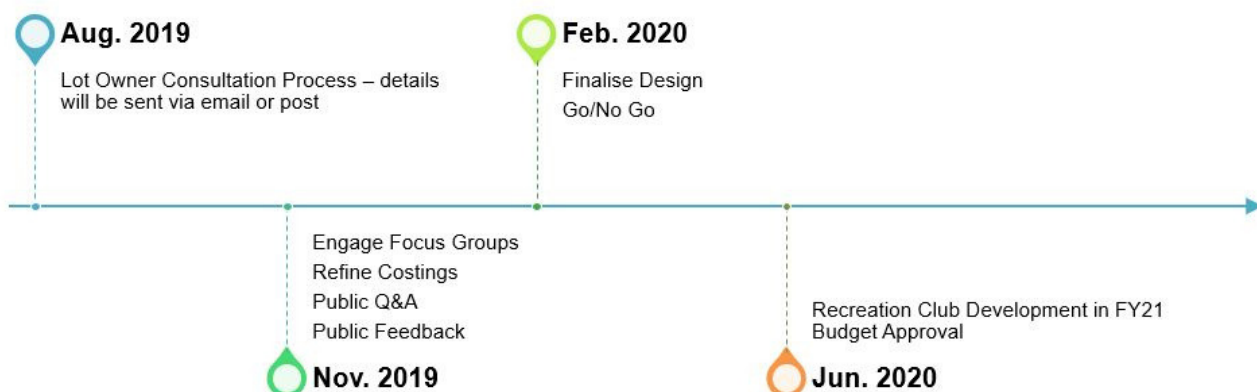


REC CLUB DEVELOPMENT CONSULTATION PROCESS

The Community Town Hall Meeting was held on Tuesday 30th July 2019. At this meeting, SLR Chairman – Mr Craig Pitts provided an update on the Estate Redesign and in particular, the potential Recreation Club Development at 72 Greg Norman Drive.

Craig advised that (SLRS) engaged a development consultant, (Smec) in April 2019 following the outcomes from the resident survey completed in October 2018. The draft concept design has now been distributed and we're beginning to receive some great feedback. The key thing to remember is, **this design is only a draft concept**, No decisions have been made. We are requesting feedback from all residents and that feedback will determine the next steps. For example, maybe a larger pool will do rather than the proposed two at the moment? Do we need a dedicated a spin room? Is the fee increase palatable? This is the type of information we want from you.

Below is an excerpt taken from the town hall meeting which show the next steps for the proposed redevelopment:



We encourage you, as a lot owner, to provide all of your feedback by simply replying to this email or any of the emails we distributed last week. Don't miss your opportunity to have your say.

Finally, check out the announcements page for our Community Drop in sessions to chat about the potential redevelopment, we'd love to see you there!



COMMUNITY DROP IN SESSIONS - REC CLUB CONSULTATION PROCESS

SLRS will be hosting three community drop in sessions at the Community Office.

Members of The Board, CEO and staff will be on hand to discuss the potential redevelopment.

There is no need to RSVP, just show up and our team will be there to chat about the initial concept and the process going forward.

When:

- Saturday 17th August - 1:30pm to 4pm
- Wednesday 21st August - 6pm to 8pm
- Saturday 31st August - 10am to 1pm

Where:

- Sanctuary Lakes Office, 72 Greg Norman Drive

If you can't make these times please email your queries to communications@sanctuarylakes.com.au.

We look forward to seeing you there!



NO PARKING ON NATURE STRIPS

Council has a legal obligation to enforce the Victorian Road Rules, including those related to vehicles parking on nature strips.

Under State law, parking fully or partially on nature strips (whether it is grassed or another surface), regardless of the intention, is illegal.

Vehicles parked on the nature strip:

- can cause major damage to public infrastructure, both above and below the ground;
- may prevent emergency services personnel from accessing key infrastructure such as water, sewage, gas, telecommunications, and drainage pipes;
- can pose increased safety risks for pedestrians as they are less visible to oncoming cars;

You can be issued with a parking infringement from Police, VicRoads and Council's Authorised Officers if you park on nature strips.



