Newstead Terraces News

 July 2015

Hello everyone.

Well the financial year accounting should be behind us now and safely in the hands of the now very busy accountants. Fingers crossed for clever accounting and fat refund cheques in the months to come.

Looking at last month’s newsletter it seems that so much was achieved and I have little to report on this month yet it has been an incredibly busy month.

We are preparing the arrival of the new furniture for the common area deck beautification. It is scheduled to arrive on August 19th. There has been some great thought and input into the brackets needed to secure the new market umbrellas in place. They are being manufactured in Melbourne by the umbrella manufacturer specifically to meet our special needs.

Our landscaper will be here to help with the placement of the furniture and the umbrella’s and then start to install the new pots and plants in the following few days.

Unfortunately the weakening Australian dollar had an impact on the landed prices of our furniture, which was quoted on in the middle of last year when the dollar was strong. By the time the quotes went to the AGM and were voted on in February and we confirmed our order with the supplier, the prices had to reflect the decreased value of the dollar. We have been forced to make up the difference by reducing our landscaping budget a little. Hopefully the difference can be made up in slightly less mature plants going into some of the planters. This is being fine-tuned as we speak, and all parties are doing their best to make sure the overall impact is not minimized by this little hiccup in offshore purchasing. Bring on Spring so we will all be able to enjoy the sunshine in the new improved common area.

Our big excitement of the month was the lift well gas leak. After much research, it was determined that we didn’t have a gas leak, and that our gas lines are all in good order and working as they should. It turned out to be Rail Oil in the lift well.

The lift had been serviced two days before the smell intensified, Otis confirmed that the smell was not gas but rail oil. None the less, we conducted the gas leak survey to rule out any errors and potential hazards to our longevity!

The upside to this after-hours adventure is that I now have up to date contact details for all our residents. This serves as a timely reminder to keep onsite management informed off all changes to your contact details. Most importantly, supplying current mobile numbers. The bulk SMS messaging to everyone’s mobiles is the most efficient form of fast communication. In an emergency I can get a message to all our residents within minutes via my computer, even if you are off site or miss any PA announcements. If you are a resident and you didn’t receive a message about the gas leak last Wednesday evening, please contact me and we will work out why and update your details if necessary.

Don’t miss the food trail extravaganza at James St this weekend. All sorts of foodie treats will be show cased.

Please don’t forget that the annual garage clean is scheduled for 26/27th August. You may need to start planning your car placement and movements for the two days that you may be affected. Please do remember that I also clean out the drains around the outer edge of the garage. They get full of dirt during the year and with the gentle application of water under high pressure, mud goes everywhere! We take the opportunity to service all the pumps at this time of year, so if your bicycle is chained to the pump area it will need to be moved as well.

Keep dry safe and warm.

Georgina