

SANCTUARY LAKES RESORT NEWS

May 7, 2019



JARDIN

COMMON PROPERTY EXPLAINED

What is common property? How might that affect me?

Common property includes roads, kerbs, nature strips, reserves, garden beds etc, and will attract additional annual fees for the Lots affected. Some OCs even have buildings and other infrastructure such as their own gym and pool.

About 80% of the Lots within Sanctuary Lakes are not in an OC with common property. The roads, kerbs, nature strips and garden beds for OCs without common property are owned by the City of Wyndham – they are responsible for the public liability insurance for these areas, however SLRS does have a contract with the City of Wyndham to maintain some of these areas.

If you live in an OC with common property, you represent approximately 20% of the Lots at Sanctuary Lakes. Each year SLRS works in conjunction with these OC's Committees to draft and approve a budget for the upcoming financial year. The budget is made up of two parts, the Common Property Fee and the Maintenance Fund Fee. These OCs charge these two fees each year as well as the standard OC Fee all Lots in Sanctuary Lakes pay.

The Common Property Fee is used for everyday expenses of the owners corporation, for example the utility bills of the OC, 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.

If you have any queries about the common property where you live, please feel free to contact our office.

ANNOUNCEMENTS



HAVE YOUR DETAILS CHANGED?

Have any of your details changed? Please don't forget to update us if your mailing address, phone number or email address has recently changed.

Please forward any changes through to ocmanager@sanctuarylakes.com.au



STREET LIGHT FAULTS

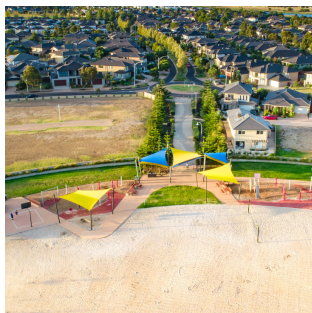
Streetlights are important for community safety and as such we conduct monthly street light audits, and faults are reported to the relevant authority for repair. If you notice a street light out you can also report the fault directly with Powercor by visiting their website: <https://www.powercor.com.au/outages/report-a-streetlight-fault/>



NATURE STRIP TREES

All nature strip trees are owned by Wyndham City, however, SLRS on behalf of Wyndham maintain the street trees in accordance with Council's street tree pruning requirements.

We ask that residents do not prune or carry out any works to street trees, if you believe your tree requires pruning please email our office.



HAVING A PICNIC? PLEASE LEAVE THE PEGS AT HOME

We have many beautiful parks and beaches around the resort, and they're perfect for a family picnic. But did you know that most of these areas are irrigated?

We ask that any marquees or shade tents be weighted down rather than pegged into the ground, which could cause damage to our irrigation system.



IMPORTANT NOTICE - NBN

We are continuing to receive reports of the NBN connection malfunctioning the circuit boards in old Alarm Panels. This results in a significant cost being incurred by the resident, in some cases up to \$1,000.

Please contact SLR Security BEFORE connecting NBN for the installation of a PermaConn Unit (See Website) or ensure your Alarm Panel is ISOLATED from the NBN connection prior to installation and protect your Alarm.



MEDICAL ALARMS

Do you or someone you know have a medical alarm? Please see below information from the NBN website regarding medical and assistance alarms.

Most medical alarms are connected to your phone line – so they can call for help if you need it. As the NBN network is replacing most existing landline phone and internet networks in your area, some important services may not keep working.

These include:

- Medical alarms
- Professionally monitored medical alarms
- Family and friend autodiallers/emergency call buttons
- Priority Assistance Service.



Call your medical alarm provider for advice on keeping your services working.

It's important to register your medical alarm (monitored and unmonitored), autodialler or emergency call button with NBN's Medical Alarm Register. Your registration on NBN's Medical Alarm Register helps NBN identify households where support may be needed to help minimise a break in service before switching to a phone or internet service over the NBN access network.

We just need to know the address of the property where the medical alarm is being used, the type of medical alarm and your contact details.

Registration to NBN's Medical Alarm Register is free, to register, visit: nbn.com.au/medicalregister or call 1800 227 300, 9am to 5pm AEST, Monday to Friday.

Note: Equipment connected over the NBN network will not work during a power blackout.

Consider having an alternate form of communication handy (such as a charged mobile phone). If you have safety-critical equipment (e.g. a medical alarm, monitored fire alarm or lift emergency phone), speak to your equipment provider about alternative solutions.





FAQ'S ABOUT OUR LAKE

Why Is The Lake Salt Water?

