

# JUNE 2018 NEWSLETTER

## Leederville Gardens Retirement Estate

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### Office Hours

Monday, Thursday & Friday 8.30am to 1.00pm

Tuesday & Wednesday 8.00am to 1.00pm then 2.30pm to 4.00pm

## SALES UPDATE

- Villa 30 - basic refurbishment and on the market for \$390,000.



- Villa 31 - reserved.

- Villa 48 - full refurbishment and on the market for \$470,000 - \$485,000.



- Apartment 60 - settled on 28<sup>th</sup> May 2018.



- Apartment 63 - full refurbishment and on the market for \$430,000 - \$450,000.

- Apartment 66 - Partial refurbishment on the market for \$275,000.



## NEXT VISITS

### HEALTH

Dr Peter Winterton's upcoming visit:

- **Thursday 28<sup>th</sup> June**



Podiatrist, Rosyln Griegg's upcoming visit:

- **Tuesday 26<sup>th</sup> June**

Roslyn can be contacted on 0422 913 685 for an appointment.



### HAIR

Hairdressers Linley and Peta are in the Village on Friday mornings.  
Contact Linley on 0418 940 566 or 9284 0530 after 5pm for an appointment.

### WINDOW CLEANER

Window cleaner's next visit is Friday 1<sup>st</sup> June. Booking sheet is in the Library.

### LIBRARY ITEMS EXCHANGE

Next book exchange is on **Tuesday 5<sup>th</sup> June**, followed by **Tuesday 26<sup>th</sup> June 2018**.

Every three weeks, the books are exchanged at our village, which is a wonderful service. So PLEASE return books by the due date or we may be penalised by a fine or lose this excellent service with such a variety of books.

They will also take requests for particular books, so just leave a note in our library.





## BOOK CLUB

Date: Thursday 14<sup>th</sup> June 2018

Time: 4.00 pm

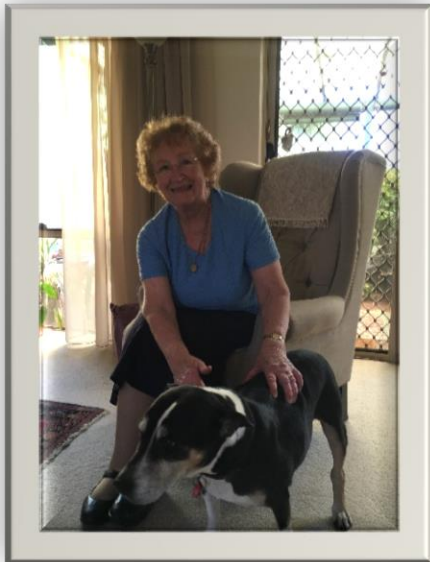
Place: Clubhouse Library

Discussion Book: "Switch Bitch" by Roald Dahl

Our convenor Sandra, looks forward to welcoming everyone, especially new members.



## LEEDERVILLE GARDENS' PAMPERED POOCH



Julie (Villa 42) moved into Leederville Gardens with 15 year old dog 'Asha' and cat 'Thomas' in 2016.

Asha loves his two walks a day in the park and Thomas may frequently be seen on the window sill observing the movement of people and birds.

## BIRTHDAYS

Happy Birthday to the following residents for the month of June.

Jeanne Munger - Apartment 57

Willem van Dordrecht - Apartment 59

Xenia Dennett - Villa 10

Viv and Ken Ferguson - Villa 14

Judith Rothwell - Villa 15

Claire Menkens - Apartment 65



## **MESSAGES FROM THE OFFICE**

### **2018/19 Annual Budget**

Village Management would like to thank the LGRA for their contribution to the 2018/2019 Budget Consultation process that has recently been undertaken. We are pleased to advise that the proposed budget for 2018/2019 will be provided to all residents by end of May. Should you not have received your copy please do not hesitate to request a copy from the onsite office.

### **Village Manager of the Year Nomination**

Genevieve was recently nominated by Village Management in the annual Leading Aged Services Australia (LASA) national awards for Village Manager of the Year.

We are pleased to advise that on Friday 25<sup>th</sup> May it was announced that Genevieve has been successful in becoming a Finalist for this National Award to be announced at an Awards Dinner on the Gold Coast on 14<sup>th</sup> June, 2018.

The Award is about showcasing the extraordinary and ensuring those who work, live and breathe this industry really are recognised for the important role they play every day in making Village life so remarkable for so many.

Genevieve, on behalf of the Board, Village Residents and VSA, we congratulate you on being announced as a National Finalist. And whilst we don't believe it's necessary, we all have fingers and toes crossed for you leading up to the big announcement on the 14<sup>th</sup>. Regardless of the result, I do honestly feel that you are in all our eyes already the Australian Village Manager of the Year!!!!

*Fiona Davidson*

### **Invoices - Common Service Fees (CSF)**

It has been brought to the attention of management that many residents do not require emailed or hard copies of their monthly CSF invoices. Therefore, residents may have noticed that the May CSF invoices were not distributed.

