

SANCTUARY LAKES RESORT NEWS

July 28, 2020



WHAT IS AN AGM 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.

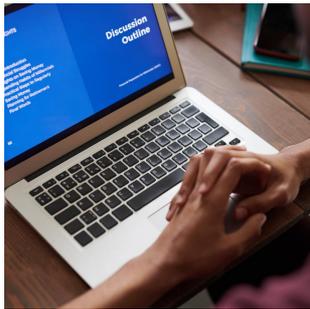
We hope to see you there.



FREE DOGGY BAGS AVAILABLE

PLEASE clean up after your dog. When you own a dog it is your responsibility to clean up after it.

Dog owners should ensure they always carry a bag suitable for the collection of their dogs droppings, alternatively there are also free doggy bags in a number of locations around Sanctuary Lakes. Please only take one or two bags as required.



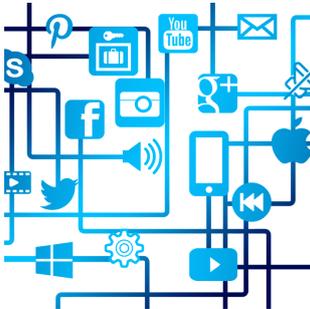
AGM MEETINGS FOR 2020

The scheduling of your Owners Corporation/s Annual General Meeting/s (AGM) is currently taking place. The timetable is currently being put together and all lot owners will receive notices shortly.

Please note all AGMs will be held via ZOOM this year.

AGMs are required by Consumer Affairs Victoria for owners corporation, and allow those living within OC's to discuss emerging issues, plans, reports and other topics. The AGM can also elect new committee members.

All lot owners will receive a minimum of 14 days notice prior to the AGM date.



IMPORTANT NOTICE - NBN - 3 MONTHS TO GO!

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. If you would like to upgrade your alarm system, or to find out more information please visit our website. Due to COVID-19 the new disconnection date of the copper network is October 23rd 2020.



KEEPING FOOTPATHS ACCESSIBLE

Housekeeping reminder, please ensure that plants, trees and other vegetation on your property does not obstruct public areas (nature strips).

We regularly visit properties to identify trouble spots and you will be asked to trim trees or plants that are deemed to be unsafe or blocking access to public areas. Thank you for your understanding.



DRIVING RANGE REMEDIATION WORKS - GOLF CLUB MESSAGE

Dear Residents,

Last week the Golf Club sent out communication to all their Members regarding the remediation works of the driving range.

For your information please see below communication:

22nd July 2020

Driving Range Remediation

Dear Member,

I have previously advised that the remediation work on the Driving Range would not proceed until we had secured funding arrangements with a lending institution. Discussions have been ongoing and at this stage, no firm offer has been received. However, we are obligated to complete the works before mid-September and so the decision has been made to undertake the works using available cash flow. With the range closed due to Covid-19, it also reduces the disruption to members use of the facility.

Negotiations for funds in the current crisis means that hurdles for lending to a Club such as ours have become higher. Our financial performance in the past 6 months has been strong and the expectation is that we will be able to secure funding from a suitable lender before any short fall in cash impacts the Club, which usually occurs in April / May. That gives us sufficient time to put a facility in place.

A contract has been let to Enviro Pacific and works will commence on site with the arrival of plant and equipment on Monday July 27th with excavations beginning on Tuesday the 28th. The process will be to remove the top section that has been found to contain the illegal waste, separate the waste and then have it disposed of at an approved disposal site. The clean material will be replaced on the mound and shaped. Whilst the works are in progress, the 10 metre exclusion zone will be in force and members are asked to respect that requirement. Any ball that lands outside the red flag line is Out of Bounds and the ball is not to be retrieved. All players and carts will be diverted onto the sand track at the northern end of the range. The works site will be under video surveillance to ensure that there is no illegal waste dumping after hours. Once the clean-up is complete, the area will be hydroseeded and landscaped. The work is expected to be completed within 7 weeks, subject to weather conditions.

Thank you for your patience and we look forward to putting this chapter behind the Club and moving forward.

Kind regards,
David Hunter
Chair of the Board.



