



WINTER 2023



Cooler mornings and the sun sleeping until much later – welcome to “almost” winter. A very warm welcome however to all our new residents! VISIT our website (reservegrandstand.com.au) for information about your complex and a comprehensive FAQs section. If you can't find the answer, please email the Building Administrator for assistance. (admin@reservegrandstand.com.au)

The RG Facebook Page for positive news and assistance for your fellow residents:
Reserve-Grandstand Apartments Claremont on the Park
<https://www.facebook.com/reservegrandstandclaremont>

IMPORTANT INFORMATION FOR RESIDENTS: DEFIBRILLATOR LOCATIONS:

1. 8 GRAYLANDS RD

2. 6 GRAYLANDS RD FOYER

FEATURED IN THIS EDITION:

***FOOTY CONTINUES**

***ABANDONED TROLLEYS**

***NOISE PLEA**

***WORKS & EVENTS**

***REMINDERS – Pets & Security & Visitor Parking**

1. CLAREMONT OVAL TRAINING

Our lovely neighbours (CFC) who allow our pets to roam the oval have asked:

- Plea #1 **NO entry** to the oval during training (4.30pm-8pm) – for everyone's safety.
- Plea #2 **PICK UP** after your dog on Claremont Oval!
- A reminder that the Tiger Bar is open every Thursday & Happy Hour is from 4pm.

2. ABANDONED SHOPPING TROLLEYS BETWEEN BUILDINGS

Your Coles, Foodies, K-Mart, Bunnings, Pluto Pasta trolley?

Your responsibility to return to their Earth based home PLEASE.

These trolleys cannot drive themselves (yet).

3. NOISE TRAVELS – consider your neighbours who may be shift workers!

An education for new and settled residents regarding apartment living.

Your late-night balcony music & party disturbs your neighbour's sleep – **FACT**

Everyone likes your choice of music - **MYTH**

Close your balcony doors and **TURN** it down after 9pm.

Late night clothes dryers tumbling around & around also impinge on your neighbour's peace & enjoyment – again after 9pm, turn them OFF.

We aim for harmony and everyone's right for quiet enjoyment of their home, without discouraging fun and fellowship with others.

4. RESERVE GRANDSTAND WORKS & EVENTS

- **Power shutdown to facilitate maintenance and compliance will occur on Wednesday June 14th for 3-4 hours from 9.15am.** Your BM team will have contingency plans in place and more information will be forthcoming regarding affected services (such as lifts).
- New cameras have been installed in the B1 visitor car park to monitor comings & goings, the service bay area, blue Suez bins and dumping of waste.
- A Digital Concierge will be installed outside the BM's office in our main foyer.
- Your Council of Owners, in conjunction with B/Strata, has resumed several Permit Parking Bays for the benefit of those residents who wish to rent a secure car bay. Please email Wendy-Ann admin@reservegrandstand.com.au for more information.
- NB "Claremont on the Oval" are hosting a Speaker's Event at the Claremont Football Club on Thursday June 8th 6pm-7pm. Guest speakers will discuss the fabulous idea of a community garden at the Form Gallery (Goods Shed near the railway station). Cost is \$5, nibbles provided and RSVP to Jan Sagers 0401 135 990.

5. A FEW REMINDERS

- **PETS**

All residents must complete a Pet Application Form when wishing to house a pet at Reserve Grandstand. Tenants must notify their Property Manager and Owners must advise B/Strata. We are a pet friendly complex but there are rules e.g., a dog must not weigh more than 16kg. Please see the extract from our by-laws regarding dogs:

Dogs

The apartments are pet friendly and we welcome people having pets subject to Strata approval. If your dog is prone to barking or whining, especially if you are out, please do not leave it on the balcony. Dogs must be licensed with the Town of Claremont, be 16kg or under, and you must have approval from the Strata Manager (B Strata).

- **KEYS & SECURITY**

We do **NOT** have a master front door key to your apartment. If you lock yourself out tenants should phone their Property Manager and Owners a locksmith. Parker Black & Forrest (9244 7644 BH) or Bullant (9486 4848 AH) UNLESS of course you have been wise enough to set up a lock box! We recommend residents see or email Wendy-Ann regarding the lock boxes in the mail rooms. (\$65 for a lock box and peace of mind!)

- **VISITOR PARKING**

The visitor bays are for SHORT TERM use only - for genuine visitors. If you do not have enough car bays for your vehicles, you must contact us to discuss a rental bay as VB parking is not a long-term option. This includes the **high bay** areas – if your vehicle does not fit under the height limit it is incumbent on you to remove items from the roof rack and utilise your correct car bay.

As always if you need assistance or further information regarding any of the above issues, please email the Building Administrator, Wendy-Ann: admin@reservegrandstand.com.au
Council of Owners email: council@reservegrandstand.com.au

Thanks, and kind regards from:

The Building Administrator & Manager, and your Council of Owners