



Special General Meeting

NOTICE IS HEREBY GIVEN that a Special General Meeting of the Crestwood Home Owners' Association (Inc.) will be held at the Crestwood Community Centre on **Wednesday 10th March 2020 at 7:30pm** to consider the following items of business:

1 Magdaleen van Blerk (The Honorary Treasurer) moves that:

The Home Owners' fees for the year ended 31 March 2022 are as follows:-

Option A – \$1,345.00 with a discount of \$134.00 to apply – that is a net \$1,211.00 (which includes GST) if paid in full by 30 April 2021

Option B – \$1,345.00 payable by three instalments – the first at \$449.00 (which includes GST) payable by 30 April 2020; the second of \$448.00 by 30 September 2021 and the third of \$448.00 by 31 December 2021.

Option C – if neither the discounted payment of \$1,211.00 (Option A), nor the first instalment of \$449.00 (Option B), has been paid by 30 April 2021, then the total fees of \$1,345.00 (which includes GST) become due and payable by 31 May 2021.

If the second instalment of \$448.00 (which includes GST) under Option B, due by 30 September 2021 has not been paid within 30 days of that date, then the balance of the fees still unpaid (including GST) become due and payable by 31 October 2021

The 2021/22 Budget, along with accompanying explanatory notes, is also included with this Notice.

2 SPECIAL RESOLUTION

It is proposed to adopt the following changes to the existing constitution of the Crestwood Home Owners Association Inc. IARN A0690077F:

(a) Rule 1.1

Insert the term:

Lot means a lot on the Plan;

(b) Proposed Rule 8.3

Where any Lot on the Plan is owned by more than one (1) Member only one (1) of the Members must pay the annual membership fee. The owners of each Lot shall be jointly and severally liable for the payment of the annual membership fee per Lot.

(c) Proposed Rule 23.5

Where more than one (1) Member are the owners of a Lot on the Plan only one (1) Member of the Lot may, at any one time, be a Committee Member.

(d) Delete Rule 49.2

A Member may be appointed the proxy for not more than five (5%) percent of other members.

(e) Amend Rule 51.4

Any ten percent (10%) of Members (being Members entitled to vote under these Rules at a General Meeting) will constitute a quorum for the conduct of business at a General Meeting.

(f) Amend Rule 53.1

On any question arising at a General Meeting:

- (a) subject to Rule 53.1(c) and Rule 53.6, each Member has one (1) vote unless the Member may also vote on behalf of a body corporate under Rule 53.2;
- (b) Members may vote personally or by proxy; and
- (c) where any Lot on the Plan is owned by more than one (1) Member the vote in respect of the Lot shall be exercised by only one (1) of the Members or such other member as the owners of the Lot shall jointly appoint by proxy.

(g) Amend Rule 61.2

Prior to the Committee making any decision regarding capital expenditure exceeding ten thousand dollars (\$10,000) in the Parklands on matters including but not limited to:

- (a) the installation of swings and/or other play equipment;
- (b) the installation of benches or other seats; and
- (c) constructing pathways, sheds, buildings and walls,

the Committee shall first consult with the Members to obtain their views about the proposed expenditure.

Members are encouraged to attend the Special General Meeting in person to vote on the proposed alterations.

Alternatively, Members may appoint an individual who is an ordinary Member as a proxy for the General Meeting. A copy of a Proxy Form is enclosed.

A signed copy of the Proxy Form must be given to the Secretary by hand or by email (secretary@crestwood.org.au) not less than twenty four (24) hours prior to the General Meeting for it to count.

Kathrina Oakland
Secretary
4 February 2021



Crestwood Home Owners Association (Inc)

ABN 79 357 595 966

TO: CRESTWOOD HOME OWNERS
SUBJECT: BUDGET YEAR ENDED 31 MARCH 2022

Following, for your information, is a copy of the proposed budget for this coming financial year, as recommended by your Committee.

The budget is the basis of the motion to be moved at the Special General Meeting which is to be held at our Community Centre on Wednesday 10th March 2021 at 7:30pm, with a view to setting our home owners fees for the next financial year.

The budget, and therefore the motion, proposes that our actual fees be increased by \$16 for Option A and \$18 for Option B; both these figures are inclusive of GST.

The break-up of the fees and GST, as proposed in the motion, are as follows:

	OPTION A	OPTION B
Fees	\$ 1,100.91	\$ 1,222.73
GST	\$ 110.09	\$ 122.27
Total Payable	\$ 1,211.00	\$ 1,345.00

This compares to this current year as follows:

	OPTION A	OPTION B
Fees	\$ 1,086.36	\$ 1,206.36
GST	\$ 108.64	\$ 120.64
Total Payable	\$ 1,195.00	\$ 1,327.00

As usual, we are aiming to break even with the Total Operating Costs of \$ 453,400 as per the budget.

The Net Fees from Residents as per the Budget have been calculated as follows:

OPTION A	195@	\$1,100.88	\$214,677.45
OPTION B	100@	\$1,222.73	<u>\$122,273.00</u>
			\$336,950.45

We aimed to keep the budget in line with the previous year. There is a slight increase crease in Parks Operating Expenses due to ageing reticulation systems that needs constant upgrade and repairs. The Toddler Pool heating system also needs to be upgraded.

