

SANCTUARY LAKES RESORT NEWS

November 5, 2019



MAINTENANCE INSPECTION PROCESS

As many of you will be aware (from our social post) we conducted maintenance inspections last Wednesday. Some residents will soon begin to receive notification of the gardening works required on their property.

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.

The process is to send the initial letter requesting the necessary works be carried out within 28 days. Once the 28 days has lapsed we carry out re-inspections and issue a second notice if the works have not been completed. The second letter gives the resident a final seven days to complete the works before we instruct our garden maintenance contractor to complete the necessary works.

Once our contractor completes the maintenance works SLRS then invoice the lot owner to recover the costs.

Below is an excerpt from the Act.

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).

If you have any queries regarding this process please feel free to contact our office.



NO SWIMMING IN THE LAKE

The lake is considered a Class 2 lake by the authorities, which makes it fit for paddling at the waters edge, but not for swimming.

We cannot guarantee the quality of the water in the lake, and there may be a potential for people who swim in the lake to become ill, particularly after a rainfall event.

We are notified quickly after water testing if there is an issue in the lake that require staff to take precautionary action, washing hands and face before eating. However there may be a delay in getting this information out to residents, or they may not be contactable via social media. For these reasons it is not advisable to swim in the lake.



WEEDS AROUND THE RESORT

Spring time is here and with the perfect growing conditions we have seen a spike in weed growth around the Resort. As a result we have dedicated more resources to the removal and control of weeds.

Please bear with us as we make our way around the estate.



HIGH WIND PRECAUTIONS

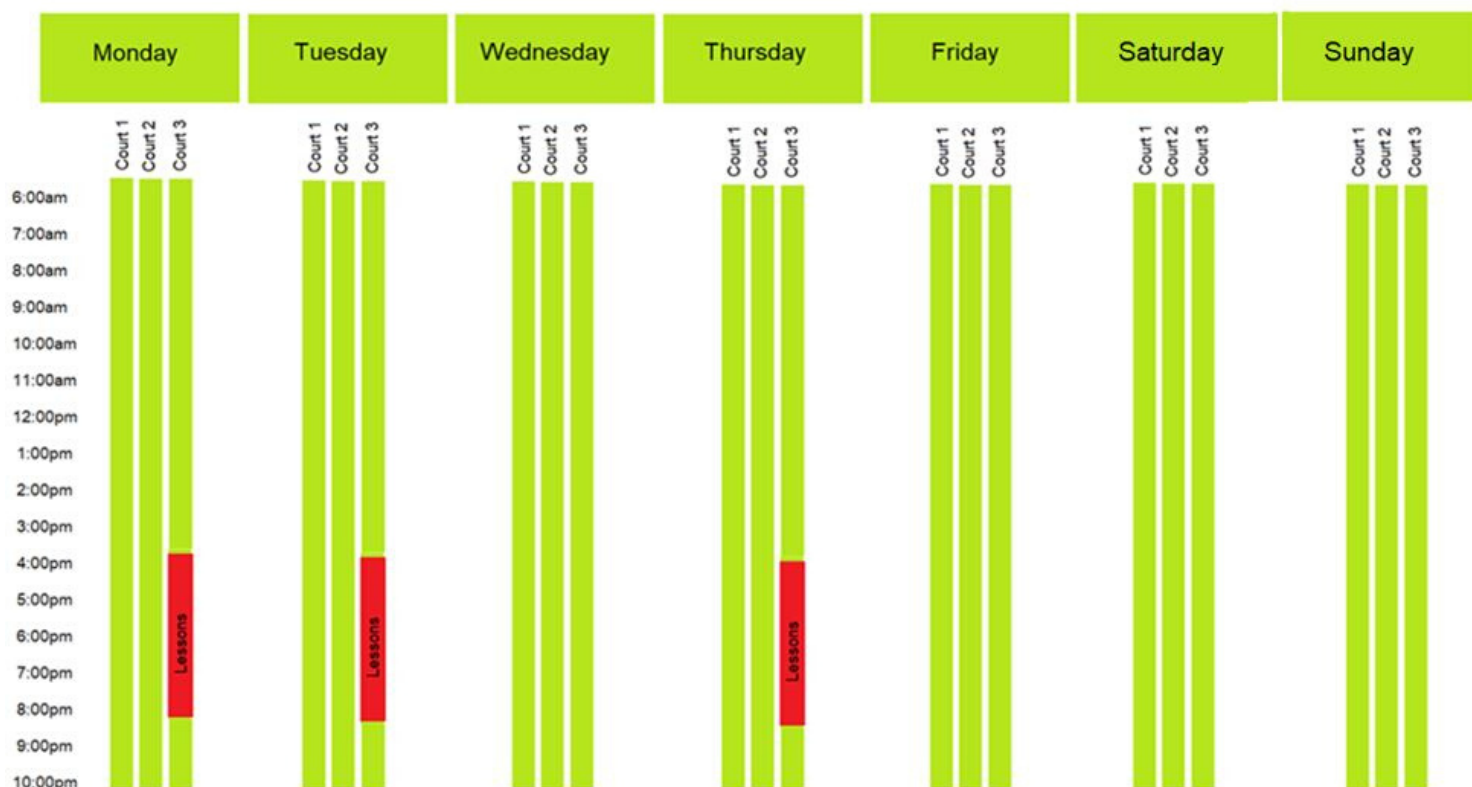
If a wind advisory or high wind warning has been issued be sure your property is secure. Remove any dead trees or overhanging branches near structures, loose roofing materials and objects in yards, patios, roofs or balconies that could blow away.

