



Crestwood Estate General Information

Crestwood Estate was officially opened in 1970, to provide a "Unique Way of Life". It was designed as a total living concept, where road traffic is kept separate from pedestrians and the recreational park areas. Such a concept does require continuous resident input. The Crestwood Home Owner's Association, along with a Management Committee, ensures the smooth running of the Estate.

Crestwood Home Owners' Association:

All property owners automatically become members of the Crestwood Home Owner's Association (Inc.), which elects a Management Committee to be responsible for the day-to-day running of the estate.

Crestwood Fees:

This annual payment is designed to cover the cost of wages, park maintenance, aquatic and community centres as well as the reticulation system for park and private garden watering. The annual fee is set at the Crestwood Home Owner's Association Special General Meeting (SGM). The Crestwood Financial Year is from April 1 to March 31. To ensure owners honour their monetary obligations, a Mortgage is held over each property so that the applicable fee/s can be recovered in the case of default.

Deed of Covenant:

When you purchase a property in Crestwood you will take title to the land subject to a restrictive covenant, and upon signing this document, you become a member of the Crestwood Home Owner's Association (Inc.). To ensure Crestwood's long-term viability and to maintain the pleasant ambiance that attracts people to Crestwood, it is necessary to adhere to the rules and regulations as set out in the covenant.

Pets:

Pets are more than welcome in Crestwood, however we strongly encourage cats to be indoor pets as we have a strong native bird population and brush tail possums in the parks. All dogs must also remain on lead within the Crestwood parks.

Pool:

Crestwood boasts its own 25 metre swimming pool which is open during the warmer months of the year (usually October to April/May). Resident's and their guests are able to access the pool with pool fob access (homeowner fees must be up to date to gain access). The pool is supervised by a lifeguard each day of operation, and there are Pool Rules that need to be adhered to.

Parks:

Crestwood has 25 parks within the estate, with various playground equipment found in parks 3, 10 and 17. There are 10km of pathways throughout the estate providing access to local schools, Spencer Road, pool and hall facilities. There are also several bird boxes installed in trees throughout the estate, encouraging local bird life to nest. Two gardeners are employed to manage the grounds in Crestwood.

Reticulation: Reticulation is run through the Crestwood bore system. Each household is responsible for the maintenance of reticulation (sprinklers, pipes etc), on their own property, however, the reticulation is turned on and off by Crestwood, and watering days and times are also set by Crestwood to maintain green spaces of residential houses.

Fencing: There are rules and regulations around fencing in Crestwood, some of which are also informed by the City of Gosnells Fencing Local Law 2017. Where a properties back fences back onto parkland, fences must not exceed 50% visual obscurity. Fences need to be approved by Crestwood Home Owners' Association (CHOA) Management Committee in any case, by submitting a Building Application.

Trees: Listed in the Deed of Covenant which every homeowner signs upon purchase of property within Crestwood, are three varieties of trees that cannot be removed from properties in Crestwood. These are: Gum Tree (Eucalyptus), Nuytsia floribunda (Christmas Tree), and Melaleuca (Tea Tree). For other/native tree removal, permission from the CHOA Management Committee must be sought, and replacement trees organised in discussion with the Crestwood Gardener's at cost to the homeowner. This maintains the tree canopy in Crestwood which is vital to native birds and animals.

Building improvements:

Prior to commencing any external alteration/addition, including fences, sheds and patios, you must first make application to the Management Committee requesting permission. A separate application may also need to be made to the City of Gosnells. No properties within Crestwood can be subdivided, however existing houses can be upgraded or replaced. At no time should building commence without prior written permission from the Management Committee.

Website: The main source of information available to Home Owners' and tenants leasing in Crestwood is via the website: www.crestwood.org.au

If you have further questions, please email secretary@crestwood.org.au