FEES EXPLAINED - SANCTUARY LAKES DEPARTMENTS

In our newsletter dated 16th July we had the budgeted allocation of expenditure for 2019/20 financial year. This week we'll delve a little deeper as to what each of these departments cover.

Expenses

Total/ '000s /Lot.

Security

1,184k \$403 per lot

Security is provided for Sanctuary Lakes Resort residents 24 hours a day, every day of the year in a coordinated three-part system that consists of:

- Mobile road patrols
- Residential back-to-base alarm system monitoring
- Monitoring by a specialist electronic monitoring system

Recreation

506k \$172 per lot

The Recreation Club is located in the Community Centre and offers residents facilities to use, as well as a number of programs, classes and lessons (fees may apply to classes, lessons and other programs). The use of the tennis courts are also available for booking for any residents upon presentation of your Sanctuary Lakes Resort key card.

Lake Management

742k \$252 per lot

As the lake hosts a diverse ecosystem, the maintenance schedule operates in a way that allows staff to address the varying requirements of the lake which can change from day to day. Sea grass plays a vital role in the overall health of the lake. SLRS Resort Maintenance staff use four vessels that assist them in harvesting sea grass as part of the Lake Management Plan. Last financial year the Lake Team harvested a total of 373.64 tons of sea grass out of the lake.





FEES EXPLAINED - SANCTUARY LAKES DEPARTMENTS

Expenses	Total/ '000s	/Lot
Resort Maintenance	2,968k	\$1,009 per lot
<p>There is approximately 16 hectares of public open space and in excess of 5,000 street trees within Sanctuary Lakes Resort. The many parks, gardens and street trees are maintained and irrigated by SLRS Resort Maintenance staff, with assistance from staff from Mambourin. The landscape quality of the boulevards, parks and gardens are well above what would be expected in normal residential streets within Wyndham City Council. Irrigation and recycled water used is also included in this section of the budget and we have approximately 18.5 hectares of irrigation to maintain.</p>		
OC Management & Accounting	683k	\$232 per lot
<p>Our OC Management team respond to day to day queries, carry out routine inspections around the resort, produce OC certificates, assist OC Committees throughout the year, manage OC accounts and insurances and much more. The Sanctuary Lakes Architectural Review Committee is also included under this umbrella.</p>		
Administration and General Expenses	1,027k	\$349 per lot
<p>This department includes our communications administration, human resources, senior management and accounts department.</p>		
Deficit	(50)k	(-\$17) per lot
Total (excl. GST)	7,060k	2,400
Add GST	706k	240
Total Fees (incl. GST)	\$7,766k	\$2,640

We hope this helps explain how your yearly fees are broken up and used through the resort. As always if you have any queries please feel free to contact our helpful staff at the office.





AUGUST GARDENING TIPS

Hopefully you have used your winter months well, ready for a great showing from September onwards. There are still plenty of tasks that you can do during August to make sure you have a fabulous garden to look at and immerse yourself in come Spring.

If you have not already, now is the time to finish off pruning your dormant plants, especially rose bushes. From late July to August they will start shoot, ready to start growing once the weather starts to warm up. Remember, try to always prune at a 45 degree angle because this helps the plant heal better and therefore limits the chances of pests or diseases taking hold of your freshly pruned plant.



There are two other key tasks to complete during August. One is to make sure that you apply a good fertiliser, preferably a good quality slow release fertiliser, to all of your plants and to also make sure you apply a good lawn fertiliser over all your grassed areas. Make sure that you only use a low phosphorus fertiliser for all of your native plants. You want your entire garden to be able to take advantage of any late August rains and then the warmer weather which comes around Mid-September. It is also a good time to check your irrigation systems, so that no young shoots or vegetation is damaged.

GARDENING SPOTLIGHT


This month we have the spotlight on the Carpet Rose. Flower Carpet roses, also often referred to as The Carpet Rose are the world's number one ground cover rose. Once established, some varieties can produce an astonishing display of up to 2,000 flowers from spring through to autumn.