Over the years we have retrieved a few trampolines from the lake, please ensure they are tied down appropriately.



TENNIS COURT AVAILABILITY

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Tennis courts are available for resident use, and can be booked through the Recreation Club.

Courts 1 and 2 are available for bookings 7 days a week from 6:00am to 10:00pm, Monday to Friday and 8:00am to 6:00pm weekends and public holidays. Court 3 is available for bookings between lesson times indicated.

In order to make a booking for the tennis courts, residents:

- Can either visit the Recreation Club reception desk to book in person, or ring them on (03) 9394 9430
- Will be required to leave their full name, a contact number and the first 5 digits of their Sanctuary Lakes Resort card
- Can collect keys for the tennis court from the Recreation Club and must leave their Sanctuary Lakes Resort card with Recreation Club Staff; cards will be returned to residents once the keys are returned to the Recreation Club at the end of their booking
- Can only book one court at a time for a period of up to 3 hours
- Can only book up to 3 consecutive weeks in advance

If you have any queries relating to the booking of tennis courts, please contact the Recreation Club in person, or by calling (03) 9394 9430.



A MESSAGE FROM WILDLIFE VICTORIA

Springtime is peak birdnapping season.

I'm sure you've heard about how human activities are one of the greatest threats to wildlife, but it's not always in the ways you might expect. Sometimes the danger comes from well-meaning humans who are just trying to help.

Right now our Wildlife Emergency Response Service is receiving more than 300 calls for help every day. A third of these calls are about birds in danger of being 'birdnapped'.



Fledglings are young birds that have just started to leave the nest. They spend about a week on the ground as they learn to fly, building up their muscles under the watchful eye of their parents. They're fully feathered and a little clumsy so are often mistaken for injured adults but this is a very normal - and important - stage in every young bird's development.

At this time of year, members of the public unwittingly become birdnappers when they see a young bird alone on the ground and try to 'rescue' it - without realising they're stealing a healthy baby from its family. While wildlife carers can physically keep a bird alive, they can't teach it how to fly, where to find food and how to recognise and avoid predators in the same way that the fledgling's family can. Unless the bird is injured or in immediate danger, its chance of survival in the wild is much better with its parents. What should you do if you see a fledgling?

If you come across a fledgling bird, always check if its parents are nearby. They'll usually be swooping or sitting in a tree calling out to their baby, and will still be feeding it every couple of hours. If you can see a parent and the bird is not injured then there is no need to intervene other than to keep pets and children away and give the family some space. Please don't become a birdnapper!

If the fledgling is in a very dangerous spot, such as on the road, it's OK to pick it up and put it in a safer place nearby such as a low branch or bushes, the parents will not abandon it.

If the baby bird has fluff instead of feathers it is a nestling. Nestlings are too young to be out of the nest and need assistance.

If you're not sure if the bird needs help, take a photo and give our Wildlife Emergency Operators a call on 03 8400 7300 for some advice, or send it through using the Snap Send Solve app.



SLARC GARDEN SHED GUIDELINES

Thinking of installing a garden shed? Here's a quick guide on all the do's before installation.

The location and design of a Garden Shed must conform to the requirements of Sanctuary Lakes Resort Services Ltd (SLRS) and Wyndham City Council (WCC).

The following samples are a recommendation of approved designs and colours for Lots within SLR:



NB: All styles, colours and the location of the Garden Shed must be submitted to SLRS for review and final approval.