When the Resort was originally planned the lake was designed to be a brackish* lake. However, as Victoria was in the midst of a drought, the brackish water in the lake evaporated rapidly and was not being replenished by rainfall. This potentially put the lake wall and island foundations at risk of failing. During the drought years a feasibility study was carried out by consultants and they recommended the construction of a retention pond that filled with salt water from Skeleton Creek. The storage pond is located along the creek corridor at the end of Sunflower Walk. Water flows in to the storage pond from the Port Phillip Bay, along Skeleton Creek and the remainder of the Cheetham Creek. The amount of water is dependent on the height of the tides in the bay. From the storage pond we pump salt water into the lake via an underwater pipe that has outlets along the length of the pipe. The pipe ends in the canal near Point Cook Road.

*Brackish water is the mix of salt and fresh water mixed together, it is saltier than fresh water but not as salty as seawater.

Why Are There Fish In The Lake?

When salt water is pumped into the lake from the retention pond a number of fish roe and fingerlings are also pumped in. As the lake provides a very healthy environment these fish grow very quickly as there is a plentiful supply of food.





FAQ'S ABOUT OUR LAKE

Why Do We Harvest Sea Grass?

Our lake is a very complex filtration system which requires nutrients and pollutants to be removed from the water before exiting the lake over the spillway and out into the bay.

These pollutants enter the lake system via stormwater runoff from houses that abut the lake, the roads around Sanctuary Lakes and the water that enters the lake via the canal, which captures the storm water run off from the catchment area upstream of Point Cook Road.

The sea grass uses nutrients and pollutants in the stormwater runoff to grow. The nutrients and pollutants can loosely be considered as a fertiliser. As we do with the grass that grows in our front and back yards it requires mowing at regular intervals. We do exactly the same on the lake, except the grass is mown underwater. Care is taken not to cut the sea grass off at the roots, as this would kill the plant, and this is not desirable. The sea grass is actually mown at 300mm below the surface of the water, and then collected.

When are you going to service behind my home?

The lake maintenance crew work in an anticlockwise rotation around the lake.

A rotation begins at the Waterstone Café and includes the rear of each lake front property. There are two different types of vessels that may service the rear of lake homes. These are the Truxor, which will cut and collect sea grass growing approximately 4 metres from the lake wall (shallow water) and the FX7 which will harvester the sea grass growing in the deep water of the lake.

The time taken to complete a rotation around the lake will vary depending on a number of factors. Sea grass thrives in the same conditions as the grass in your yard, therefore, in warmer months the grass grows thicker and faster than the cooler months thus taking longer for the lake crew to complete a full cycle of the lake.



Happy Mother's Day



Dear

I love you more than _____

And....

I love you more than _____

And....

I love you more than _____

Lots of Love from,



Top filling the beaches

Over the last fortnight we have been top filling the beaches around the resort, and they're looking great.



Repairing Brickwork at Roundabout

The roundabout at Monterey Bay and Bayside Drive required some repair works this week, here's our team completing the repairs. If you notice brickwork that needs some attention please let us know.



Skeleton Creek Walking Path

Last week our Resort Maintenance team spread granitic sand to the walking path along Skeleton Creek.



COMMUNITY NOTICEBOARD

To advertise contact: communications@sanctuarylakes.com.au

*conditions apply

DATE	Wednesday 15 May 2019	ORGANISER	Lyndall Mione
TIME	9:00am - 1:00pm	CONTACT	playgroup@wyndham.vic.gov.au
LOCATION	Point Cook Community Learning Centre 1-21 Cheetham Street Point Cook VIC 3030	COST	FREE

The Play Expo is run by a planning group comprising of staff from Wyndham City Council and local agencies who work with families with young children.

The aim is to provide families with play experiences which are low cost and use everyday items.

Staff engage with families while they are involved in the play and then have the opportunity to talk about the value of play.



Play Expo

Anywhere there are children there is play!

For further information please contact:
8734 5478
playgroup@wyndham.vic.gov.au
[facebook.com/wyndhamcityliving](https://www.facebook.com/wyndhamcityliving)

Join us to find what your child can learn through play.
POINT COOK COMMUNITY LEARNING CENTRE
1-21 Cheetham Street, Point Cook
Term 2
Wednesday 15 May 2019
10am - 1pm

No booking required. This FREE event will be run by the Children and Family Resource Team from Wyndham City in conjunction with local Early Childhood Professionals.



sanctuary
LAKES CLUB

TIGHT AS TUESDAY

\$49 WITH MOTORISED CART

WWW.SANCTUARYLAKESCLUB.COM.AU

To advertise on the noticeboard, please contact: communications@sanctuarylakes.com.au
Please note that advertising is only permitted by non-profit organisations, local community based groups and organisations and is subject to approval by SLRS.