LAKE WATER TESTING

Routine monthly water quality sampling (including algae) was undertaken on 8th of July 2020. The weather was sunny and calm, with a temperature of 5°C at 9:00 am.

Routine sampling includes seven sites sampled from the lake, a site from the canal immediately downstream of Point Cook Rd, and a site in the Skeleton Creek holding pond.

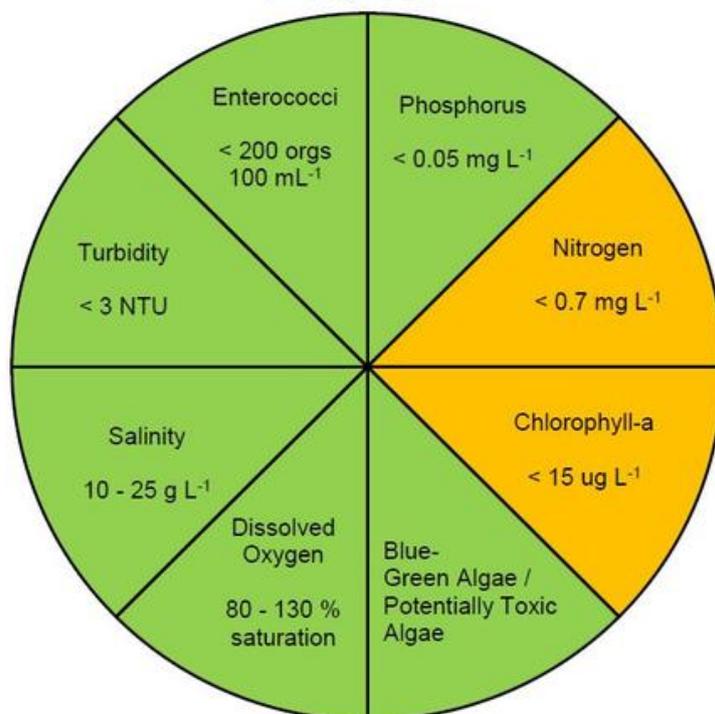
The Pond and Canal sites provide information on the quality of the water entering the lake as pond water is pumped to several locations throughout the lake and into the upstream end of the canal.

As you can see from the graph below the current overall health of the lake is good. Also below are some summary graphs showing the historical status of important water quality parameters as an average across all the sites in the lake. The graph showing the current status also indicates the target for each water quality parameter.

Condition Score (target is shown on graph – see Table 1 for detailed condition score descriptions)

GOOD	- Median complies with both target and guideline
MODERATE	- Median complies with either target or guideline
POOR	- Median complies with neither target nor guideline
No data	

8th July 2020



Condition of the lake during July for the past 5 years for comparison.



NATURE'S RUBIK



NATURE'S
RUBIK

by Tom Parkinson



A LOOK TOWARDS THE FUTURE

At this time of year when Sanctuary Lakes flora and fauna are in the midst of a well-earned restful hibernation, I normally write a piece on our past history. But this year I thought it might be fun, particularly in these uncertain Covid 19 times, to reverse that thought and gaze through the crystal ball into the future. The Sanctuary Lakes Estate is now over twenty years old, what will it be like in a further twenty years' time?

What will our future Estate inherit? Beside the architecture and layout, the absolute stand out are and will be, the thousands of maturing trees. To see a foretaste of that future we only have to turn into our Resort's entrance and see the welcoming sight of our magnificent river gum trees.

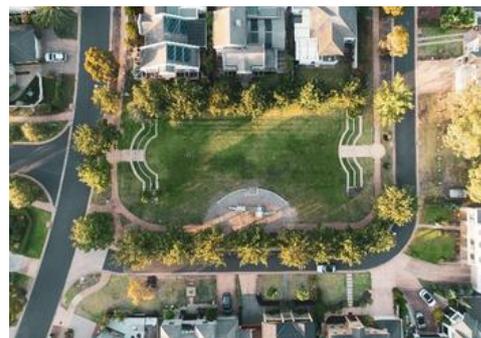
This woodland vision is already starting to be echoed in various maturing groups of trees around the Estate. Not only are they becoming visually beneficial but there are other benefits that are starting to stack up. The USA University of Illinois research found that people living in large housing estates surrounded by multitudes of trees felt emotionally and physically healthier than those in developments with limited or no trees. Large tree number around estates also gave dwellers the feeling of safety and reported 52% less crime. A Japanese University study found that multitudes of trees close to homes had beneficial effects on blood pressure, heart rate and the immune systems.