Styles outside the above recommended and approved designs can be considered, however, all designs must be submitted to SLRS for review and should have the following characteristics:

- The colorbond steel colours permitted to be used are;
 - Pale Eucalypt;
 - Paperbark

NB: Please note that galvanized steel is not permitted.

- The Garden Shed must be located in one of the following locations;
 - Directly against the house and/or garage;
 - Offset one meter from the boundary with effective screen planting provided;
 - Garden sheds can be permitted on the fenceline provided consent has been sought from all neighbours affected.
- Garden sheds must be complementary in design and finish to the main dwelling;
- Garden sheds must not be greater than 2.2 meters in height;
- A Wyndham City Council permit is required for garden sheds greater than 10sqm; after SLRS approval has been obtained.

Submissions can be made to SLRS at ocmanager@sanctuarylakes.com.au.



SNAKE REMINDER

It's well and truly snake season.

Residents are being reminded that a snake catching service is available to residents free of charge.

Wyndham City Council provides a professional snake catching service to remove snakes from residential properties within Wyndham.

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 9742 0777.

Wyndham City Council will not send a snake catcher in the following circumstances if:

- The premises is industrial or commercial
- The location of the snake is unknown
- The snake was last sighted 30 minutes before the call
- The property is unattended
- The call is for a property where the resident/occupier is not at home
- The snake is in open public space e.g. along the Werribee River and there is no immediate threat to the community.



It's important to note that if you choose to contact a snake removalist independently, without going through Council, you will be responsible for any cost incurred.

WHAT'S ON

Around Sanctuary Lakes



Tennis Court Garden Beds

The tennis court retaining walls have been completed. In the coming weeks and months we'll tidy the area up. Additional concreting will be laid, we will also be planting out the garden beds.



Reed Collection

The reeds have now been collected from around the Medallion Estate.

These works were completed throughout the month of July, however the ground has been too wet to access with machinery until now.



Boulevard Wall Painting

The rendering of the southern side of the boulevard wall at Gleneagles Estate is well underway.

Sea Grass

Over the past fortnight 17.06 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

Christmas at the Lakes 2019

RIDE ALL DAY PACKAGE 1 RED BAND -\$15.00

Please note rides may be changed due to availability & weather conditions. If a parent is required to accompany small children no band is required to be purchased on Package 1 rides.

Operating times 3pm-9pm

Train - All Ages
Sand Pit - All Ages
Sand Art - All Ages
Animal Farm - All Ages
Paint Pot People - All Ages
Ball Crawl - (height must be 1.5m+)
Chairplane - (height must be 80cm+)
Monkey Mania - (height must be 90cm+)
9D Cinema Truck - (height must be 90cm+)
Small Jumping Castle - (height must be 50cm-1m)
Fire Rescue Challenge - Must be 105cm tall+
Gorillagin's Island Venture Tunnel - (height must be under 1.5m)
Wiggles Cars - (height must be 70cm+)
(younger children must be accompanied by an adult)
Cup & Saucer - (height must be 70cm+)
(younger children must be accompanied by an adult)



Christmas at the Lakes

Saturday 7th December

3:00pm - 10:30pm

Christmas at the Lakes 2019

RIDE ALL DAY PACKAGE 2 BLUE BAND -\$25.00

Please note rides may be changed due to availability & weather conditions.

Bands must be purchased by all riders on Package 2 Rides.

Operating times 3pm-9pm

Train - All Ages
Sand Pit - All Ages
Sand Art - All Ages
Animal Farm - All Ages
Paint Pot People - All Ages
Rock Wall - (height must be 1m+)
Music Trip - (height must be 1.3m+)
Freestyle - (height must be 140cm-190cm)
Chairplane - (height must be 80cm+)
Ball Crawl - (height must be under 1.5m)
Wiggles Cars - (height must be 70cm+)
Monkey Mania - (height must be 90cm+)
9D Cinema Truck - (height must be 90cm+)
Cup & Saucer - Ages 3+ (height must be 70cm+)
Mechanical Surfboard - (height must be 1.2m+)
Fire Rescue Challenge - (height must be 105cm+)
Small Jumping Castle - (height must be 50cm-1m)
Cha Cha - (children between 1.1m-1.2m must be accompanied by an adult)
Kite Flyer - (children between 80-105cm must be accompanied by an adult)
Dodgem Cars - (children under 120cm must be accompanied by an adult)
Gorillagin's Island Venture Tunnel - (height must be under 1.5m)