

# Edgewater Residences Newsletter May 2020

Date: 22nd May 2020

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## Lake Orr Footpath Lighting

The local councilor Hermann Vorster has been given approval by the council to install lighting along the Lake Orr footpath. In principle I think this is a good initiative and will increase security and usability of the path area of an evening. I am concerned however about the increased foot traffic of an evening, and the impact on townhouse residents. And I'm concerned about light pollution for bedrooms facing the water.

Bollards have been planned for the footpath beside Lake Orr which addresses my second concern. If you would like to provide feedback to our councilor you can fill out the following survey.

[www.surveymonkey.com/r/pathlights](http://www.surveymonkey.com/r/pathlights)

Please note the survey must be completed before the 25th May 2020 (this Monday).

## Recent improvements

The new committee has been busy with various improvements around the complex. These include:

- Additional security cameras for the northern side of buildings 1, 2 & 3, the southern side of building 4. And the visitor car parks.
- 4 x Umbrellas in the pool area
- 2 x additional bike racks in building 4
- Gutter cleaning
- Signage - you will soon see big improvements to the building signage which will help visitors, tradespeople and couriers find their way around the complex!

## Pets

Please note that all pets within the Edgewater complex need written approval by the Body Corporate committee. This applies even to pets belonging to visitors.

It's also important to keep your dog on a leash within the common areas of the complex.

And please remember to clean up after your pet!

You can find the pet application online at:

<https://www.edgewateronvarsity.com.au/resident-services/pet-application/>

## Townhouse Car Court Parking

There are by-laws prohibiting the parking of vehicles in the townhouse car court area (section 45.4). In the past the Building Manager has turned a blind eye to residents infringing this by-law if neighbors do not mind. This was a mistake, as it has worsened relations between townhouse neighbors. Please note that this by-law will be enforced going forward, and that any vehicle parked in the car court for an extended period of time risks being towed.

## Condev repairs

As we are nearing the end of the 6 year 6 month builders warranty period. The Body Corporate has requested that the original builders repair a number of building defects found in the Engineers report which was carried out in late 2019.

You will have noticed Condev around the complex repairing various roofing issues over the past few weeks. I'm happy to say that the roof repairs have not been completed.

The next stage is internal repairs to gyprock walls and ceilings, painting and repairs to damaged carpets. If you are aware of any internal damaged areas caused by water ingress, please let the building manager know and your property will be added to the list of repairs which will hopefully be carried out in the next few weeks.

Once we have a date set for internal repairs we will let owners/agents know.

## Unused Bicycles

There are many unused bicycles which have been tied to the bike racks in buildings 1, 2, 3 & 4. Some have been there for years, are rusted, have flat tyres and obviously are not being used. The unused bicycles will be relocated to the new bike racks being installed in building 4. They will remain there for 1 month before being donated to a local recycler. If you find that your bicycle has been relocated without your permission, please let the building manager know before July 1st 2020 and the bicycle will be returned to you.

## Pool Open!

I'm pleased to say that the pool area has been reopened as part of the stage 1 of the Queensland Government's easing of restrictions. Please note that there is a **10 person limit** in the pool area.

The bathroom has been opened too. The BBQ, gym and games room remain closed until the committee reassess the situation after stage 2 of the easing of restrictions in mid June.

## Bamboo screening

Thank you for the residents who complied with the committee request to remove unapproved bamboo screening. The committee is currently investigating options for pre-approved type of screens sourced from a local supplier. More information to come on the next newsletter.

## Visitor parking

Please note that residents should not park their vehicles in the visitor parking. The visitor parking should remain available for visitors' use only. You can opt into the car park rental scheme below [www.edgewateronvarsity.com.au/resident-services/car-space-rental-scheme/](http://www.edgewateronvarsity.com.au/resident-services/car-space-rental-scheme/)

A **three strikes and out policy** will be used to tow away vehicles belonging to repeat offenders of this by-law (section 21.2) at the expense of the vehicle owner.

Regards,  
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