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CRESTWOOD NEWS

NEWSLETTER OF THE CRESTWOOD HOME OWNERS ASSOCIATION

ISSUE NO. 73

October-2016

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President's Report

The last 6 months have been a period of significant change. We have two new Garden staff, please make Austin and Xenia welcome. Rhona Yakacikli has resigned from Aesthetics and Paul Goodman has stepped in. Our new management group Defreitas and Ryan have come and gone.

Some residents enquired if I was upset that the contract management group did not work out as expected to which I have taken a philosophical approach. They did provide some valuable support in assisting the transition from Roy Malone's tenure.

Nonetheless renewal of committee processes and the estate continues unabated.

Most fortunately Magdaleen van Blerk has proven to be a tremendous asset to the committee and has now moved the finances into a cloud environment using XERO to perform the accounting function and we are currently procuring an organisation to provide any ad hoc support she may need.

Additionally we have purchased Google for business allowing the @crestwood.org.au email addresses for each of the Association positions rather than continue using personal email accounts and we are in the process of transitioning our record keeping to the cloud via google drive.

Please enjoy reading the various committee member reports to follow because they have been working very diligently for all our benefit.

You may notice that there is one position that will not present a report in this newsletter that being the Secretary. Lyn Doyle works tirelessly for the community and writes a report in the form of meeting minutes each month in addition to numerous other tasks, please keep her contribution in mind whilst reading this newsletter.

Frazer Sullivan - President.

DATES TO REMEMBER

Pool Busy Bee

22nd October

Pool Opens

29th October

Carols and Santa in the Park

11th December

Ordinary meeting dates

24 October

28 November

Next Issue

April 2017

Website

www.crestwood.org.au

Download a copy of this newsletter

[www.crestwood.org.au/
newsletter.html](http://www.crestwood.org.au/newsletter.html)

HELP WANTED

30 mins of your time only!!!

We need help setting up the shade sails around the pool!

2:00pm on Saturday 22nd October 2016

A Unique Way of Life

Crestwood and Community Contacts

COMMITTEE MEMBERS

President	Frazer Sullivan	47 Regency Drive	T	9452 2586
		president@crestwood.org.au		
Secretary	Lyn Doyle	6 Hume Road	T	9493 6622
		secretary@crestwood.org.au		
Treasurer	Magdaleen van Blerk	12 Grenadier Drive	T	0424 228 467
		treasurer@crestwood.org.au		
Aquatic Centre	Cary Spann	2 Coronet Court	T	0420 331 911
		pool@crestwood.org.au		
Parks and Reticulation	Laurentiu Zamfirescu	86 Regency Drive	T	0411 869 788
		parks@crestwood.org.au		
Aesthetics	Paul Goodman	52 Hume Road	T	0405 590 015
		aesthetics@crestwood.org.au		
<i>Fencing & Building Applications</i>				
Welcomers:	David & Trish Lewis	94 Regency Drive	T	9459 8450

CRESTWOOD CONTACTS

Community Centre Hire	Marjan van Dijk	T	9459 8776
Social Events Coordinators	Eloise Parfremment & Shane Rampant		
	ramparsne@gmail.com		0449 789 007
Crestwood News Editor	Peter Mann	pandpm@westnet.com.au_	T 9459 8140
Twenties Club			
Playgroup	Sofia Campbell	T	9459 8205
Webmaster	Rod Campbell	webmaster@crestwood.org.au	
*Groundsperson	Austin Weston (7am – 3pm)	T	0417 713 213
	gardener@crestwood.org.au		
Pool/Office		T	9459 5782

COMMUNITY CONTACTS

City of Gosnells – Customer Service	office hours	T	9397 3000
Ranger	all hours	T	9397 3000
State Graffiti Hotline		T	1800 442 255
Police Non-emergency		T	131 444
Crimestoppers		T	1800 333 000

**Home owners/residents can request to have an ad hoc reticulation test by contacting the Groundsperson preferably between 7am and 3pm on 0417 713 213 to arrange a suitable time.*

It would also be advisable to ensure that your clothesline is completely clear of all reticulation.

Contact the editor if you have something you would like to contribute to the Crestwood News.

