

SANCTUARY LAKES RESORT NEWS

June 2, 2020



FEES - FREQUENTLY ASKED QUESTIONS

With invoices for annual fees being sent to lot owners on the 3rd of July 2020, this fortnight we're answering some of the more frequently asked questions about OC Fees.

How does the discount work?

If owners pay their fees in full by the due date listed on their invoice, and have no outstanding fees from previous years, a \$45.00 discount will apply. This amount should be deducted from the fee amount when payment is being made, and is not given as a refund.

Where can I obtain a direct debit form?

A direct debit request form can be obtained from our website ([click here to view](#)).

Do I need to fill out a new direct debit form if I filled out one last year?

If all your details remain the same, you do not need to fill out a direct debit request form if you've previously completed one. Direct debit will simply begin again from August 2020 and continue until May 2021.

How can I pay my fees?

When you receive the invoice there are multiple payment options located on the bottom of the first page. Payment options include; Telephone, Internet, Direct Debit, BPay, Mail and Internet Banking.

Where can I obtain more information about my fees?

We have a page on our website that provides information on OC Fees, including what they are, as well as information about common property fees, maintenance fund fees, Wyndham City Council rebate and the payment options for fees.

Please note we will be issuing a letter to all lot owners a week prior to the fees being sent, this letter explains the current years fee amount, and how the distribution of the fee is allocated across the resort. If you have any further questions regarding your fees please contact us.



ELECTRONIC CORRESPONDENCE

If you would prefer to receive all Owners Corporation documentation electronically, please send an email through to ocmanager@sanctuarylakes.com.au and we will update your correspondence delivery method.

Please also don't forget to update us if your mailing address, phone number or email address has recently changed.

Please forward any changes through to ocmanager@sanctuarylakes.com.au



REAL ESTATE SIGNBOARDS

Please note the following regarding signboards around the estate:

- Signs are not to be attached to estate fencing or placed on nature strips or parks;
- Signs facing the road must be no larger than 1.8m x 1.2m;
- Where a property has a boundary adjoining the golf course, a 600mm x 600mm sign may be attached to the rear fence;
- Signs must be erected on timber uprights and stayed to ensure that the sign is stable in strong winds;
- All signs must be removed within 7 days of a property being sold.



IMPORTANT NOTICE - NBN - 4 WEEKS TO GO

Have you upgraded to NBN yet? If so, you should have upgraded your alarm system too.

Old alarm communication systems are NOT compatible with NBN and in most cases will stop reporting back to security which includes smoke alarm monitoring.

If you would like to upgrade your alarm system, or to find out more information please visit our website.



DONATE BLOOD

The Australian Red Cross Blood Service needs you.

Your donation can save three lives. One in three of all the people you know - family, friends and workmates will need a blood donation. To check your eligibility take the eligibility quiz at: <https://www.donateblood.com.au/eligibility#>



EPA NOTICE - DRIVING RANGE WORKS

As the Club continues to work through the clean up requirements to bring the driving range area up to code, the EPA has asked us to publish the below statement.

EPA has served a clean-up notice requiring the removal of industrial waste at the Sanctuary Lakes Club (the Club) after an investigation following community reports about dust from the premises. During the inspection it was found that industrial waste had been illegally dumped with fill material in the area surrounding the driving range.

Testing undertaken by EPA found that small amounts of bonded asbestos sheeting were mixed in with the fill material. The Club has engaged a consultant to undertake further sampling and assessment of the risks of the deposited material and located some further fragments of bonded asbestos sheeting and advised for this to be removed. To ensure any public health risks are appropriately managed EPA has also used the regulatory tool clean-up notice to ensure that all industrial waste is removed, including asbestos.

EPA takes the presence of all asbestos material seriously. Hearteningly the asbestos material identified is bonded asbestos. Bonded asbestos products do not normally release any asbestos fibres into the air and are considered a very low risk for people who are in contact with them, as long as appropriate safety precautions are used when they are removed. EPA's regulatory tool ensures the industrial waste, including asbestos, will be removed and disposed of at an appropriately licenced facility.

Further information on asbestos can be found at the following web link:

<https://www2.health.vic.gov.au/about/publications/policiesandguidelines/Asbestos-A-guide-for-householders-and-the-general-public-February-2013>





THE ORIGINS OF POINT COOK AND SL BY MARION FLOMM

Our suburb Point Cook got its name from John M. Cooke, who was a mate on His Majesty's vessel "Rattlesnake". The ship was commanded by Captain William Hobson and on a mission to charter Port Phillip Bay in 1836. Originally spelled Point Cooke, the "e" was dropped over time.

The story of what is now Sanctuary Lakes began when most of the land around Laverton and Point Cook was taken up in an early pastoral run held by William L. Quinlan from 1842-1846 and known as Skeleton Waterholes.

In the 1850s the crown land was sold and Thomas Chirnside purchased most of the blocks, establishing one of the largest freehold pastoral properties in the Port Philip area. Point Cook Homestead was built in 1857.

The family and their guests enjoyed hunting, so deer and also foxes were introduced into the area, attracting members of various established Hunting Clubs of the time. By 1867 the Point Cook property had been reserved exclusively for horses, their breeding and racing being the Chirnsides' major pleasure. In the 1870s the family began to outgrow the Homestead, and started construction of Werribee Mansion, which was completed in 1877.

In 1912 the Federal Government purchased the land which became the RAAF Base Point Cook. This is still considered to be the birth place and the spiritual home of the RAAF.

