

SEPTEMBER 24, 2024

Sanctuary Lakes Resort

NEWSLETTER



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Coffee with a Cop: A Successful Event Despite the Rain!

The "Coffee with a Cop" event was a great success, even with the rain showers that tried to dampen our spirits.

Three Victoria Police representatives were present, engaging with residents and addressing key concerns, including:

1. Thefts from cars
2. Cameras at pedestrian access routes within the resort
3. Victoria Police Estate Working Group
4. Teen crime
5. Events and activities for seniors

The SLRS Security Manager, Dean McGrath as well as Security Guards, Bob and Paul were also onsite to answer resident queries and distributing previous informative newsletter articles covering a range of topics:

- Victoria Police Estate Working Group update



Coffee with a Cop continued...

- Smoke detector general maintenance
- How to prevent car theft
- What to expect from a security response
- How to partially arm your security system
- The benefits of security at Sanctuary Lakes Resort
- Outdated security alarm systems
- Alarm installation, repairs, and maintenance



Advanced Living Solutions attended the event as well, with Morgan from their office providing advice and information on security systems and installations.

We'd like to extend a special thank you to Councillor Susan McIntyre for joining us.

The coffee van kept everyone caffeinated, serving up delicious coffees throughout the event.

We look forward to hosting Victoria Police again in the future and will keep you posted on the next "Coffee with a Cop" event. Thanks to everyone who braved the weather to make it a success!





Announcements



OC AGMs - October / November

AGM dates will be confirmed soon, with meetings likely to take place in October and November. Committees are currently reviewing the draft Contract of Appointment, which must be finalised before the AGMs can be scheduled.



Garage Door - Security Reminder

A quick reminder from the Security Team.

While patrolling, the team are noticing that there are up to 3 garage doors a night that are left open. If there is a button to close, most time Security will close the door for you, however, before you go to bed please do a final check of your home to ensure that garage doors are closed and valuables are not left in vehicles.



Term 4 Swimming Lessons

Book now for term 4 Swimming Lessons:

- **Start date:** 7th October 2024
- Book 2 classes a week, get the second class for \$15
- Baby lessons now available
- Contact the Recreation Club team on 9394 9430



Blue Tongue Lizards

We have been receiving reports that there are a number of blue tongue lizards appearing around peoples homes. Please note these lizards are harmless and are likely to only hiss and retreat if approached. They're great little gardeners and help keep pests like snails and other bugs at bay, keeping your plants happy.



Sanctuary Lakes Resort Services - Corporate Structure

If you're interested in learning about the SLRS Corporate Structure, please visit the Residents App or Web Portal anytime.

You can find the document under **More Menu > Documents > Resort Management > Sanctuary Lakes Resort Services Corporate Structure.**



Board Resignations - Jeanette Ward, Surjeet Dhanji, and Lisa Hopkinson

We would like to extend our wholehearted thanks to three of our directors, Jeanette Ward, Surjeet Dhanji, and Lisa Hopkinson, who have recently stepped down from their roles on the SLRS Board. Their dedication and tireless efforts have made a positive impact on our community.

Jeanette Ward (Former Chairperson) spearheaded several pivotal initiatives, most notably the renovation and re-leasing of the waterfront café. Under her guidance, this project has significantly transformed the café, both functionally and aesthetically, while securing a new commercial tenant who will infuse a fresh, vibrant energy into the space. Jeanette's vision has been instrumental in driving a more transparent and open organisational strategy, fostering enhanced communication, and spearheading a comprehensive cost review that has set the foundation for sustainable service delivery.

Surjeet Dhanji (Former Chair of the Community Engagement Committee) played a crucial role in strengthening community connections through her committee's work. Surjeet oversaw numerous community initiatives, including the highly successful Chinese New Year celebrations at the golf club, an event that resonated deeply with attendees and brought the community together.