This can be notification of births, deaths, special birthdays and graduations; tips on garden design and general gardening, including composting, plant selection and watering ; favourite recipes; hobbies or crafts you would like to share; safety and security issues; information about individuals or groups of interest to others on the estate; financial matters such as news of house and land values, and other items of mutual interest.

Parks and Reticulation Report:

This is my first progress report, as the Parks Committee representative. Ever since taking on this position at the last AGM, it's been a very challenging and demanding period. We went through losing our long standing gardener, Richard, conducting employment interviews, hiring Austin, whom some of you have, met and terminating our management contract with DeFreitas and Ryan.

I am pleased to advise that Austin is proving to be a valuable resource and is standing up to the challenges of maintaining the parks, understanding and running the reticulation system, liaising with all our contractors, making a good team with Xenia, our part-time gardener and demonstrating initiative. Given the contract termination with our management company, current labour hire costs and Crestwood's ability to retain skilled staff, we will be taking Austin as our own employee on a fixed term contract.

Some of the capital projects we were able to finalise this period were Underpass B (the closest to the pool – i.e. new reticulation, land works and planting) and mulching and planting another section of Hume Road with water-wise plants. The activities completed on Hume Road are aimed at reducing our water consumption. The Committee's intent is also to stop mowing Hume Road given that the verges are Council property and normally fall into the residents' duty to maintain or not.

Parks & Reticulation

In terms of water management, we have completed installation of flow meters on all our five bores and we have initiated monitoring water usage to keep within the allocated quota from Water Corporation. To be sure we achieve this, we have also reduced the Sunday sprinkler test periods from seven minutes to five.

Which brings me to requesting all of you to check your reticulation, for we have had so far five Sundays of failed sprinkler tests. The pumps tripped and did not restart on low pressure caused by burst resident pipes. An alternative to checking the integrity of your pipework, outside the Sunday test, is to connect a garden hose to your sprinkler network and backflow to identify major leaks. Also, should you notice that a neighbour has a broken sprinkler please consider dropping them a friendly note to let them know.

A change has also been introduced in the programming of the new reticulation computer to rotate homeowners' weekly reticulation start times by one hour every nine weeks. The watering schedules will shortly be made available on our website once we decide on how to best communicate how the rotations affect each individual residence.

Some of the challenges we'll be facing in the next period will be getting the reticulation system working to maximum performance, monitoring water usage and developing mitigative strategies, if necessary, as well as developing different strategies for the parks

Pool:

With the pool being closed over winter, it traditionally provided an opportunity for any major maintenance to be carried out. This year there is nothing major to be done with regard to the pool itself, however the pool office and adjacent first aid room have been earmarked for a refurbishment prior to the pool opening this year.

Currently the only pool users are the ducks who visit every winter. We had a brief period of being hosts to the proud new parents of a small brace of ducklings. (You may have noticed the small ramp in the pool so that they can get out.) Although lately they appear to have moved on.

At this stage I anticipate that the pool will open on Saturday October 29th. Like many Crestwood residents I am looking forward to the warm weather and the chance to use this great facility.

Pool

HELP WANTED

30 mins of your time only!!!

We need help setting up the shade sails around the pool! The company that was contracted to complete this work has closed down. We just need 30 mins of your time at 2:00pm on Saturday 22nd October 2016. Also need a few volunteers to wipe down the chairs and help set up the pool area for the summer season!

This is a great way to meet the neighbourhood! Not to mention the awesome new pool committee member Cary Spann!!

Hope to see you there!

Continuing on from last year the pool application form and schedule will not be hand delivered to every post box. Both the application form and schedule will be available on the website to download from September 26th. If you would personally still prefer to have them printed and delivered, please contact me, and I will arrange it.

Cary Spann, Committee Member for the aquatic centre.

Vacation Swimming Lessons

The education department will once again be holding VacSwim at the pool in from 16th January to 25th January 2017. Enrolments of VacSwim are now open and can be made online at:

<http://det.wa.edu.au/curriculumsupport/swimming/detcms/navigation/vacswim/enrolments/enrolling/>

Brochures and forms are usually distributed by schools. Online enrolment closes Monday 5th December 2016. Please note that it may not be possible to enrol on the day the classes commence

Aesthetics:

Hello Crestwood homeowners My name is Paul Goodman and I am your new committee representative for Aesthetics. I have been on the Crestwood committee as the member for Aesthetics for only a couple of months over the winter period which has been a very quiet induction to my new role with only one building application being received.

