



GREYFRIARS PTY LTD
(ACN - 007 272 931)

GREYFRIARS NEWS MARCH 2022

STEEL FRAME WINDOWS UPDATE

Steel Window Services (SWS) visited to quote for repair and restoration of external steel framed windows last week. They checked kitchen and bathroom windows and louvers too, which are mostly in decent condition but need superficial repairs and painting. We may be able to replace the old louvers with contemporary ones that seal better, without disturbing the bottom section of the windows. Front doors also need repairs and painting.

Shareholders are responsible for maintaining their internal window winders. If yours need fixing or replacing, contact Brian Scott of SWS directly on 0411 354 317 for a booking. See <http://www.windowwinders.com.au> for information about the winders. Approximate costs are \$165 per winder or \$135 ea x 4.

There is an opportunity to consider installing double glazing into your steel framed windows, which would help to insulate against heat, cold, and external noise. This would be a separate project and at shareholders' own expense. If you're interested, let us know at boardadmin@greyfriars.com.au and we'll share more details when we have them.

GARDEN

The arborists have removed two trees and pruned the tall date palm. New plantings will happen during autumn. Also, if you want to contribute ideas or feedback about the garden, we have a Gardening Group on WhatsApp which you're welcome to join, or you can contact the board at boardadmin@greyfriars.com.au. Text Pam on 0407 841 472 to join the Gardening Group.



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MAINTENANCE WORKS

The board is aware that the driveway needs some work and is getting quotes to have eroded areas and potholes filled. Also, the jagged concrete along the path at the back of the laundry is scheduled for repair.

PROJECT DIRTY LAUNDRY

At last year's AGM, shareholders decided one of the main priorities for 2022 would be to refurbish the communal laundry. A sub-committee was formed and a kick-off meeting was held recently for Project Dirty Laundry. In phase one, shareholders and residents will be invited to participate in a short survey. The survey will be an important opportunity for you to provide feedback about the current laundry and your ideas for how it might be improved. We are keen to hear from you, so please take the time to participate in the survey when you receive it.

SOMETHING NEEDS DOING...SEND US AN EMAIL

Our workers do a wonderful job around the grounds helping to keep our environment neat, tidy and safe. They are there to undertake specific tasks within a specified period and when they are approached by residents to do something different they are taken away from the work they are meant to do. Please give them the space they need to carry out their work.

Sprinklers need moving? Lights need adjusting? Please don't take it upon yourselves to make adjustments. Sprinklers and lights are programmed to go on and off at specific times and target specific areas. If you make adjustments, you mess with the programs which may result in areas that should be targeted at specific times no longer being so, impacting on our safety.

We appreciate you taking note of things that need doing so if you see something that needs to be fixed, acted on, or there's something we've missed, please let us know at directors@greyfriars.com.au and we'll act on it in the safest and cost efficient way.