Staff are continually seeking measures to enhance efficiency. Therefore, at each new financial year, the July CSF invoices outlining "new" monthly fees will be provided. This highlights the amount payable each month for the next 12 months. The amount is also notified at the Annual Budget Meeting held in June each year.

Residents wishing to continue receiving invoices on a monthly basis, please notify onsite staff.

## Maintenance Requests

Thank you for placing your maintenance requests in the box located in the recently refurbished Library. The box is cleared on Mondays and requests processed and prioritised during the week.

Well done Mel O'Hern (Villa 17) for being the first to submit an online maintenance request. Tech savvy residents can log into the "Resident Area" of the Village website for such requests using your unique resident login recently provided to those with email/internet access.



The Village office **strongly encourages** all residents to please read their leases prior to submitting maintenance requests, to determine resident or village responsibility. Please note that verbal requests will not be accepted.

## Upgrade of Driveway and Path Lights

The upgrade of bollard lighting throughout the village will commence on **Tuesday 5<sup>th</sup> June 2018**.

There are two stages to the upgrade:

- 1) Removal of existing lighting and making safe cabling. Pouring of concrete plinths and allowing sufficient time for concrete to dry and cure;
- 2) Installing/testing of new lighting.

Works will be carried out on a pod by pod basis. It is anticipated that the upgrade process would take four to five weeks (weather permitting). Temporary lighting will be installed by the contractor 'Get Wired', so all areas of the village will remain illuminated throughout the transition process.

## Bin Cleaning

The pressure cleaning of rubbish and recycling bins will take place from 9.00am on **Monday 4<sup>th</sup> June** (public holiday).

Residents utilising the bins on Brentham Street, it would be greatly appreciated if you could assist by ensuring bins remain on the verge till cleaning has taken place.

It is anticipated that the cleaning will be completed by early afternoon. Therefore, residents are requested to refrain from placing rubbish/recyclables in the bins after they have been emptied that morning.

## Important Contact Numbers

Several residents have raised the question of “who to ring” outside of office hours. The village mobile number, which was previously provided to residents for emergency maintenance purposes, is no longer applicable, as it simply was not necessary.

Please refer to the guide below for situations that may occur and the recommended procedure to follow.

EMERGENCIES	COURSE OF ACTION BY RESIDENT	CONTACT NUMBERS
1) Medical	Press medical alarm pendant or ‘HELP’ button on medical alarm base unit.	Or ring 000
2) No electricity, gas or water	Please ring service providers’ faults hotline. <ul style="list-style-type: none"><li>If no electricity, check individual internal circuit breaker for ‘trips’ first. These ‘trips’ are often caused by faulty kettles/toasters.</li></ul>	<ul style="list-style-type: none"><li>Western Power 13 13 51</li><li>ATCO Gas 13 13 52</li><li>Water Corporation 13 13 75</li></ul>
3) No hot water	<b><u>Villas - Gas Hot Water System</u></b> Please ring Village ‘preferred’ plumber, who will liaise with Genevieve. <b><u>Atrium - Electric Hot Water System</u></b> Please ring Village ‘preferred’ electrician, who will liaise with Genevieve.	<ul style="list-style-type: none"><li>Green Plumbing (Brendon) 0417 994 835</li><li>Jordans Plumbing (Andrew) 0414 408 521</li><li>Nixon Plumbing (David) 0427 882 466</li><li>Get Wired (Rarsh) 0401 552 408</li></ul>
4) Lockouts	Please ring SAS Locksmiths, a call out fee of \$180 applies. Residents are encouraged to leave a spare key with family members. Alternatively, install a lockbox and provide a neighbour with the code.	<ul style="list-style-type: none"><li>SAS Locksmiths (24/7) 9227 7727</li></ul>

5) Clubhouse security alarm activated	<p>Please ring Blueforce, who will liaise with Genevieve.</p> <p>Security personnel may be dispatched to deactivate the alarm.</p>	<ul style="list-style-type: none"> <li>Blueforce Security 1300 731 716</li> </ul>
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Village Solutions' after-hours service remains in effect and residents can call 9355 3400, if there is a maintenance emergency needing management involvement out of hours.

## Focus Time

As a new initiative of improving efficiency within the onsite office, we have introduced focus time each day. Village staff will be unavailable between 1.00pm - 2.30pm to allow onsite staff to focus on items in their workload that require uninterrupted concentration and focus.

The office hours for staff to assist residents are:

**Monday, Thursday & Friday 8.30am - 1.00pm**

**Tuesday & Wednesday 8.00am - 1.00pm then 2.30pm - 4.00pm**

We thank you in advance for ensuring you visit the onsite team during the above hours.

## Leederville Gardens Village Open Day

Leederville Gardens "***Waterwise Village Open Day***" will be held on Sunday 17<sup>th</sup> June 2018 from 10.30am to 1.30pm, to support village sales and attract visitors to the village and its surrounds.