Lisa Hopkinson (Former Governance Committee Member) was a driving force behind corporate governance improvements, contributing to the creation of new committee terms of reference, strengthening the Contract of Appointment through independent review, and the development of a service catalogue for OC committees. Lisa's work has helped lay the groundwork for a more robust governance structure.

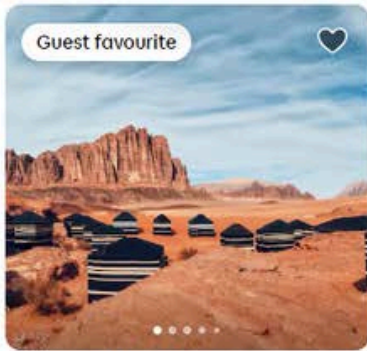
The positive impacts of Jeanette, Surjeet, and Lisa's collective and individual efforts have helped shape SLRS, laying a foundation for future success.

We thank them for their service and wish them all the best in their future endeavors.

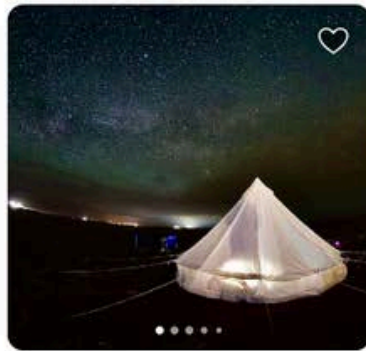


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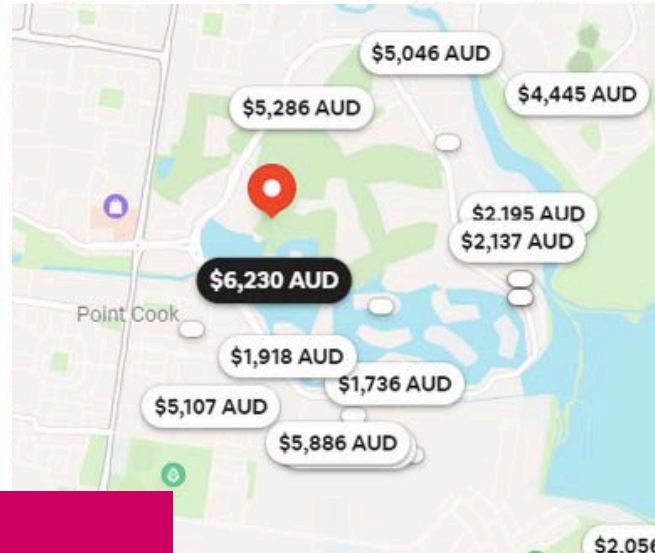
- Camping
- Beachfront
- OMG!
- Amazing pools
- Cabins
- Mansions
- Design
- Amazing views
- Tiny homes
- Off-the-grid
- Play



Guest favourite
 Wadi Rum Village, Jordan ★ 4.87
 Desert views
 19 – 24 Feb
 \$107 AUD total



Holbrook, Arizona, US ★ 4.82
 Desert views
 19 – 24 Feb
 \$671 AUD total



Short Stay Accommodation

Did you know that every short-term accommodation property in Wyndham is required to hold a short-stay accommodation permit?

This regulation ensures that visitors have safe and compliant lodging options during their stay in the area and does not negatively impact the surrounding community. Here's an excerpt from the Wyndham City website regarding their policy:

Private properties in Wyndham that are used for Short-Stay Accommodation must have a current Short-Stay Accommodation permit from Council.

The purpose of Short-Stay Accommodation permits is to help ensure that the use of the property as Short-Stay Accommodation does not negatively impact the surrounding communities. Some of the complaints Council receives about Short-Stay Accommodation properties relate to illegal parking, noise/parties, and inappropriate disposal of waste.

If a Short-Stay Accommodation property does not have a permit or does not comply with permit conditions, the property owner may have enforcement action taken against them.

If there is a Short-Stay Accommodation property operating near you that is causing amenity issues, you can report it by going [here](#), select 'Show All Services' and then select the 'Other' icon.

Any concerns of antisocial behaviour should be reported to Victoria Police.