Building consent forms can be downloaded from the homepage of the Crestwood website at www.crestwood.org.au, click on the "Forms" tab in the middle of the list down the left hand side of the screen, click on the "Click Here" hyperlink under the heading of "Crestwood Building Application". You need Adobe Reader or similar software to view the form which is in "pdf" format. You will most likely have Adobe Reader or similar software on your computing device, but if not it can be installed on your computing device by downloading it by clicking the "Adobe Reader" icon at the bottom of the "Forms and Regulations" page.

You can now read the form and the form can be printed to a printer connected to your computing device or associated network. Once the application form is filled out you can either mail or scan and email the form to me.

Aesthetics

Also on this page titled "Forms and Regulations" are hyperlinks to forms or regulations for the "Crestwood Constitution and Rules", "Crestwood Fence Policy and Guidelines", "Crestwood Building Application", "Hall Hire" including a hyperlink to the "Hire Policy", "Hall Hire Conditions" and "Hall Hire Application" forms and last but not least the "Vehicular use within Parks" form.

Just another quick reminder about why I believe we all live in Crestwood

In its inception Crestwood was never intended to have fenced properties. Rather, the original vision was to have a sense of openness between public and 'private' space. This design principle was important to the way in which the estate is laid out. Many kinds of changes over the years have led to an increased popularity of fencing, residents desire increased security, privacy and a containment area for pets.

Thank you to those who submitted Building Applications including fencing and tree trimming queries as per our constitution in order to maintain the unique lifestyle we have in Crestwood.

Please remember all fences either facing the roadside of a property or those adjoining the park area, must have formal approval from the Crestwood Homeowners' Committee before any work can be undertaken. Furthermore any kind of building works and tree removals also require formal approval from the Committee.

Paul Goodman Crestwood Aesthetics

Are you interested in an Early Morning Swim?

In the not too distant past, there were a group of home owners who accessed the pool for some bracing exercise before setting off to work. While this tradition has lapsed, I am happy to revitalise the notion of an early morning swim and am hoping there is enough interest so that we can start this time-honoured tradition once more.

With the mornings becoming a bit lighter and the swimming season fast approaching, I am anticipating that once the swimming season starts, the pool will be made accessible before it officially opens for the day (between 5:45am and 6:30am weekdays) for all of you brave and/or silly enough to join me for a morning swim.

If the idea of an invigorating morning swim and some good healthy exercise interests you, please contact me (Cary) on 0420 331 911 or by email pool@crestwood.org.au

Please note: As the pool will not be monitored by any lifeguard and it will be outside of normal opening hours, an indemnity form will be required to be signed by each applicant.



Minutes #531 Monday 27 June 2016

- A resident of Grenadier has requested that the Estate lights be turned off by 6.30am to save money. See Parks and Reticulation.
- Letter sent to Barry Nurse of Regency thanking him for the donation of a replacement fridge in the Pool office.
- The change of Office of CHOA Treasurer necessitates a change of Public Officer for taxation purposes. The following resolution will need to be passed ready for lodgement of the next tax return, the annual PAYG Summary covering tax deducted from our employees' payroll and the quarterly BAS Returns.
- Committee agreed that Magdalena van Blerk be herewith appointed the Public Officer for taxation purposes, on behalf of the Crestwood Homeowners' Association, replacing the previous Public Officer, Roy Malone.
- A Change of Officer Advice will now need to be sent to the Australian Taxation Office to this effect.

Parks and Reticulation:

- An approach to be made to COG to ask whether the configuration of our park entrances can be modified to prevent or impede unwanted vehicles from entering.
- A member has asked if it would be possible to add two swings to the children's playground. Frazer has made enquiries with Forpark Australia and quotes have been obtained from Tornado and Triple T.
- Rich's progress review was completed Friday 27 May. On 31 May Rich took three days' certified sick leave and on 7 June tendered his resignation from the position of Head Gardener/Grounds Person with immediate effect.
- Austin Weston has commenced a contract as Head Groundsman.
- A resident of Princeton reported on 5 June that people had been drinking in the park near his home on two occasions during the past 2 weeks. He was advised to notify the Police if the situation causes concern.
- Laurentiu advised Grenadier resident that although we will not be switching to a manual setup for the park lights he will look into changing the settings for the light sensor.