They're extraordinarily low maintenance and have exceptional disease resistance, this rose does not require fancy pruning, just cut back by 1/3 annually in June or July.

When established, their well-developed root system means they're drought and low-water tolerant; surface roots take up available surface water while deeper roots access lower level water in drought conditions.

Gardening spotlight on the

CARPET ROSES



Full height at maturity: 60cm
Full width at maturity: 60 - 90cm
Botanical name: Rosa hybrid Noaschnee Flower Carpet White



BURNS AWARENESS

Experts are urging parents and carers to be vigilant and take action to reduce the risks of burns and scalds this winter, a time of heightened burns risk.

According to the Royal Children's Hospital burns and scalds are the leading cause of injury to young children, with toddlers most at risk because of their increased mobility and natural curiosity.

The main cause of burns in young children is scalds caused by hot foods and drinks, steam and liquids. Children are commonly scalded by hot food and drinks (e.g. tea, coffee, soups, noodles) that have been pulled down off benches. This can result in serious burns to the face, neck, chest, and shoulders.

Some Key points to remember are:

- Always supervise children in the kitchen, and keep hot food and drinks out of reach;
- Limit the temperature of hot water that reaches your bath and shower to 50°C;
- Use cool running water to treat a burn as soon as possible and seek medical attention.

Treatment is the same for all burn injuries.

As soon as possible, hold the burn under cool running water for 20 minutes only. This is useful for up to three hours after the burn. Remove clothing or jewellery that is not stuck to the burn, being gentle not to further damage the skin. Sometimes you will need to cut clothing to remove it. It's important to try to keep your child as warm as possible and just target the burn with the cool water.

If the burn is minor and has not caused the skin to blister or break, and your child seems settled, there is no need to see a doctor.

You should seek medical help immediately if:

- The burn is deep, even if your child does not feel any pain;
- The burn is larger than 3 cm or has blisters;
- The burn is on the face, hands or genitals;
- The burn is to the throat or airway;
- You are concerned or unsure about the injury.



How to prevent and treat minor burns.



Prevent	Remove	Cool	Cover
Take action to prevent burns and scalds to yourself and others.	Remove yourself from danger. Remove any clothing and jewellery from the burn area.	Place burn under cool running water for 20 minutes.	Apply a hydrogel such as Burnaid® to help relieve the pain and cover with a clean dressing.

WHAT'S ON

Around Sanctuary Lakes



With spring just around the corner the Resort Maintenance team have had a busy fortnight prepping the estate for the warmer months.

Bocce Court

The wind blown sand and weeds on the Bocce court has been removed. The court has been raked and is ready for play.

Heron Way Tree Planting

Our Resort Maintenance team completed the installation of Tuscan toppings and 4 new trees in the road narrowing of Heron Way.



Sea Grass

In preparation for the summer months we have been collecting sea grass at collection points and sending the deep water harvester out to areas of the lake which have dense sea grass growth. Over the last fortnight the lake team have taken 14.34 tons of sea grass to the tip.



Regatta Beach Walkway

Over the past couple of weeks our team have been working hard to remove the Bankisia trees from the Norfolk Island Pines.



COMMUNITY NOTICEBOARD

To advertise contact: communications@sanctuarylakes.com.au

*conditions apply



FASHIONS ON THE LAKE

TICKETS
AVAILABLE
NOW

DELICIOUS 2 COURSE
DINNER
CHAMPAGNE ON
ARRIVAL

SATURDAY 31ST AUGUST @ 7.00PM
SANCTUARY LAKES LAKEVIEW RESTAURANT
GREG NORMAN DRIVE, POINT COOK

Join Champagne Thursday Foundation and Rotary Laverton Point Cook for a fun interactive night of fashion, raising funds for Fight Cancer Foundation.

Fashions by Gracie's Boutique and Award Winning milliner Michelle Robinson

Raffles, Door Prizes and Special Giveaways

Book online at - <https://rlpcfashionsonthelake.eventbrite.com>



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Giving hope. Saving lives.

