

SANCTUARY LAKES RESORT NEWS

July 13, 2021



FEES - FREQUENTLY ASKED QUESTIONS

With invoices for annual fees being sent to lot owners on the 6th of July 2021, 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 including any arrears by the due date, 4th August 2021, a \$45 discount will apply. This amount should be deducted from the invoice total when payment is made, it is not given as a refund after full payment.

Where can I obtain a direct debit form?

A direct debit request form can be found on the Kindred App in the documents section, or via our website on the payment of fees page.

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. The direct debit will simply begin again from August 2021 and continue until May 2022.

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 are: transfer directly from your bank account via BSB account transfer or BPAY, you can also pay via cheque or cash at the post office using your payment slip, or you can pay via credit card either by calling 1300 552 311 or using the following link <https://www.stratamax.com.au/Portal/QuickPay.aspx>. Please be aware that there is a StrataPay credit card surcharge when using any option involving your bank or credit card.

Where can I obtain more information about my fees?

Information about your fees can be found in the fee letter that was sent on 30th June 2021. However, we also 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.



How much will my monthly instalment be on direct debit?

The monthly instalment amount will be the invoice total divided by the 10 months we debit for (Aug-May). E.g. If your invoice total is \$2,750.00 then your monthly instalment amount will be \$275.00. There is a StrataPay credit card surcharge if you set up the direct debit using a credit or debit card. But if you set it up to debit from a bank account there is no surcharge on the debit amount.

If your direct debit is set up late, your monthly instalment amount will be the invoice total divided by the remaining months left in the direct debit cycle.

WHAT IS COMMON PROPERTY?

What is common property? How might that affect me?

Common property includes roads, kerbs, nature strips, reserves, garden beds etc, and will attract additional annual fees for the Lots affected. Some OCs even have buildings and other infrastructure such as their own gym and pool.

About 80% of the Lots within Sanctuary Lakes are not in an OC with common property. The roads, kerbs, nature strips and garden beds for OCs without common property are owned by the City of Wyndham – they are responsible for the public liability insurance for these areas, however SLRS does have a contract with the City of Wyndham to maintain some of these areas.



If you live in an OC with common property, you represent approximately 20% of the Lots at Sanctuary Lakes. Each year SLRS works in conjunction with these OC's Committees to draft and approve a budget for the upcoming financial year. The budget is made up of two parts, the Common Property Fee and the Maintenance Fund Fee. These OCs charge these two fees each year as well as the standard OC Fee all Lots in Sanctuary Lakes pay.

The Common Property Fee is used for everyday expenses of the owners corporation, for example the utility bills of the OC, additional gardening works, common property/building insurances and general repairs around the owners corporation.

The Maintenance Fund Fee is more like a long-term savings account, like what a Sinking Fund is, and can only be used on items specified in the Maintenance Plan. The Maintenance Plan sets out the plan for replacing and repairing major capital items within the OC. Examples of major capital items within these OC's would be the road, gates and for one OC, the gym and pool area.

If you have any queries about the common property where you live, please feel free to contact our office.



HOME SECURITY - RECENT BREAK IN

Last week we were made aware of a burglary in which the home had been ransacked and two vehicles stolen from the garage.

We ask all residents to ensure your home alarm is connected to the monitoring service.

Home alarms connected and reporting alert SLR Security of break ins within 30 – 45 seconds of entry and an average response time to site of 6 minutes.



SLR Security have been able to assist Victoria Police by providing the CCTV footage of the vehicles leaving the estate.

You will be aware that over the last 12 months we installed additional CCTV Cameras throughout the resort including on the Boulevards, with the total number of cameras now at 86, two of them being Automatic License Plate Recognition cameras at the main entrance and exit. These have been extremely successful and beneficial in this particular instance. If in the future you require CCTV footage please note we can supply it but only to a statutory authority i.e. Victoria Police or similar.

We'd like to remind all residents that the low crime definitely doesn't mean no crime, and ensuring that you keep your alarm online and connected is one of the best defences to keeping your home safe. If your home is not currently being monitored by our Security Control Room we recommend you contact one of our preferred suppliers to assist you with getting your alarm system ONLINE.

Our preferred suppliers are:

- Security World: 0411 085 123 – Rob Mifsud
- Advanced Living Solutions: (03) 9212 7999

If you are going to be away from your home for a significant period of time please ensure you advise the Security team or fill in the holiday notification form which can be found on the Kindred App or the SLRS website. This assists our 24 hour patrolling.

Finally, we understand interest in security incidents but with ongoing police investigations and privacy requirements we are limited in our public commentary.

WYDNHAM WALKABOUT



IT'S AMAZING WHAT YOU CAN FIND
IN YOUR BACKYARD



WYNDHAM
WALKABOUT
by Leonie and Rita



If these strange times have taught us anything it could be to take more notice of our own backyard, usually we take for granted. In the last 18 months Rita and I have been on a quest to seek out those interesting places for our (usually) daily walk. We were surprised by just how varied and unique the opportunities are within just a short car ride of Sanctuary Lakes.

Many of us have rediscovered the pleasures of walking. Here in Wyndham, we are extraordinary lucky in having access to more amazing sites than any other district in Melbourne or Australia for that matter. Where else could you find a Coastal Park that includes a protected Marine Park, that sits next to an internationally known site for shore birds. There's the wonderful Werribee River snaking its way behind the town centre, and then wending past red cliffs, on its way to the sea and the village of Werribee South with its new Marina. On the way you might pass a mansion or see a giraffe, a lion or friends at our Open range zoo. And that's just a start.

