

RESERVE GRANDSTAND RESIDENT UPDATE – AUGUST 2021

Welcome to our new residents who have moved into the Reserve Grandstand complex this past month. Once you have your bearings and enjoy the proximity of the excellent Foodies IGA and Mary St Bakery, take a walk around Lake Claremont and spot the black swans with their cygnets parading across the lake. They are a sight to behold.

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1. GENERAL WORKS – FOYER

You will have noticed the new concierge desk and foyer refurbishment at the Grandstand 8 Graylands Rd entrance. There is still some refinement to be done such as signage and artwork to complete the area. Wendy-Ann will now be situated here to continue her administrative role including directing contractors, accept deliveries and generally ensure you are welcomed on arrival or farewelled on departure!

2. LET'S TALK SECURITY

Several concerning security breaches have occurred in July. It is a very timely reminder to all residents that a secure complex still relies on residents being alert and responsible for their devices and vehicles. Your Council of Owners "COO" has approved important security upgrades that are presently underway including additional cameras and the need to use your fob to access the Atrium area near Lift 2 (Overnight). Please ALWAYS report immediately to BStrata if you have lost or had devices (fobs and garage remotes) stolen. Double check you have locked your vehicle when parking in B1 or B2. Do not provide entry into the buildings to strangers, including food delivery people please. Residents who are locked out can always be identified. Try to avoid being tailgated into the secured car parks especially at night.

3. COMMON AREAS – COURTESY & CONSIDERATION

The common areas, notably entrances and foyers are part of your home. Please treat them with the same respect you give to your apartment home. We know it has been incredibly wet and the oval has been muddy in parts, but it behoves us all to wipe our feet on entering the entrances and clean up after walking our dogs. Their muddy paw prints have featured too much lately so we ask that their owners to help them clean up to avoid leaving forensic pawprints. Food and coffee spills and oil from bicycles have been noted in lifts and at entrances. The cleaners can only do so much in a limited time so if you spill it – clean it. If you run out of time or have an ailment, please let Wendy-Ann know, and she will alert the cleaners.

4. CAR BAYS FOR RENT & PARKING PLEA

Thank you to all those you have advised Wendy-Ann if you have spare car bay to rent. We still have residents on our wait list so if you have a bay for rent, please email Wendy-Ann admin@reservegrandstand.com.au On that note, sad to say that we have serial offenders parking regularly in Visitor, Permit only and Electric car bays. We are at the sorry stage where we will be forced to invite Council Rangers to issue a fine to offenders who, after repeated warnings, refuse to comply with requests not to park in these bays, especially the Permit and Electric bays. Please PARK in your allocated car bay in B1 or B2 so that genuine visitors can use the visitor bays. If you have more than one car and only one bay, please park on the street or apply for

use of a spare parking bay. As a courtesy for all residents please don't leave your car parked long term in the 2-hour street bays if you have an empty parking bay. Rangers are very active here so be warned please.

5. LOCK BOXES

Thank you to all those who have expressed interest in the lock boxes. They will be installed in both mail rooms on Thursday 9th September and once BStrata have notified us of payment, Wendy-Ann will meet with you for the agreement signing and issue of pin code. To recap: the one-off cost is just \$60 for peace of mind. You will never have to pay a locksmith again when the front door slams with all your keys still inside on the kitchen counter. The numbered keypads are already in situ at the mail rooms. Please swipe your fob at the top of the pad for access as normal to the mail rooms.

6. DEFIB/CPR TRAINING

St John will visit the Reserve Grandstand complex on Thursday, 14th October at 10am to offer a basic understanding of the defibrillator operation and CPR. The training will take approximately an hour. Please register your interest with Wendy-Ann (admin@reservegrandstand.com.au.) We will meet in the 8 Graylands Rd foyer. We urge you to take part if you have the time as any knowledge garnered could save a life. Thank you to those who have advised Wendy-Ann of their medical background in case of an emergency.

7. SOCIAL NEWS

A reminder that you do not have to be a club member to attend the **Tiger Bar** at the Football Club on Thursday evenings. ALL are welcome. This Saturday is the last home game of the WAFL season at Claremont Oval and if they beat Swans, the Tigers look like ending 3rd or maybe 2nd this season. The **Rooftop Terrace** (Reserve Level 6) has a regular Friday booking (5-7pm) for all residents, new and old, to come together and enjoy a welcoming and "end of the week" relaxation drink.

8. ROYAL SHOW 2021

The show will commence on **Saturday September 25th and run to Saturday October 2nd**. This will result in severe parking restrictions around the complex and the loss of all street parking in Graylands Road & Tiger Way. It will **not** be possible to move in or out of the Reserve or Grandstand complexes using a removal truck during this period with limited access available for Kyle Way residents to use lift 1 only.

9. OUR WEBSITE

A reminder to regularly check the www.reservegrandstand.com.au website for updates and news on what's happening around your complex. We no longer place official news on the Claremont Oval Apartments Facebook page because it's a social page only.

10. CLAREMONT COUNCIL ELECTIONS

Residents who are on the State Electoral roll will later in the month receive a postal ballot paper with an invitation to vote for candidates for the Council vacancies. Keep an eye out for the notice and have your say.

NEED ASSISTANCE for any building issues, please email the office on admin@reservegrandstand.com.au.

For EMERGENCIES IN YOUR APARTMENT call your property manager or own contractor. Strata Services don't extend to internal maintenance but we may be able to provide you with contractor recommendations.

REPORTING DAMAGE - If you see anything damaged or needing repair in common areas and car parks such as a leaking or burst pipe, power outage or elevator showing a warning light, call the BSTRATA Emergency service on 1300 722 445. You can also report issues to the concierge desk Monday to Friday 9am to 1230pm or email admin@reservegrandstand.com.au if the issue is more of a routine nature.

Kind regards from your Council of Owners

Direct Email: council@reservegrandstand.com.au