Aesthetics:

- Non-conforming rear fence at Hume Road. For review by incoming Committee.
- A resident of Regency Drive applied to construct a large shed to the rear of their property. The Committee refused the application as there were concerns about the roof height and placement of the shed. Following negotiations, a revised proposal has been approved out of session.
- An application was received from a resident to remove a large Eucalypt at the rear of his property at Grenadier. Reasons for removal were leaves in gutters and the dropping of branches. The request for removal was refused with a recommendation for professional pruning.

Pool:

- The renewal of Belgravia Leisure's contract for another two years from 30 June 2016 approved out of session.

General Business:

- Operating delegations and protocols. The need to define some sort of documented framework for decision making, especially in the area of Aesthetics, along with the setting up of procedures pertaining to each Committee position.

Minutes #532 Monday 25 July 2016**Business Arising**

- Non-conforming rear fence at 4 Hume Road. See Aesthetics.
- Request for a change in the settings for the park light sensor. See Parks and Reticulation.
- COG to be approached regarding the possible availability of swings resulting from a park closure. See Parks and Reticulation.
- Operating delegations and protocols. See General Business.

Parks and Reticulation:

- Laurentiu looking into changing the settings for the light sensor.
- Frazer advised at the June meeting that a park in Beckenham is scheduled to close soon necessitating the removal of the playground equipment. A letter will be sent to COG requesting the swings for installation in the Crestwood playground when more details come to hand.

Aesthetics:

- Homeowner at (address to come) has applied to replace the existing tile roof and gutters with Colorbond. No response received to Paul's request for colour details. Paul has submitted a Fencing Compliance report for comment and input by the Committee.
- Paul has suggested a series of links giving guidance on how to prune and plant a tree be added to the Crestwood website.
- Residents of Hume are requesting information relating to the verge area between their property boundary and Hume Road in addition to expressing concern regarding the untidy garden next door.
- Non-conforming rear fence at Hume Road for discussion.

Pool:

- Cary reported no images were displaying on the CCTV screen, so arranged to meet with a representative from Connect Security Systems for advice.

General Business:

- Operating delegations and protocols. The need to define some sort of documented framework for decision making, especially in the area of Aesthetics, along with the setting up of procedures pertaining to each Committee position.

Minutes 534 Monday 22 August 2016**Business Arising from Previous Minutes:**

- The review of DeFreitas & Ryan's (DFR) financial management is now complete resulting in a termination of our Management Agreement with them. The legally required period of notice was given. DFR did provide a package of requested documents to all Committee members (as listed in Correspondence in) but not one of these documents were compliant.

Correspondence in:

- Email received from Olga Nazarova advising she would be undertaking some hand weeding in the Crestwood Bushland.
- Email from Real Life Church asking if we will require their choir again this year for Carols at Crestwood. See General Business.
- Covering letter from DeFreitas & Ryan together with bank reconciliations, income & expense statement, balance sheet and owner statements. See Business Arising and General Business.

Correspondence out:

- Email response from Lyn thanking Olga Nazarova.
- Letter to DeFreitas & Ryan on 9 August 2016 requesting they comply by supplying requested documentation within seven days in line with our agreement.
- Email to COG from Paul Goodman seeking clarification relating to Hume Road verge plantings. Waiting for written response. Frazer offered to broker a meeting between COG, himself and Paul.
- Letter from HFM Legal to DeFreitas & Ryan (DFR) on 22 August 2016 advising that Crestwood is terminating our Exclusive Management & Administrative Service Agreement due to DFR'S breach of this agreement.

Reports / Issues Arising:**Treasurer:**

- Magdaleen has placed our financial records on Xero and will supply for next meeting bank statement, balance sheets and payments to creditors.

Parks and Reticulation:

- On Tuesday 2 August, Austin was made aware that there appeared to be a problem with the remote for the gardener's shed. After locking it and going home a home owner rang to say that the door was open. Austin returned to close the door and requested Gorey Electrical to check the remote. All items in the shed have been checked and there appears to be nothing missing. Austin to be asked to order six more remotes.
- Laurentiu requested a budget for each department so committee reps know how much they have available to spend.
- Sunday retic tests to start next week as pumps were accidentally not turned on during the last configuration review.
- 22 and 24 Hume Road should be ready to mulch and plant water wise plants on the verge.
- Weed control to be undertaken, having been delayed due to rains.
- Hume Road plants should be here within 2 weeks.
- Discussion ensued regarding the present arrangement for our gardeners Austin and Xenia. Laurentiu to contact Blue Collar to discuss future employment options. Magdaleen to enquire about third party insurance.

