



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

Caretaker Staff

There have been no changes to staff since the last newsletter. Duncan is the Estate manager and Ricky is the Estate 2iC (second in charge). The Estate engages several contractors for various works. Craig and Dave are contractors that are utilised at Duncan's discretion to manage work loads, focusing on land management and assisting where necessary on boardwalks, etc.

There are no full time nursery staff; Ron volunteers there. Our managers and contracted workers control the nursery with Ron's input and requests to Duncan.

Please contact the Manager's Mobile 0484 000 138 for emergencies or notification of any estate issues. Ricky's mobile is 0484 000 589. The manager's email is manager@sunrise1770.au

The Gate Access System is now fully operational

The old cards and fobs are no longer usable, and cannot be reprogrammed. Invoices for the swipe cards and fobs already issued will occur via Archers.

If owners are yet 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 3 swipe cards devices per property, plus 2 remotes if required. Owners renting their properties can issue their swipe cards (only) to their rental agency. Please notify Duncan if this occurs. Remotes are not to be issued to Rental managers. Swipe cards or remotes are not to be left inside unlocked mailboxes.*
- *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 only.*

Staff Vehicles

A second utility has been purchased in order to provide a necessary back-up vehicle for fire-fighting, and for maintenance purposes. This vehicle should be onsite ready for use in a few weeks.

Recent works

This is a summary of recent general maintenance carried out by our staff:

- Oiling of China Beach Pool Decks.
- Oiling of Springs Beach Club pool deck areas, cabanas, sign posts and bollards around pathways.
- Clean-up of common frontages continuing in the South Estate, pruning of overhanging limbs etc along

Sunbird Drive & Sunrise Close.

- Tidy up common area, brush-cutting, mowing and weed spraying behind carwash and up to Careta Crt.
- Infill asphalt between kerbing at top car park of China Beach.
- Sand back and repaint steel framework to Surf Tower Structure.
- Clean-up of all beach tracks, brush-cutting, trimming of overhanging trees and weed spraying.
- Repair leaking water main and replace asphalt in top of Sunbird Drive, repair concrete edging.
- Repair tennis court nets and toilet.
- Installation of new gate control panels and roll out of swipe cards and remotes.
- Maintenance and repairs to carwash.
- Replace pool edge tiles at Springs pool.
- Replace 3-way valve and pipework to pool filter at China Beach pool.
- Cleaning of letter boxes.
- Weed spraying of all roadsides and common areas along Bloodwood Ave, Compound.
- Pressure cleaning of basketball courts to remove build-up of surface mould.

The Compound

Arris has almost completed the refurbishment of one of the large concrete water tanks, involving a de-sludge, pressure wash inside of tank, patch all cracks and imperfections. This tank now requires a complete relining and will be operational by end of September, weather permitting.

Other general works in the compound include a clean-up rear of nursery area, removal of fallen trees, spraying weeds, creating a new area for potted plants, installing weed matting and extending irrigation.

Another burn-off of green waste also occurred.

Building Update

The following Lots have building applications in various stages of approval:

- Lot 14 New Build - Final Approval*
- Lot 134 New Build – Final Approval*
- Lot 122 New Build - Final Review - RFI*
- Lot 60 New Build - Concept Submission and review*
- Lot 96 Additional Extension & build - Concept Submission- RFI*
- Lot 64 New Build – Concept Approval*
- Lot 73 New Build – Concept Submission – RFI*

Security and Safety

Identification posts will be installed on all lots to mark water meters and fire hydrants. These can be difficult to find as sand often covers them, and gardens grow.

Defibrillators are located at the Tennis Club, Springs Club, China Beach Club, Compound Office and in the manager's vehicle. If there is an emergency, please call Triple Zero - 000, whereby you will receive the unlock code to access the unit for use on the patient under guidance from the operator. The manager and 2iC mobile numbers are also on the units to notify them of the situation.

AGM

Everyone should have received an agenda and voting papers for the AGM. Contact Archers if you have not.

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.

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 on weekdays between 7am – 2pm by arrangement.

The old remotes and swipe cards will no longer work as the new system was commissioned on 2/09/2024.

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