

# Community Newsletter



MAY 2009

## Thanks Bill!

It is with regret that Bill Taylor, our President, has tendered his resignation from the Committee for health reasons.

Bill has held the position of President since last November and has been on the committee for 3 years.

During this time, Bill has donated his personal time and energy and presided over many meetings, both rough and smooth, with an even hand and we all wish him a smooth and speedy recovery.

The vacancy will be filled on a temporary basis by David Young of QM Properties until the election of a new President of the Committee.

## New Format. Contributions Welcome

This Newsletter introduces a new format and it is one that asks for your contributions.

As the new scribe, I would love to hear from residents who have some positive contributions to OUR Newsletter.

### E.g.

We should rename the Bribie Bridge to "The Bridge of Sighs". Almost everyone I speak to who lives on Bribie says "when I am crossing the Bridge coming home I always breathe a big sigh of relief that I am **back on Bribie.**"

There will be a separate column(s) for Residents Contributions in each Newsletter and I am hopeful that we can fill it.

Please email your contributions to [davidmcdade@bigpond.com](mailto:davidmcdade@bigpond.com)

To help in reducing costs, please email me to receive the Newsletter via email.

## Topics in the Newsletter

- THANKS BILL !
- NEW FORMAT. CONTRIBUTIONS WELCOME.
- ITEMS OF INTEREST FROM LAST COMMITTEE MEETING.
- COMMITTEE MEMBERS.
- THE EYESORE
- NEW MARINA

# Community Newsletter

## From Committee Meeting

**Levy Arrears.** A debt collection firm has been approached to collect the arrears on our Association's levies. The firm has provided a quote and the vote was to proceed with the collection process. This will add collection charges to any arrears owed by the Lot Owners.

**Council Maintenance of Landscaping.** It was reported in an earlier Newsletter that Council's Contractor had not been tending to the maintenance on the agreed schedule. Council has credited our Association for the work not completed.

should reduce the workload on the Association and the costs and administration.

### **Kakadu Bird Roost Area Maintenance.**

Brian Dore, presented to the meeting on maintenance in the Kakadu area. The area of the Bird Roost is a council maintenance area and has been excluded from the top-up. The Committee is looking at the cost of adding this to the top-up. We will advise on the resulting costs and actions.

**Water Feature Electricity.** The original setup for the "Kakadu Falls" used 3 separate pumps. In a bid to reduce costs, the setup is now changed to one pump with a timer and we should hopefully see a change in the electricity bill.

**Special-Rate-Charge System.** Discussions are being held with Council with a view to implementing a system where the Council includes the charge for "landscaping top-up" in its invoices for Rates. This

Pumicestone Passage

## Committee Members

The list of Committee Members has changed:

### Secretary

Grant Mifsud, Archers Body Corporate Management  
[gmifsud@abcm.com.au](mailto:gmifsud@abcm.com.au)

### Resident Members

Brian Wilson. [briangwilson@hotmail.com](mailto:briangwilson@hotmail.com)

Stewart Ager. [shogun1@aapt.net.au](mailto:shogun1@aapt.net.au)

David McDade. [davidmcdade@bigpond.com](mailto:davidmcdade@bigpond.com)

### Developer Members

## The Eyesore

As advised in an earlier Newsletter, the incomplete buildings at the entrance to the Canals are the subject of an approved demolition application. There is current litigation delaying the execution of this.

The next court hearing on the matter is expected to be held in June/July, subject to court availability.

We will keep you advised on the outcome as news comes to hand.

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## New Marina

Michael Bourke of QM is the man in charge of the new Marina and he reports good progress on the development.

The Amenities Block is under construction and is expected to be finished in June. He is hopeful of an opening in July of this year and would like to have a "Residents Preview". Timing is not known yet but a flyer will be coming out closer to the date. WATCH OUT FOR IT.

As many of you will know, the Marina will be run/developed by Star Marinas. There are some berths in the Marina already taken and boats are in place.



Showing Progress.

## QM Covenant Manager's quick response

Recently, I was pleased to find QM Properties' Covenant Manager very responsive to Residents' concerns.

A block of land had become overgrown to the extent that it was not only unsightly but could have been a haven for vermin. After the resident contacted me, I called and emailed QM's Covenant Manager who had someone onsite that day to inspect and the cleanup happened over the following 2 days.

Well done QM.

QM  
PROPERTIES  
QUICK  
RESPONSE  
TO  
RESIDENT'S  
CONCERN.

## RESIDENTS' CONTRIBUTIONS.

PLEASE EMAIL YOUR  
CONTRIBUTIONS TO  
davidmcdade@bigpond.com

### NEIGHBOURLY ACTIONS

I have been pleasantly surprised by the actions of our neighbours since we moved to Pacific Harbour. A couple of our neighbours have brought in our bin when we were away. Another of our neighbours organized a street gathering to welcome new neighbours. People who don't live in our street have offered assistance and made us feel welcome.

David McDade, The Promontory.



Take a time-out and think of the positives of living in Pacific Harbour.