Sanctuary Lakes Entrance Boulevard

Not only are the maturing tree copses benefiting the human residents, but as can be seen around the Resort, there is an influx of new bird species that are enjoying nesting and living their life cycles around and within our Resort's trees.

Our Parks and Gardens are also starting to come of age. Later this financial year SLRS will be commissioning a new landscape master plan to refresh and update our open spaces, creating new ways for Sanctuary Lakes residents to occupy and enjoy them.



St Andrews Square Gardens

As always, the Landscapers guiding instructions, is to promote a 'holiday' and social atmosphere within the Parks and Gardens by varied vegetation planting and creating open communal spaces that can be used recreationally. It is within these open areas that the use and occupancy should reflect our demographics. Already out-door gym equipment is being installed in certain Gardens. Maybe that could be extended to outdoor social seating for our broader aging community. The younger demographic might favour a linking skate board track.

NATURE'S RUBIK



NATURE'S
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by Tom Parkinson



A LOOK TOWARDS THE FUTURE

Another important communal space in our Estate are the Lakeside Parks and Beaches. Some of the older BBQ areas are starting to need refreshing. The seats and tables could also do with a relook, as could their positioning. The majority of the trees and plants are satisfactorily maturing, but we need to encourage more community involvement. Children love running up and down the sand, maybe we could attract adults to enjoy playing on the beach. Besides the out-door gym equipment already in place, adding recreational facilities could be another way.



The Good Samaritan Beach



Regatta Beach

Regatta Beach has successfully created a Volley Ball area that might be good to extend to other beaches. Likewise, an area for Petanque (French Bowls) could fit comfortably within some of the Resort's smaller sandy coves and lakeside parks.

In today's world of lockdowns, we are all finding a great deal of satisfaction and pleasure exercising within our Estate. In the future I feel our Parks, Gardens and Beaches will not only be aesthetically pleasing, but could be well-used, common areas for social community enjoyment.

In the last couple of years, the Lake seems to have attracted more bird life, with a number of visiting shore and water birds now becoming permanent residents. Besides the regular large flocks of Gulls and Coots, the increase in Swans, Pelicans and Cormorants has been almost dramatic. Darters, Ibis, Egrets and Spoonbills are also starting to take up residency along with the Purple Swamphens. The only reason for these new neighbours' permanent residency is that our Lake is brimming with good healthy food. The shoals of Bream, Flat Heads, Hammer Heads and various varieties of Seagrasses are all adding to the Lake's success.

Any future physical changes to our Lake will come from outside factors. The Wetlands and Port Phillip Bay to the waterholes around Jamison Way and Skeleton Creek all of whom source the lakes water supply. Also, we might find that the Lake's Seagrass could be commercially viable. To continue reading this article please click [here](#).



Street Tree Removal Works

As part of the annual street tree planting program, Sanctuary Lakes Resort Services (SLRS) and a qualified Arborist have audited all street trees in Sanctuary Lakes Resort.

This audit identifies street trees that require replacement due to the fact that the tree is diseased, is of poor form and function or is a safety concern.

If the street tree on the nature strip outside your property has been identified as one of the trees that is required to be removed and replaced, you can expect to receive a letter shortly.

Our team will start to remove the identified trees and depending on the tree size, a stump will be left behind to later be removed by our contractor. The stump removal will occur within 30 days.

Following the completion of the street tree audit, replacement trees are ordered. All trees that are removed will be replaced with either the same species or another Sanctuary Lakes approved tree.

Depending on stock and availability, replanting will take place between the months of July and October.



Lake Fountain Pump Replacement

As part of regular maintenance, we recently replaced the lake fountain pump.

The pump is changed and refurbished every 12 months to ensure that the fountain works continuously.

The refurbishment includes removing all the growth that occurs on the inside and outside of the pump during its 12-month stint in the wet well.