The Importance of Regular Gutter Cleaning for Home Maintenance

Keeping your gutters clean and well-maintained is an essential part of home maintenance. Neglecting gutter cleaning can lead to a range of problems, including water damage, roof leaks, foundation issues, and even pest infestations. In this article, we will highlight the importance of regular gutter cleaning and provide some tips to help you maintain clean and functional gutters.

Preventing Water Damage and Roof Leaks:

One of the primary functions of gutters is to redirect rainwater away from your home's foundation. When gutters are clogged with leaves, debris, or other obstructions, they can't perform this task effectively. As a result, rainwater can overflow and seep into your home, leading to water damage. Regular gutter cleaning ensures that water flows freely through the gutters, preventing costly water-related repairs. Clogged gutters can cause water to back up onto the roof, which can lead to leaks and rotting of the roof structure. When debris accumulates in the gutters, it holds moisture against the roofline, increasing the risk of water infiltration. By cleaning your gutters regularly, you can prevent roof leaks and extend the lifespan of your roof.

Preserving the Foundation:

Improperly functioning gutters can direct water toward the foundation of your home instead of away from it. If water accumulates around the foundation, it can potentially cause structural damage and/or flooding. Regular gutter cleaning and maintenance help prevent water from pooling near the foundation, preserving its integrity and avoiding expensive repairs.

Preventing Pest Infestations:

Clogged gutters can become a breeding ground for pests such as mosquitoes, birds, rodents, and even termites. These pests are attracted to the stagnant water and debris-filled gutters, which provide a suitable habitat for them to thrive. Regular cleaning removes the debris and eliminates the potential nesting sites, reducing the risk of pest infestations around your home.

Extending Gutter Lifespan:

Gutters that are neglected and left full of debris can suffer from excessive weight, causing them to sag or detach from the house. This not only compromises their functionality but also leads to costly repairs or replacement. By cleaning your gutters regularly, you prevent debris build-up and prolong the lifespan of your gutter system.



The Importance of Regular Gutter Cleaning for Home Maintenance

Insurance Claim Denials:

In the unfortunate event of stormwater damage to your property, insurance coverage plays a crucial role in providing financial protection. However, insurance companies often assess claims based on the maintenance and care shown by homeowners. If it is determined that gutters were not properly maintained, insurers may deny stormwater-related claims. To avoid potential claim denials, it is vital to include regular gutter cleaning as part of your property maintenance routine.

Impact on Insurance Premiums:

A significant increase in insurance claims due to preventable issues, such as neglected gutter maintenance, can result in higher insurance premiums for all homeowners. By prioritising regular gutter cleaning and maintenance, you contribute to minimising the likelihood of extensive stormwater damage and subsequent insurance claims. This is of particular importance to those that share a building insurance policy via their Owners Corporation, as this collective effort helps maintain affordable insurance premiums for everyone in your community.

Regular gutter cleaning is essential not only for the proper functioning of your home's drainage system but also to prevent potential insurance claim denials. By keeping your gutters free of blockages caused by leaves, bird droppings, and debris, you protect your property from damage and ensure that your insurance coverage remains valid.



Stay Fit. Stay Healthy

SCHOOL HOLIDAY SWIM PROGRAM

5 DAYS: 30 SEPT - 4 OCT 2024

\$100 per child - Contact reception to book

- 9am - Clownfish
- 9:30am - Crab
- 10am - Octopus
- 10:30am - Frog
- 11am - Swordfish



*No make ups *No refunds

Contact reception for more information
9394 9430 | recclub@sanctuarylakes.net.au

sanctuary
LAKES RESORT
RECREATION CLUB

CHM

Tennis Camp

WITH SONNY



30 Sept – 4 Oct | 1 hour classes \$125

Book now to secure your spot!

10am – Beginner | 11am – Intermediate



Contact reception for more info
9394 9430 | slrecclub@chm.com.au


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LAKES RESORT
RECREATION CLUB

CHM