

Community Newsletter



October 2009

The Pacific Harbour Residential Community Association (PHRCA) is our way to enhance and protect our quality of life through communication with each other and local Government on all topics, including the presentation of the community estate; the improvement of our environment; and maintaining an exemplary community spirit.

Kakadu Roost Clarified

Apologies for the scare that the Newsletter caused among members.

The article should have read “..... Paths alongside Kakadu Bird Roost area”.

It is **NOT** the intention to take over the maintenance of the Bird Roost from Council.

Investigations to date have revealed that this area had a vegetation plan that differs from other areas. The grasses and other natives were chosen to not require the same maintenance as other grassed areas and were best left alone.

There are some weeds in the area that may seem a little unsightly so the decision really comes down to whether this is significant enough to warrant action.

Your opinion would be welcome!

davidmcdade@bigpond.com

New Social Committee and Website

We are pleased to advise that 3 members have volunteered to devote their time to a new Social Committee to keep residents informed on upcoming social events.

Contact details are:

Barbara Spits (Chair) - Phone: 0413 442 631 Email:

hspits@westnet.com.au

Ross Lever - Phone: 0418 874383, Email: rjlever@bigpond.com

David Dring - Phone: 0412 448905, Email: lestercorp@ozemail.com.au

The establishment of the new Social Committee is awaiting review by the Management Committee.

New PHRCA Website & Social Calendar

We are also pleased to announce the launch of the new PHRCA website. Check out the social calendar of events and the other new sections.

The website is a work in progress so please check in often to see what else is happening.

Go to pacificharbour.com.au then click on “Live here” then click on “Residents area - waterfront community”

Topics in the Newsletter

- KAKADU CLARIFIED.
- NEW SOCIAL C’TTTEE AND WEBSITE
- ITEMS OF INTEREST FROM LAST COMMITTEE MEETING.
- COMMITTEE MEMBERS.
- PHRCA WEBSITE
- MARINA OPEN
- PHRCA SURPLUS

Community Newsletter

From Committee Meeting 6th August

Levy Arrears. Debt collection is in full swing. Our collection agent has already had some success. Progress report due at AGM. Local Real Estate Agents and Conveyancers have been made aware of the correct procedure involving change of membership.

Water Feature Electricity. The new setup on the water feature appears to be reducing our costs. Although the change was made late in the 2008/2009 year, there is a saving of around \$350 already over last year's cost.

Council Maintenance of Landscaping. Tendering for the PHRCA Maintenance has concluded with 13 tenders received and it would appear we will see a saving in this area for 2009/2010. Previous years cost from Council was \$110,000 approx. This year could mean \$20,000 less.

Special-Rate-Charge System. Council has advised the committee that they cannot implement this system at present and will not be considering it for another 2 years. Back to the drawing board in 2011. The Special-Rate-Charge system would see the Council taking over the charging and collecting of levies and it would then be impossible to sell the land without settlement of any outstanding levies for landscape top up.

No Levy Increase. With a better than expected result for 2008/2009 year, the normal CPI rise will not be implemented for the next year 2009/2010.

Resident Member Nominees.

Stuart Ager has resigned from the Committee and will be replaced by a Resident Member.

Annual General Meeting. The AGM will be held on Wednesday 18th November 2009 at 6.30 pm.

Next Committee Meeting. The next meeting is at 5.30pm on Monday 26th October 2009.

Committee Members

Secretary

Grant Mifsud, Archers Body Corporate Management

gmifsud@abcm.com.au

Resident Members

Brian Wilson. **briangwilson@hotmail.com**

David McDade. **davidmcdade@bigpond.com**

Jackie Geiger **willtowin@iinet.net.au**

Ross Lever **rjlever@bigpond.com**

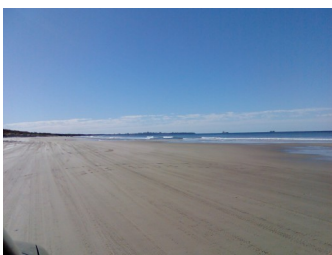
Developer Members

Michael Bourke. **michael.bourke@qm.com.au**

David Young. **david.young@qm.com.au**



Pumicestone
Passage



Surfside Beach

Community Newsletter

PHRCA Website

As you know, it saves us money to email out the Newsletters rather than post. Whenever possible, the Newsletter goes out with any other written notice that must be circulated to Members which also saves us funds. Ideally, the PHRCA could make the newsletter available from its website and simply email a notice that it is available. The committee is investigating the possibility of this. To help us reduce costs, please email davidmcdade@bigpond.com with your current email address.

New Marina—Stage 1 Complete

Stage 1 of the Marina Development is now complete and open for business. This stage consisted of the construction of 82 Marina Berths, Parking, Amenities Block.

There will be a special viewing for all PHRCA members on November 14th. See the enclosed flyer.

QUIZ:

In the new Marina, there is a steel gantry over the pontoon in front of the site Office. What is this for? Remember the plan does not include any boat servicing or fuel pumps.

email your answer to: davidmcdade@bigpond.com



Open for Business

PHRCA Surplus

As a result of a better than expected 2008/2009 year, the Association now has surplus funds in the bank. The full report will be presented at our Annual General Meeting.

Income for the year is up while some expenses were down so extra funding is available for additional activities.

The Committee has identified two items for immediate action:

- Replacement/top-up of plants
- PHRCA Member social activity

PHRCA
SURPLUS
FUNDS

RESIDENTS' CONTRIBUTIONS.

PLEASE EMAIL YOUR
CONTRIBUTIONS TO

davidmcdade@bigpond.com

NEW NEIGHBOURS

It is pleasing to see more houses under construction and people moving in. There have been 26 new memberships since our last committee meeting.



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