Aesthetics:

- Paul has set up a Google drive with folders for each lot number, matched to street address. Designed to hold all information relevant to each lot with the benefit of being able to track information and maintain a digital history. Cary has requested the addition of a folder for the pool.
- Paul raised the issue of ensuring that staff actually read the safety procedures and suggested this be monitored by requiring them to sign off as confirmation.

Pool:

- With regard to the CCTV, Cary reported that upon testing the malfunctioning DVR the security rep advised it couldn't be repaired. A couple of quotes have been received, one of which didn't cover all our requirements. The company that originally installed the system quoted \$3,000 to replace the entire system including night vision functionality. The Committee approved. Cary to arrange installation.
- Belgravia's opinion was sought re the viability of pool blankets. They may not be cost effective due to the blankets being off when the pool is open, in addition to requiring another 20 to 30 minutes of staff time for covering and removal. Solar heating was discussed but this would require 100 square metres of roof room for solar panels and this isn't available. The installation of black pipes on the roof may be an option. There's also safety issues associated with people jumping the fence and swimming after hours.
- Early morning swimming and VacSwim notices will go into the September newsletter.

General Business:

- Arrangements are underway for Carols at Crestwood. Real Life Church and the sound technician have been booked for Sunday 11 December. Lyn to contact Thornlie Baptist to see if they're also available.

Vale Veronica Antonio

Long-time Crestwood residents will be saddened to learn that Crestwood resident Veronica Antonio previously of 7 Regency has passed away.

Patrick (Veronica's late husband) previously served on the CW committee and also had at one time been the editor of the Crestwood News.

**Carols and Santa Event**

This year we will be holding our usual *Carols and Santa in the Park* event on Sunday 11 December 2016.

Santa will travel through the parks at 5.00pm and distribute gifts. Darren and Marjan of 11 Regency Drive have kindly agreed to once again be the drop off point for gifts. As in previous years these need to be well wrapped, having the first and family name of the child on them and should be dropped off NO LATER THAN 5.00pm on the day before (Saturday).

Carol singing will commence at 7.00pm.

Final details are yet to be sorted out and will be contained within the November newsletter and on the flyers placed around the pool area and the parks.

HEALTH & BEAUTY	CONTACT	
Avon	Enita Putland	9452 8967 / 0402 310 775
Le Reve — Aromatherapy & Perfume	Kym Murray	9452 1120 / 0409 683 536
Make-up Artist	Kirsty	9459 8483 / 0424 349 388
Miessence Organic Products	Lisa	0439 097 584
Nutrimetics	Maureen (Rikki)	9493 7569
Remedial Massage	Sherilee	9452 1104
GIFTS, CRAFTS, JEWELLERY		
Dressmaking	Daphne	9459 6014
Jewellery Repairs — Handmade	Mike Jarvis	9459 0348
Scrapbooking/Cardmaking/Stamping	Enita Putland	9452 8967 / 0402 310 775
– Close To My Heart		
Woodcraft — <i>Treasures from Trees</i>	Robyn or Don	0415 284 997/0417 940 736
HOUSE & GARDEN		
Cabinet Maker — <i>Ansil Cabinets</i>	Tony	9459 5356 / 9459 9447
Carpet Cleaning - <i>Chem-Dry Fresh</i>	Keith or Kim	1800 099 095/0409 292 047
Pool Service & Repairs — <i>Pools Ain't Pools</i>	Andrew	9493 6191 / 0413 170 217
Housekeeping Services	Susan	0433 380 855
All Garden Services	George	9459 3448 / 0406 111 721
Ed's gardening and home maintenance	Ed	0455298132
Sheep Manure - Large bags, free delivery	John	9459 4318 / 0435 935 275
TEACHING AND TRAINING		
Guitar Lessons - Beginner	Haydon Brand	9459 6114
Mike's Piano Studio	Mike	0402 423 172
FOOD AND CATERING		
Fruit & Vegetable Delivery Service	Lisa / Heather	9452 0907 / 9452 2427
Organic Fruit & Vegetable Delivery	Lisa	0439 097 584
— <i>Perth Organics</i>		
OTHER PRODUCTS & SERVICES		
Entertainment — DJ/Karaoke	Colin	0417 487 707
Real Estate	Peter Wynen	9459 7788 / 0419 939 067
Thermomix Consultant	Penny Hardy	0406 102 203
Tupperware Consultant	Dianne Morris	0410 668 264
Warehousing — Car & General Storage	Tony	9459 5356 / 9459 9447
Call or email the editor to add or remove details: 0427 477 007 / pandpm@westnet.com.au		