WYDNHAM WALKABOUT



WYNDHAM
WALKABOUT
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But, let's begin with the Point Cook Coastal Park, about 863 hectares in size. The Park extends from the RAAF base and goes northeast along the coast to the Laverton Creek, and includes the Cheetham Wetlands, created from artificial and natural lagoons of on an old salt works. The Park is primarily used for recreational purposes however it has areas of high conservation significance such as Spectacle Lake and the RAMSAR listed wetlands which gift us abundant birdlife. Adjoining the park is another 300 hectares of the Point Cook Marine Sanctuary.

The Homestead Walk. Point Cook Coastal Park

Approx. 2.5 KI. Or 5000 steps

In aboriginal tradition this area is part of the country of boon wurrung people.

Take Point Cook Road and follow south. Turn left off at Point Cook Homestead Rd. Travel right to the end, where you make a right turn onto the Homestead Road. At the entrance turn left to park your car. Our walk starts at the gates of Homestead Park

1. Enter by the Gate, passing a short wetland walk on right.

Walk on towards the homestead. On the left you can see the heritage stables, an original square water tank and the café/barn building. Keep to the right fork in the track. On your right, if you look carefully, you can glimpse the remains of old herbaceous and kitchen garden beds laid out with blue stone edges. Occasionally old plants such as, narcissus, daffodils and lilies reappear like ghosts from the past.

2. At the 3-way intersection, before you reach the homestead, turn right.

Passing on your left the homestead fence. You will go pass the woodcutters camp, with huge log piles and an old caravan, and pass-through conifer plantations planted as wind breaks.

3. Follow the track as it turns right at the fork.

Keep on this track which takes you down to the dunes behind the beach.

4. Follow the track before veering left.

The track runs towards the beach

5. The track curves to the right and runs parallel behind the beach.

There are spectacular views right across the bay and you will always spot a few large ships heading in or out of the bay.

You will pass a good lookout spot with a BBQ table.

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6. Keep on track until you get to the Marine Park marker fence

Here you turn left onto the beach, and turn left again to make your way back to the homestead. (You can carry on to the RAAF fence for a longer walk).

This beach is part of The Point Cooke Marine Sanctuary. It is a superb spot for some beachcombing, with a wonderful variety of shells and algae. So take your time to explore the intertidal sand banks and the rocky reef. (It can depend on the position of the tide)

The Sanctuary was created to ensure a representative samples of Victoria's diverse and distinctive marine environment conserved for the future. It hosts a diversity of marine and coastal life. You may see pods of bottlenose dolphins or the mass of Fiddler rays in summer who congregate here as a breeding ground. There are sea urchins, tufting coralline many varieties of shells. It's a good place for diving and snorkelling.

7. When you see the remains of the old wooden pier ahead, turn left and make your way up to the historic bluestone homestead.

The homestead was built in 1857 by the Chirnsides brothers in an early Victorian style as the site of the original Chirnsides pastoral interests. The house has a lovely aspect, facing out to sea across the lawn and through the old Norfolk pines. Nowadays it has a romantic if melancholy aspect. Where once there would have been steady activity, now it has all vanished. Today the homestead is closed but you can wander about the outside of the four main buildings, the bluestone homestead and a service wing, the weatherboard guest wing and a dairy/meat safe/ rabbit's cottage, which is the earliest building on the site (1849).

There are plans for the future of homestead site, beginning with an update of the restrooms and renovation of the buildings.

Finally make your way back along the road to your car.

Point Cook Coastal Park

Over 250 fauna species have been recorded in the Coastal Park. During the summer, visiting migratory birds move between the wetlands and saltmarsh at Point Cook, the beach sand flats and Cheetham Wetlands. The endangered Orange-bellied Parrot is known to feed in the saltmarsh at Point Cook. Some of these species are covered by international migratory agreements. Each year the park is visited by thousands of migratory birds which come from as far away as Siberia and Japan.

Leonie and Rita



SLOW DOWN: BACK TO SCHOOL MEANS SHARING THE ROAD

School days bring congestion, school buses are picking up their passengers, kids on bikes are trying to get to school before the bell rings, hurried parents are trying to drop their kids off before work.

It's never more important for drivers to slow down and pay attention than when kids are present – especially before and after school.

Safety tips for drivers:

With hundreds of children returning to school this week, it's critical for drivers to ensure they exercise extreme caution when travelling through school zones.

The following safety tips can easily help:

- Be aware of the placement of schools in your local area so you know when school zones are approaching.
- Remember that children can be unpredictable and misjudge traffic.
- Always stay alert and aware of their movements.
- Remain focused on both the road ahead and pedestrians in your peripheries while travelling through a school zone.
- Constantly check your speed and make sure you stick to the speed limit. A pedestrian hit by a car at 40km/h has 75% chance of surviving. At 60km/h, the survival rate drops to just 15%.

Safety tips for parents and children:

To ensure your child's journey to school is a safe one, keep in mind the following tips:

- Keep your kids close. Children up to 8 years of age should hold an adult's hand on sidewalks, in carparks, and when close to a road.
- Children up to 10 should hold an adult's hand when crossing the road and should be supervised around traffic.
- Teach your children to minimise distractions, such as listening to music in headphones or playing on devices when close to a road.
- Have open and honest conversations about the risks involved in a road traffic environment.



COMMUNITY NOTICEBOARD

To advertise contact: communications@sanctuarylakes.com.au

*conditions apply



SANCTUARY LAKES
GOLF CLUB



TRIVIA NIGHT



Saturday
July 17th
at
7:00 PM

Teams of 6 - 8 players
Smaller teams will be grouped
together

Tickets \$10 per person
Various prizes
Drinks and food available to
purchase on the night

Visit the Admin office to register your Team Name and
numbers. club@sanctuarylakesclub.com.au / 039394 9494

PRIZE FOR BEST DRESSED TEAM

