

Newsletter for the Willsmere Community
From the Willsmere Owners Corp. 326519P
Committee of Management



Nov 2016



Message from the Chair, Jack Lord

Welcome to Spring... at last! Our **gardens** are looking beautiful. The citrus, plum trees, and garden beds are now all fertilized. Newly planted roses are blooming. Petunias in the urns welcome those passing through the main entrance. A modest herb patch has been planted near the function room. Paths have been repaired, security is much improved, and more. There is much to celebrate, and of course, a few reminders.

The **Willsmere Christmas Party** is on **December 11 from 11:30am**. Come along and join your neighbours and friends for a relaxing, free BBQ and soft drinks at the function room.

The newly approved **Emergency Evacuation Procedure** is enclosed. Please take a few moments to study this and discuss it with your family or co-residents.

An important, difficult, and emotive issue this CoM is addressing is the **Bus**. In the spirit of consultation, a detailed, fact-rich document was sent to all Owners, who were encouraged to consult their tenants, if applicable. The **results** of the **survey** are enclosed. Thank you to all those who participated and your feedback. The next step is to soon put this matter forward as a Special Resolution to all Owners. The CoM acknowledges it will not be possible to please everyone but is obliged to act on the democratic majority of all Owners.

Revision of the **Long-Term Maintenance Plan** is now underway. This will enable a rational basis on which to make decisions for major works, and plan for our future needs.

On behalf of the committee we hope you enjoy Spring; Summer could soon be here!

Maintenance Sub-Committee, Brendan, Jason, Marcus and Tom

The third and final restoration stage of the **heritage buildings** is intended to be approved this December so works can begin in the new year. Essentially this includes all the front of the building.

There is a safety issue regarding the small decking area adjacent to the **pool**, underneath which the pumps are located. The timber is now rotten with nails rising. The decking will be closed over summer while the entire the pool area is currently under evaluation.

One **tennis court** has been closed because of the lifted surface representing a possible

trip hazard. The CoM has already obtained two quotes for resurfacing, awaiting a third. The other court may still be used.

Installation of isolation valves while repairing **leaks** has already proven its worth when a recent leak was quickly contained and fixed with only brief disruption to a few residents.

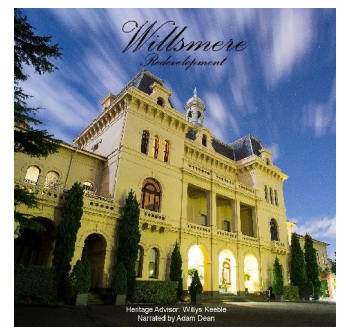
Gardens Management Sub-Committee, Jack, Nathan, Mitra

A final design and work plan for removal, replacement, replanting, and refurbishment of the **main entrance pots**, planter boxes, and adjacent garden beds is now approved. We hope you will soon see work underway. A detailed specification for **maintenance of the entire gardens and lawns** is nearing completion. This will then be used to ensure a competitive tender is held, with clear responsibilities and accountabilities. A **long-term plan** for our site is still needed, considering, for example, replacement of garden borders, major trees, as well as improving the usability of existing spaces. If any readers know who may be able to assist, please contact us! Guidelines for acceptable use of the common areas are still under development, and will take some time given the detail required.

Communications Sub-Committee, Marcus Jack, Carl

After calling for tenders a contractor has now been appointed and will soon commence updating our official **web site**, www.Willsmere.net. In future, newsletters and more regular updates will be quickly and efficiently communicated through this channel.

Enclosed please find your complimentary **self-guided walking tours**. (We apologise for omission from the previous newsletter). Printing was sponsored by Melbourne Inner City Management, MICM. In addition, fascinating footage taken during the conversion of Willsmere in the early 1990s has been professionally duplicated on a 32-minute **DVD**. Copies are available for a \$5 donation from our front office at times agreed with Harry, HarryB@micm.com.au, 0466 554 534.



Mapping of the communication nodes (IDF, MDF) around Willsmere is underway so that options and quotes for **high-speed internet** cabling can be progressed for the entire site.

General Information

Thanks to the initiative of our Caretaker, supervised students from Melbourne Polytechnic who are learning to become professional green-keepers will be working on our **bowling green** over the next few weeks to bring some life back into the lawn and up to standard. Your assistance is requested in staying off the lawn while the works are under way. The grass on either side of the lawn can still be used. Meanwhile, thank you for your patience.

Please be reminded that **gardens in front of townhouses** are common property. Modifications may not be made without written permission. The process to apply for permission is available from the Owners Corporation Manager.

You may have noticed many repairs underway, such as the **paths**, and **road markings**. Please mind the detours while the paint or concrete dries.



Are there any **bird lovers** among us? Are there any **photographers** among us? As part of the new web site there'll be a list of native birds seen within Willsmere to accompany a gallery of our beautiful estate. Please contact Anthony if you'd like to contribute.



Please **do not tape** notices to poles. This can, and has, stripped paint off during removal, or left unsightly residue.

For the 10th anniversary of **Open House Melbourne**, Willsmere has been invited to again participate following our resounding success this year. Mark your calendars for **July 29 and 30**.



If you think you see a **dumped car**, e.g. missing registration plates, beaten up, then please report it immediately so that security footage can be reviewed in a timely manner.



Disposal signs have been installed at all the bin corrals. **Recyclables:** Only if it has a symbol can it be recycled. Please place them **loose** in the **blue bins** and collapse all boxes. Plastic bags, films, and polystyrene are not recyclable - these go in the **green rubbish bins**. Rinse jars and milk cartons, remove lids and food scraps. **Batteries** can be recycled at Aldi stores.

All household waste should be bagged to prevent spillage during collection. Bulk **oil** can be recycled at the Boroondara Recycling and Waste Centre, 648 Riversdale Road, Camberwell. Bulk **cardboard, paper and plastic** can be deposited nearby at Vatmi Industries, 35 Hutchinson Drive. **Green waste** bins are located near the shed. Please do not deposit animal droppings in these but place them bagged in a rubbish bin. Monthly **hard rubbish** collections are now scheduled. This includes old appliances, children's toys, bicycles, scooters, car parts etc. Residents will be notified 7-10 days prior to collection. Do not dump hard rubbish next to the maintenance shed in the visitor carpark. If you have hard rubbish for disposal, please contact Harry to have it removed.

Contact: All non-urgent correspondence should be directed to Anthony Henry, Owners Corporation Manager, AnthonyH@micm.com.au. For matters needing immediate attention please contact HarryB@micm.com.au, 0466 554 534. For emergencies call 000.