Memory Problems #1

One elderly couple is visiting another for supper. The two women go into the kitchen for a moment, leaving the men to talk.

One of the men says to the other, "The Mrs. and I went to the nicest restaurant last night."

"Is that right?" the other enquires, "What was it called?"

"That's just it," he replies "I can't recall. "Tell me, what's the name of that red flower that has thorns all over it?"

"A rose?" he responds.

"YEAH, THAT'S IT!" he says energetically. He then whirls around and yells into the kitchen,

"Hey, Rose! What was the name of that restaurant we went to last night!"

Memory Problems #2

A couple in their nineties are both having problems remembering things. During a check-up, the doctor tells them that they're physically okay, but they might want to start writing things down to help them remember.

Later that night, while watching TV, the old man gets up from his chair. "Want anything while I'm in the kitchen?" he asks. "Will you get me a bowl of ice cream?" "Sure," he replies. "Don't you think you should write it down so you can remember it," she asks? "No, I can remember it." "Well, I'd like some strawberries on top, too. Maybe you should write it down, so not to forget it?" He says, "I can remember that. You want a bowl of ice cream with strawberries."

"I'd also like whipped cream," she adds. "I'm certain you'll forget that. Write it down," she says. Irritated he answers, "I don't need to write it down, I can remember it! Ice cream with strawberries and whipped cream. I got it, for goodness sake!"

Then he toddles into the kitchen. After about 20 minutes, the old man returns from the kitchen and hands his wife a plate of bacon and eggs. She stares at the plate for a moment. "Where's my toast?" she asks.

LJ Hooker - Thornlie



We have sold many of the homes in the Crestwood Estate for over 30 years.

We are fully conversant with the Restrictive Covenant and the legalities of sales in the estate.

We are the longest serving Real Estate Office in the area.

We are located across the road in the Thornlie Square Shopping Centre.

We are committed to giving honest, expert advice.

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**For a free market appraisal or expert advice contact Peter Wynen
— Living and Working in Crestwood —**

(AH) 9459 8381

(MOB) 0419 939 067

Email: thornlie@ljh.com.au



CRESTWOOD PATCHWORK & QUILTING GROUP

**Meeting on a
Tuesday night in the
Crestwood Hall
6:30 pm - 9:00 pm**



**New members welcome. Come and meet
us or ring Jan on 9493 0045.**

CRESTWOOD MOTHER'S GROUP / PLAYGROUP

**New members and their friends are always
welcome. — We would love to hear from you.**

**We meet on Friday mornings at the Crestwood
Hall — 10.00 am—12.00 noon
0 years to 6 years old / \$10.00 per term**

Runs during School terms

Call Sofia on 0419 924 491

Crestwood Hall Hire

The Crestwood Hall is available for use by residents. It is ideal for large or small functions: birthday parties, morning teas, playgroups, meetings. It can be hired on a one-off or regular basis. Charges are as follows.

**Daytime (to 5pm) — \$11.00/hour to a maximum of \$55.00
Night-time (to midnight) — \$22.00/hour to a maximum of \$110.00.**

Up to 50 people are allowed in the Hall. Full use of the kitchen is included for both day and night functions.

Commercial (for-profit events or those charging an entry fee) — \$25.00 per hour to a maximum of \$100.00 – 8am - 5pm
A \$300 bond applies to all bookings made by homeowners and \$500 to those bookings made by tenants. A minimum cleaning charge of \$150 will be taken from the bond if the hall is not cleaned to a satisfactory standard.

Hall hire does not include access to the pool area. For children's parties there is a minimum adult supervision requirement.

To book or obtain further information call **Marjan: 9459 8776**