In 1920 the Chirnside Family sold the remainder of their once large holding to Sydney Dalrymple.

The Chirnsides' connection ended when the property was sold in 1920 to Sydney Dalrymple. In 1924 Cheetham Saltworks Pty Ltd bought the northern part of the former Point Cook Pastoral Estate to harvest salt in man-made evaporative lakes. The first harvest was made in 1926 and only raw salt was produced until 1940 when a refinery was erected along with on-site accommodation for the employees and their families.

After the facility was closed in the late 1980s, the eastern part of the site became an extension of the Point Cook Regional Park known as Cheetham Wetlands, while 1000 acres of the western part (situated within the City of Wyndham) was cleared and became the basis of Sanctuary Lakes Resort.





BE STORM READY



It's a stormy day, and the wind has been howling all afternoon amid heavy downpours and pelting hail.

You approach your driveway after a long day at work, and as you pull in, your eyes widen at the sight that greets you – severe hail and wind damage to your home. What to do now?

If you can't get a hold of your insurance company for advice, don't wait to speak to them. You should engage professional services to complete temporary 'make safe' repairs to the site of the damage so further damage is less likely to occur.

If you find yourself in trouble outside of business hours and need emergency repairs for major damage, call the SES for help. Once the property has been secured as best as possible you should contact your insurance company to make a claim.

Once your claim is lodged, the insurance company will then allocate an assessor and / or builder / contractor to come out, evaluate the damage and arrange for permanent repairs as soon as possible. If you have an insurance broker, they will manage this process on your behalf.

However, it is always best to be prepared before storms hit and here are some simple tips that may help prevent major problems down the track.

Before the storm

- Check the Bureau of Meteorology and SES websites for warnings, especially in heavy rain;
- Secure loose items in the garden (chairs, trampolines, hoses) and ensure sails and awnings are correctly stored;
- Unplug all non-essential electrical devices to avoid power surge damage;
- Check your roof for damage or corrosion that may allow leaks;
- Park undercover if possible and avoid trees;
- Move cars, caravans and other valuables to higher ground if you're concerned about flooding;
- Clean out guttering to prevent overflow of water into the roof cavity.

During the storm

- Keep doors, windows and curtains closed;
- Switch off non-essential electronics during storms;
- Do not fix any damage caused by the storm until it has passed;
- Do not drive through floodwater.





HOME SAFETY - UNINTENTIONAL POISONING

We all know how inquisitive children are and that they tend to place whatever they can get their hands on in their mouths, including potentially poisonous products.

Did you know that a major cause of injury and hospital admissions for children in Australia is unintentional poisoning? Most incidents occur in children aged under 5 years of age, with children aged 1 to 3 years at greatest risk.

Many of the day to day products we use in and around our homes can be potentially harmful to young children. These include things like medicines, cleaning products, dishwasher powder/liquid, bleaches, fertilizers and pesticides, swimming pool and spa chemicals and cosmetics.

Often, children gain access to these products when they are left out after being used or when they are not stored in a safe place out of reach of little hands.

If you are ever in a situation where a child has consumed a poisonous product, you should do the following:

- Never try to induce vomiting;
- Pick up the product container and take it with you to the phone - the Poisons Information Centre will want to know what ingredients are in the product;
- Phone the Poisons Information Centre on 13 11 26 (24 hours a day, Australia wide). They will then advise you on what to do next.

CARBON MONOXIDE POISONING

Carbon monoxide, often referred to as a silent killer, is a toxic gas with fumes that are impossible to see, taste or smell. Any appliances that use gas, oil, kerosene, or wood can produce carbon monoxide.

Its effects can commonly be mistaken for viral infections or the flu and can be deadly; you can die from inhalation before you are even aware of it.

When carbon monoxide is inhaled, it replaces oxygen in the blood, which may cause symptoms including headaches, drowsiness, shortness of breath, dizziness, vomiting, nausea, weakness, confusion or chest pain. High levels can cause loss of consciousness and death.

For more information and advice on what you can do to reduce the risk of carbon monoxide poisoning in your home, please visit [The Chase and Tyler Foundation](#).





Rose Pruning

Its rose pruning time again, you'll notice the team giving the roses a good prune over the next few weeks.

Cuttings from the roses will be taken by nursery staff who then propagate and grow new roses for our estate. The newly grown roses are returned later in the year ready for planting around the estate.



Sea Grass

Over the past fortnight 47.18 tonnes of sea grass was taken to the tip for recycling.

The sea grass is dropped in a special area at the tip which is allocated to Veolia. It is then transported to their recycling plant at Bulla for processing.



Turf Repairs

Unfortunately Central Park was recently damaged.

The Resort Maintenance team will be completing turf repairs in the park later this week.



New Timber Replacement Work

Some landscaping works including removing Flaxes have been completed in Riverwalk Park. We have also replaced the timber bench seats - why not pop down and enjoy the park area.



COMMUNITY NOTICEBOARD

To advertise contact: communications@sanctuarylakes.com.au

*conditions apply



POOL OPEN MON 1ST JUNE

**GOVERNMENT RESTRICTIONS
APPLY**

MAXIMUM 9 PEOPLE IN THE POOL

MAXIMUM 3 PEOPLE PER LANE

LIMIT OF 30 MINS PER PERSON NO BOOKINGS
IF THERE IS NO ONE WAITING TO USE THE POOL
RESIDENTS MAY STAY LONGER

CHANGE ROOMS WILL BE CLOSED AS PER
RESTRICTIONS