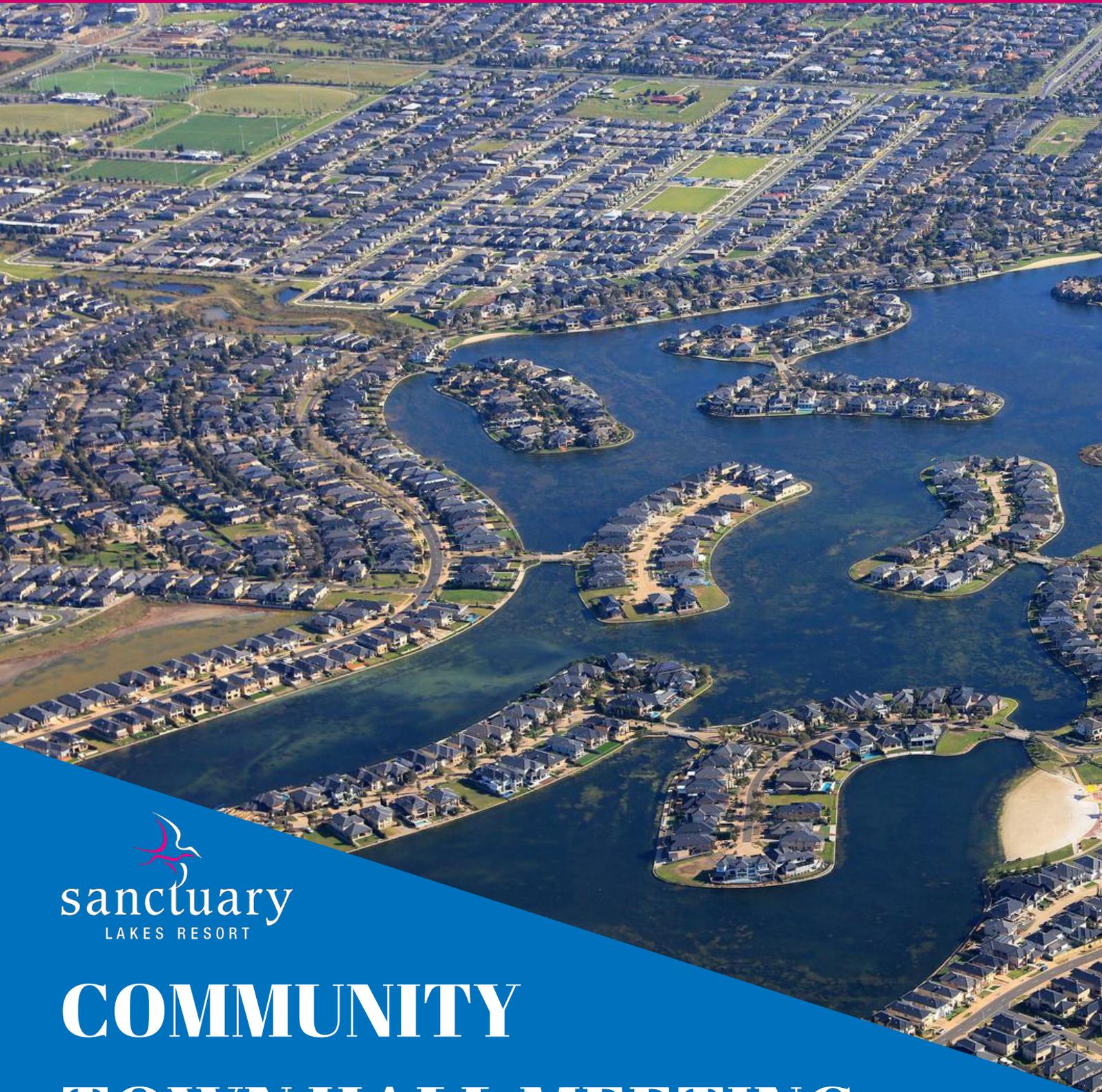
Once refurbished the pump is put on standby should the current pump fail.

Above is an image showing a crane lifting the pump out of the wet well on Sand Piper Island Beach.

COMMUNITY NOTICEBOARD

To advertise contact: communications@sanctuarylakes.com.au

*conditions apply



COMMUNITY TOWN HALL MEETING AUGUST 4TH - 7PM

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