



AUGUST UPDATE



Dear Residents,

You will notice that the lifts have been padded frequently – this equates to plenty of moves over the last few months. If you see new faces in your corridor, please welcome them to RG.

Because we do have so many new residents, we will remind old and new of the basic house rules that ensures harmony (mostly) in our complex of 240 apartments.

1. **NOISE** – Please do not conduct your DIY banging and hammering into the wee hours. Recently, residents have reported hammering, thuds, heavy footsteps and dragging of furniture etc late into the night. We receive few noise complaints here at RG so unless elephants have moved in, there are some new heavy footed, clumsy humans in our midst! We all need to be mindful that noise can transfer in odd directions in apartment buildings. Please be considerate of others' peace and quiet.
2. **PETS – NO** to the below:
 - *Barking dogs on balconies with owners out all day.
 - **Not picking up after your dog has done its business - especially on the **footpath**.
 - ***Allowing your dog (and yourself) on the oval during football training.
3. **COMMON AREA SPACE** – please **no shoes** outside your front door. Utilise your balcony. And we will try again –please keep your **car bays** free of “extras”. Your vehicle belongs in your car bay, the rest in your storage cage or the bin - or Strata will send a breach notice.
4. **VEHICLES** – we pretty much know those of you who are using the visitor bays as a second car bay. We have much patience with those who respond to our notes or are on the waitlist for a rental. However, this is a reminder that **long term parking in the VBs** is not permitted and the Ranger has infringed several residents this year. ALSO, if your vehicle **leaks oil** into a visitor bay or your allocated car bay, you will be charged the clean up fee if you do not address it in a timely manner.
5. **VEHICLES AGAIN** but this requires a separate sentence -the **SPEED LIMIT** in the basement carparks is **10km**. We receive frequent complaints about speeding vehicles – if you witness this unsafe behaviour, please take note of the numberplate and we will pursue it. This is just plain dangerous.
6. **BIN ROOMS** – please do not leave any discarded items in your bin rooms – this includes old mops, broken appliances, furniture etc. It is **NOT** the cleaner's job to cart items to the red bins in B1 or the local tip – your junk, your responsibility. Or **ask us** for disposal advice.
7. **COUNCIL VERGE RUBBISH PICKUP – POST MORTEM**

We will revisit the rules for the next pickup after a resident decided to put **20 litres of cooking oil** disguised inside a box at the verge pickup. When the council truck compressed this load the cooking oil sprayed everywhere – over the workers and up, down and around the entrance ramp. Multiple litres of degreasing agent and a dedicated cleaning team were required to eradicate the oil and make the area safe. **Over \$1000** billed to RG because someone did not think of consequences.

WORKS IN PROGRESS

1. The **B1 roller door** requires new slats which must be manufactured specifically for the roller door. We anticipate the roller door should be operational early September.
2. Annual Common Areas **Carpet Cleaning** has been conducted this week.
3. Our **painting** contractor will be scheduling common area paint touch ups, including outside apartment door frames, over the next two weeks.
3. If you wish to register to use the **EV chargers**, please scan the QR code at the charger site or email admin@reservegrandstand.com.au. Please allow 3 days for approval.
4. A reminder to all residents that **lock boxes are available** in both mail rooms for that lifesaving spare key and fob. Avoid that sinking feeling of the front door slamming, and a vision of your keys still sitting on the kitchen bench. Email admin@reservegrandstand.com.au for an application form. The one-off cost is \$65 for peace of mind.

EVENTS:

Cirque du Soleil - Luzia continues at Claremont Showgrounds until September 1st.

Froth Town at Claremont Showgrounds **Friday 23rd August and Saturday 24th August** - you need to [register for free tickets](#) before August 16th- see the notice in the mail room.

If you have questions about any of the above items, please contact us:
admin@reservegrandstand.com.au

Wendy-Ann & Colin

Building Management