



This is an update from your committee on recent activities and plans.

Caretaker Staff

Duncan is currently on two weeks well deserved leave, returning mid-July. Ricky is contactable on the Manager's Mobile 0484 000 138 for emergencies or notification of any estate issues. The manager's email is manager@sunrise1770.au

The casual contracted manpower have been gainfully employed catching up with clearing common land and pruning duties.

The Gate Access System to be operational late July

The ongoing saga with the new software system to control the gates (with the gate pillar communication system and swipe cards) has finally been solved with numerous software updates. Final implementation will occur at the end of July, once Duncan is back on deck. We will advise when the old cards are no longer usable. Invoices for the swipe cards and fobs issued will then occur via Archers.

If owners are still to order fobs/swipe cards, please fill out the accompanying form (at the end of this newsletter), indicating the number of remotes and/or swipe cards required, and the telephone numbers you want to be dialled by the intercom system. Return the forms to secretary@sunrise1770.au

- There will be a limit of 5 devices per property
- Costs: Swipe Cards \$20, Remotes \$70 (to be invoiced through Archers)
- Devices will be available for collection at the Manager's Office - *by arrangement between the hours of 7am – 2pm weekdays*

Staff Vehicles

A new large Polaris has been bought, to replace the one stolen, using the insurance payout.

The Compound

Please note that there is NO ELECTRICITY SUPPLY AVAILABLE for cars/vans/boats parked in the compound. Somebody recently unplugged one of the pumps to plug in their caravan and tripped circuits, let alone leaving the pump inoperable. Any unauthorised equipment plugged in will have the leads confiscated.



Painting the fencing at the Surf Tower

The Nursery

There is a good supply of plants available for purchase. Prices are \$5, \$10, \$15 per pot, depending on size. Invoicing is via Archers. Remember, only plants purchased through the nursery can be planted, to avoid introducing unwanted pests and exotic species. Thanks go to Ron for his many hours of work in the nursery.



Times available for purchase are 7am – 2pm weekdays, or by prior arrangement with the Manager.



Clean-up of the nursery area of the compound – before and after photos.



Mature plants available for purchase.

Pools

The pool chlorinators at both pools have been replaced, as have four pool pumps. Re-oiling of the China Beach access walkway, and raised walkway and cabanas, has also been completed. Gladstone Council is re-certifying the pool safety certificates.

Track Maintenance

The new security gate on the China Beach Access track has been completed, and a similar gate ordered to replace the existing Springs Beach security gate. New timber has been ordered for decks, boardwalks and beach track maintenance.

The track to Sunrise Beach from Careta Close (off Grevillea) remains CLOSED until further notice.

Street Lighting

Timers for street lights were reset for the shorter winter days. Options for replacement LED streetlights are still being costed.

Fire Management

Lot owners are reminded to maintain their own properties. Some properties are getting quite overgrown with long blade grass and bracken. Winter is the ideal time to deal with it with the cooler temperatures. Use of the new Sunrise 8 x 5 trailer is available, on request from Duncan. Lot owners that do not maintain their own lot will be personally notified.

It is up to individual Lot owners to dispose of their own green waste. Maintenance staff attend to common frontages weekly for clearing of fallen limbs and palms and will no longer collect stockpiled items.

Another burn of the green waste pile will be done over winter when conditions permit. The last burn was done in February.

Lot Numbers

Lot numbers will be added to the kerbing throughout the estate to help both staff (returning rubbish bins to the correct lot), emergency services, delivery drivers, visitors and residents.

Additionally, posts will be installed in order to identify water meter locations on Lots. Staff spend a lot of wasted time trying to find meters buried under leaf litter or sand.

Sewerage Treatment Plant

A chlorinator for the bore water top-up system is close to being commissioned. One of the large concrete tanks in the compound, used to hold fire-fighting water, will be cleaned and repaired in mid-July.

Estate Stickers



Estate STICKERS for vehicles of owners, guests and contractors are available and we encourage everyone to use them. A new requirement for guests renting properties will be introduced shortly, whereby names, registrations, and stickers with dates of stay will be mandatory.

Please contact Duncan for stickers.

Building Update

The following Lots have building applications in various stages of approval: 13, 14, 25, 52, 59, 60, 64, 66, 79, 96, 122, 134, 166. Lots 138 and 169 are having/have had final inspection.

There is also one Concept Application, pending further information.

Erosion control, particularly for steep sites, is a concern following recent heavy rains. We remind owners it is their responsibility to ensure mitigation solutions are in place.

Rubbish Bin Reminder

Ensure bins are not put out more than 48 hours prior to collection on Monday morning and bins should be returned to their enclosures with 48 hrs of being returned to your property as per item 5.9(d) of the CMS.

Security and Safety

Quotes are being sought for upgraded security cameras for number plate recognition (front gates) and additional cameras for the workshop, sheds, office and compound areas.

Quotes are also being sought for servicing of fire hydrants and fire pump sets.

AGM

No date has been set as yet for the AGM, but expecting the late August timeframe.

Feedback

If you have any comments on, or suggestions for, the content of the newsletter, please send them to secretary@sunrise1770.au

Newsletters are published on the Sunrise1770 website.

Sunrise at 1770 – Body Corporate Committee

Chair: Ray Chadzynski chair@sunrise1770.au

Secretary: Mark Simpson secretary@sunrise1770.au

Treasurer: Peter Kemp treasurer@sunrise1770.au

Committee Members: Krista Burton, Angus Cowan, Tony Pearson, David Hughes



To Sunrise at 1770 Body Corporate Committee

Via Email: Secretary@sunrise1770.au

Request for Gate Access Hardware

Please fill in and return to the email address above.

Remotes and swipe cards will be available for pick up from the Manager’s Office in the Compound. The old remotes and swipe cards will no longer work once the new system is commissioned.

Owner	
Lot Number	
Swipe Cards Required (\$20 each)	
Remotes Required (\$70 each)	
Phone numbers for intercom (maximum of 3)	1.
	2.
	3.