Steve Lofthouse, from Water Corporation, will give a talk on the need to conserve water in our drying climate. He will also discuss ways to become more "waterwise" in the home, garden, village and fixtures and fittings.

Water consumption and how each resident has a role to play in ensuring our Village is water wise is a key focus area of management over the next 12 months. Residents are therefore encouraged to attend.



The presentation will be followed by village tours for visitors and a lunch at 12.30pm for all, so residents and visitors can mingle. An RSVP list has been placed on the Clubhouse notice board, so catering numbers for lunch can be confirmed. All friends and family are welcome to participate.



## **NEWS/UPDATES FROM YOUR VILLAGE COMMITTEES**

### **LG Residents' Association Update - May 2018**

The sub-committee has completed the update of the By-Laws and were presented at the Quarterly Meeting on Wednesday 23 May. Membership Forms are to be distributed to all before the August AGM. The chain of command - all correspondence to go to the Office staff who will distribute as necessary.

While open to further discussion with VSA, it was decided that future Open Days be organised and catered for by Management. Four male residents have formed a group responsible for moving tables and chairs before and after events and meetings.

Our 25<sup>th</sup> Anniversary Celebration was a very special, different and enjoyable event, thanks to the Organising Committee. A letter of thanks will be sent to the Board for their contribution to the event.

Judith Rothwell has donated her replaced stick vacuum cleaner. Many thanks Judith. Ken Ferguson has resigned from the position of WARVRA rep and a replacement volunteer was called for at the Quarterly Meeting on 23 May.

Kay and Di attended the Board meeting on May 17.

**Residents' Association Management Committee**

## Social Committee News

The Village Fund Raiser for Cancer held on Wednesday 23<sup>rd</sup> May was a wonderful success and raised \$1,200 for such a worthy cause. Once again Jill and Marion organised a supportive team of volunteers to create this success.

Thank you to our amazing resident cooks supplying yummy food to sell and be eaten for the morning tea, the potted plant people, the card maker and the generous donations for our bring and buy stall.

Thank you to the volunteers manning the stalls, our barista and all our supporters on the day, who came along to buy and chat over morning tea.

We have all been touched by cancer through family or friends and our village has been able to help in our small way to raise funds for research.



## Leederville Gardens Twenty-Fifth Anniversary

A group of residents pulled out all the stops to ensure that the Leederville Gardens Retirement Estate Twenty-Fifth Anniversary was celebrated in style.

On the 6<sup>th</sup> of May, the newly refurbished Clubhouse was transformed, with the dining/lounge area set with small tables, well-spaced chairs and masses of roses from the gardens.

Residents, Board Members and Managers from Village Solutions Australia enjoyed drinks and finger food throughout the evening.

City of Vincent Mayor, Emma Cole, outlined the history of the Village, which was built by the City of Perth, when Leederville was within its boundaries.

During the evening, a DVD was played on the big screen, showing past social events and the changes throughout the Village buildings and gardens over the years.



Five residents representing the five year periods from the opening of the Village in 1993, gave hilarious talks about their early experiences.

Finally the 25<sup>th</sup> Anniversary Cake was cut. Pieces in souvenir boxes were given to everyone to take home.

The success of the event reflected the benefit of living in such a smallish Village, where there is a supportive community and where there are always people to help when needed.



*Verna Kingsbury*



## Cornelia's 90<sup>th</sup> Birthday Celebrations

On Mother's day a small family gathering celebrated Cornelia's 90<sup>th</sup>, which was a joyous occasion.

Her daughters, granddaughters and great granddaughters from near and far attended to create shared memories. The Clubhouse facilities were outstanding and the family appreciated its use for such a special occasion.



Residents are encouraged to utilise the Clubhouse for their special functions. Booking forms are available in the Library. Alternatively, booking requests can be made via the Village website.



## Winter Sprinkler Switch Off

Winter is on its way and so is the “Winter Sprinkler Switch Off”. This runs from 1<sup>st</sup> June to 31<sup>st</sup> August. The switch off applies to all scheme and bore water users in Perth, Mandurah, and some parts of the South West and Great Southern.

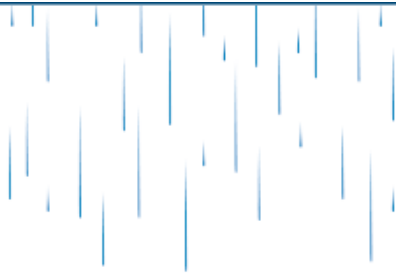
There are plenty of reasons to switch off this winter:



There's less evaporation



Your garden grows slower



The rain does the watering



Save water for the drier months

## Bus Route #15

The #15 bus from Perth to Glendalough train station, deviates via Leederville Gardens Estate, twice a day at 9.35am and 2.36pm.

Outside of these times, the nearest bus stops to and from the City are on Kalgoorlie/Anzac Street (462m from the Village) and Oxford Street (792m from the Village).

A bus timetable is available on the Library notice board. The Transperth online journey planner is also very useful.