

Willsmere Owners Community **Information Forum**

Held in the Library commencing **7.30pm** (till 9pm) on **Tuesday the 2nd of July.**

Agenda:

- Garden contract changes and performance
- Design Standards and Implementation
- Pool update
- Main Drive update
- Gutter, Spouting and Window cleaning
- Waste and Hard Rubbish collection
- Willsmere Open Days - July
- Intercom system - performance and feedback
- NBN Connection
- Bus Service
- Irrigation systems
- Insurance update
- Cleaning contract update

Garden Contract

People will be aware that we now have Tim (previously contracted) mowing. We also have Tim from Van Lewin doing the gardening 4 days per week Monday-Thursday and Mark on Thursdays also to assist with tasks requiring 2 people. The gardeners have lots of work to do to get the gardens back to standard required.

We need a timetabled fertilizing program for key garden areas. Focus areas include:

- Lemon Grove and we need to eradicate / control gall wasp;
- Plum trees in the Rose Courtyard leaf curl
- Elm Leaf Beetle infestation on the 10 Golden Elms along the front of the property.

The general strategy with pest and disease control is to use natural means wherever possible and only where absolutely essential to prevent significant plant loss, to use the minimum amount of the least toxic of chemicals.

There is a blitz on trees brushing against buildings.

The Fish pond (next to the bowling green) is targeted for improvement.

Bi-monthly meetings with the Gardeners' supervisor planned and the first meeting was held 2 weeks ago.

Design Standards

Breach processes underway. Previously complaints were being received about untidiness. Now Willsmere is looking better!

Reasons for the design standards include:

- Meeting the Heritage Management plan
- Manage insurance claim risk
- To ensure we are all on the same page regarding expectations and enforcement
- The design guidelines are based on the rules themselves.

Exemptions can be claimed via filling out and submitting an exemption form. Residents can lodge a breach request if they see something that they believe is a breach.

Pool Update

Reports are being done on the pool including its structural soundness. Leak detection tests are being done on the equipment. The contracted experts are in communication with the initial pool builder and with the project engineer in charge of the initial build.

Negotiations are underway with a company to take over the maintenance of the pool with a view to getting another 5 years - problem free - out of the existing pool. This may include locating and replacing some of the broken pipes, updating some of the filters, installing an automatic water top up system, installing a water use meter, painting the pool, repairing the fencing between the toddlers and main pool.

Painting Update

Colour fading on poles near the Library. Dulux and the project manager are in discussions as to the exact cause. We are working with all parties involved to come up with a solution.

Some window sills have been painted over. If residents find other defects please notify Jay.

Main Drive

Krissy is in consultation with the Council – Traffic Management Department. It needs to be determined if the potential point of access between Main Drive and Willsmere is an intersection or a crossover. An application must be made for the appropriate thing.

Adam Dean now drafting a map of stormwater pits, lighting poles, drains, etc all set out.

Important: The decision as to if the connection to Main Drive will be opened up is not made and is yet to be determined by Owners.

Recent adjacent land sales and planned developments could remove the option for Main Drive to be reconnected or make obtaining approval practically impossible if some minimal steps aren't taken now. To keep the option open at an extremely small cost (\$210), an application to Council for 2 crossovers has been submitted.

Gutters

Contractor approved – and now started. Fred Mills.

Window cleaning not approved due to budget restraints. (Initial quotes were \$25,000-30,000.)

Awaiting quote from Fred Mills to completely do the carport gutters. If approved he will continue with these when finished.

Gutter guard has been being trialed and is proving to be a failure.

The suggestion to put netting over the downpipes was made.

Waste and Hard Rubbish Collection

An Audit of bins was done and an extra 7 rubbish bins near gate 5 are expected.

The location for the hard rubbish was reviewed with Boroondara Council, who have specified that the current location (next to the Maintenance Shed) is the only acceptable position with access for their trucks. Quotes have been obtained for 2 Hard Rubbish Corals that will be visually pleasing.

There was an on-site meeting with Council to discuss the issues. Krissy has been in communication with the Mayor on whether there are any other more sustainable options for the green waste and for trying to reduce the general waste.

Charity bins are being setup as a trial in 2 rooms. Swipe for these to be installed this Friday. (See Recent News on Willsmere.net for information.)

Willsmere Open Days

The annual Open House Melbourne event is on 27th and 28th July. (See Recent News on Willsmere.net.) Rehearsals for guides will be held on 13th and 21st July. Family and Friends can be invited to the rehearsals! There will be a sausage sizzle, cakes, scones and coffee for sale. Proceeds are going half to our museum and half to the Kitchen Garden (who are preparing the food).

Intercom System

New system installed, inform Jay if there are any issues. Refer to Willsmere.net for instructions and to request an update to notification phone numbers. New signage is being ordered with full instructions.

Tip: It is important to wait for the recorded message to stop speaking before typing any numbers. I.e. Type #, wait for the speaking to finish then type 999# where 999 is the lot number.

Gates Update

Gate 4 fixed today. A quote for a wheel to be added to the end of gate 2 has been requested. Some metal has been grinded off the bottom of the gate to prevent dragging, but one gate is settling over time, hence the need for a wheel.

NBN Connection

Available for everyone except the middle wing. Telstra hasn't updated the plans so owners might need to push. NBN bought out Foxtel's infrastructure, which is how cable is delivered to parts of Willsmere.

For the middle wing, NBN are working with Heritage Victoria to get cable connected.

Bus Service

Has been cancelled in accordance with the VCAT ruling.

Community motivation for a service will be assessed via the planned community survey.

Legislation changed 2 years ago, which caused the original Willsmere owned bus to have to be stopped.

Community Survey

In the planning. Draft questionnaire developed and will need lots of input before it is finalised.

Irrigation System

Irrigation has been turned off for winter. If you notice any wet areas in summer, please let Jay know. The system is aging which is causing breakdowns. The controller for the rose garden and north area has been replaced. Its failure caused the irrigation to be inadequate in these areas.

Insurance Update

Quotes are being sought for the next year of insurance well in advance. Current insurer is continuing. Second quote received but higher. Actual claims history is the main criteria for premiums. Isolation valves have been installed to improve past issues with water related claims.

Cleaning Contract Update

New cleaner (Ramish) has been at Willsmere for a month now. He has started off strongly. Krissy has been developing a new cleaning specification with SPI – the cleaning company.

Bike Audit

Starting next Monday. All bikes are to be stickered. If bike is required to be kept then sticker is to be removed. There will be 1 month to remove the stickers. Bikes with stickers remaining to be donated to charity.

Barbeque – In London Courtyard.

Still not working – The cause is a faulty thermocouple. These are important safety components and so must be the exact part and must be installed by a plumber. Jay and Simon Mills are trying to track down the part but the BBQ is almost ten years old.

New Buggy

The original orange buggy is almost 30 years old and finally is unrepairable. It has been replaced with a new white one of the same model which will hopefully give us another 30 years.

Slate Roof Repairs

A substantial amount of work has been completed. Extensive work required because maintenance had not been completed on slate roof for some years. We are negotiating with Welsh Roofing to develop a periodic plan around the ongoing work needed. The drone is being used to check roofs.

Turning the water off in heritage apartments

If anyone organizes any tradesperson, we need to know in advance.

Currently some heritage lots have the water cut off valves in the roof which requires a key. Owners are recommended to consider getting a water cut off valve inside their apartments, especially if renovating. Simon Mills (plumber) is experienced with this.

In an emergency – ring Jay first, then ring MICM help desk if no answer. The Willsmere web page also contains a list of approved tradespeople with after hours access to roof spaces, etc.

Solar Power

Being investigated.