You are welcome to contact me on 042 422 8467 prior to the Special General Meeting if you have any queries regarding the Budget, or the motion itself.

It is vitally important that we have the required quorum at the Special General Meeting, to ensure that this matter of our fees for the coming financial year can be finalised.

If you cannot attend in person, please help us all by completing the enclosed Proxy form and lodging it by 7:30pm on 9th March 2021 at one of the locations listed on the form.

Magdaleen van Blerk
Honorary Treasurer
15 January 2021

Crestwood Home Owners Association (Inc)

Budget Year Ended
31/3/2022

Account	Budget	% of total Income	Budget 20/21
Income from Residents			
Income from Residents	363,188	80%	358,417.98
Less Discount	(26,238)	-6%	(25,892.98)
Total Income from Residents	336,950	74%	332,525.00
Other Income			
Grants Received	400	0.09%	400.00
Hall Hire Income	500	0.11%	1,500.00
Interest Income	3,000	0.66%	5,000.00
POS Contribution	112,425	24.80%	112,425.00
Total Other Income	116,325	25.66%	119,325.00
Total Income	453,275	100%	451,850.00
Insurance			
Insurance - Workers Comp	1,500	0.33%	1,400.00
Insurance - Plant & Equipment	9,000	1.99%	8,900.00
Insurance - Public Risk	4,200	0.93%	4,000.00
Total Insurance	14,700	3.24%	14,300.00
Depreciation			
Depreciation - Parks, Bores & Retic	25,000	5.51%	26,500.00
Depreciation - Plant & Equipment	9,000	1.99%	9,000.00
Depreciation - Park Lighting	2,500	0.55%	2,500.00
Depreciation - Landscaping & Development	15,000	3.31%	7,000.00
Depreciation - Pools	18,000	3.97%	18,000.00
Total Depreciation	69,500	15.33%	63,000.00
Parks Operating and Maintenance			
Bores & Retic Expenses	3,500	0.77%	5,000.00
Bushland Maintenance	2,000	0.44%	2,000.00
Fertilizer	9,000	1.99%	9,000.00
Footpath & Kerb repair	0	0.00%	0.00
Landscaping & Fencing	3,000	0.66%	2,000.00
Light, Power & Water	30,000	6.62%	32,000.00
Motor Vehicle Expenses	2,800	0.62%	2,500.00
Parks Lighting	3,000	0.66%	3,000.00
Poisons & Sprays	1,200	0.26%	1,000.00
Repairs and Maintenance	5,000	1.10%	5,000.00
Replacement Trees & Plants	5,000	1.10%	7,000.00
Rubbish Removal	800	0.18%	500.00
Sub-contractors - Mowing	26,000	5.73%	30,000.00
Sundry Tools & Consumables	1,000	0.22%	1,000.00
Tree Removal & Trimming	12,000	2.65%	12,000.00
Wages & Salaries - Head Gardener	78,000	17.20%	72,000.00
Wages & Salaries - Part Time Gardener	45,000	9.93%	40,000.00
Superannuation	10,000	2.21%	10,000.00
Staff Training	2,000	0.44%	500.00
Annual and LS Leave	2,975	0.66%	2,000.00
Uniforms	700	0.15%	500.00
Total Parks Operating and Maintenance	242,975	53.60%	237,000.00
Swimming Pools			

Amenities & Supplies	400	0.09%	350.00
Cylinder Rental	500	0.11%	500.00
Maintenance - Buildings	3,500	0.77%	3,000.00
Maintenance - Pool Equipment	7,000	1.54%	7,000.00
Other Chemicals	3,800	0.84%	2,500.00
Pool Garden	1,000	0.22%	1,000.00
Pools Management	66,700	14.71%	75,000.00
Rates & Taxes	7,000	1.54%	6,500.00
Pools Sundry Expenses	1,800	0.40%	1,800.00
Total Swimming Pools	91,700	20.23%	97,650.00
Administration			
Accounting Fees	9,000	1.99%	9,000.00
Advertising	500	0.11%	1,500.00
Bank Fees & Gov Charges	1,900	0.42%	1,900.00
Committee Reimbursement	8,000	1.76%	8,000.00
Consultancy Fees	3,000	0.66%	4,000.00
Crestwood News & Notices	1,000	0.22%	0.00
Hall Hire Cost	1,500	0.33%	1,500.00
Income Tax Expense	0	0.00%	0.00
Legal Fees	2,000	0.44%	4,500.00
Meeting Costs	500	0.11%	3,500.00
Postage & Courier	500	0.11%	200.00
Printing & Stationery	1,800	0.40%	1,500.00
Sundry Office Expenses	1,100	0.24%	600.00
Telephone & Internet	2,600	0.57%	2,700.00
Xmas Expenses	1,000	0.22%	1,000.00
Total Administration	34,400	7.59%	39,900.00
Total Expenses	453,400	100.00%	451,850
Net Profit	0	0.00%	0