



GREYFRIARS PTY LTD
(ACN - 007 272 931)

GREYFRIARS NEWS JUNE 2022

SMALL TIME THEFTS

We have had reports of belongings going missing when left outdoors and in common areas – things like gardening tools, plant pots, a bike helmet and bizarrely, the broom, dustpan and brush in the laundry. Please don't leave items you wouldn't want to lose where they might be pinched. If you have borrowed any of these items please return them, they are there for the benefit of all residents and not for personal use.

WINDOW PROJECT

In the March newsletter we announced that we were getting a quote for the repair and restoration of our steel framed windows. We have now received the quote, which includes detailed work to treat and paint the steel frame windows as well as to paint the timber windows, front doors, balustrades and other external surfaces. It's expensive! We need to get a second quote and consider how we will stage the work.

Due to this, we will defer the steel frame windows restoration for now and focus on a different project – Project Dirty Laundry. Just one project at a time...

In the meantime, shareholders can still get their steel frame window winders and latches repaired or replaced. Contact details again: Brian Scott of Steel Window Services (SWS), 0411 354 317. See <http://www.windowwinders.com.au> for information.

We've had four enquiries from shareholders about double glazing and will be in touch shortly about how to get a quote. The amount will depend on how many windows you have, and all costs are the responsibility of shareholders.

PROJECT DIRTY LAUNDRY

Thank you to everyone who responded to our recent laundry survey. Your feedback was extremely valuable and will be used to inform the scope of works. Below is a summary of what you told us.

Who responded?

Of the 43 units, we received 22 responses, of which 18 are regular users.

How often is it used?

Of the 18 regular users:

- 3 several times a week
- 9 once a week
- 5 once a fortnight
- 1 once a month

What are the main things we dislike?

1. The environment – messy, dirty, neglected, disheveled, run down, cluttered



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2. The machines – breakdown too often, are unreliable, there are not enough of them
3. Payment system – it's become difficult and inconvenient to source coins/prefer cashless payment options
4. Safety – dark, damp, creepy and scary at night

What are the top 3 improvements we'd like to see?

1. Cashless payment
2. A space that is tidy & clean
3. New/updated washing machines & dryers

How much are we prepared to pay?

- 8 said \$3 · 6 said \$3.50 · 4 said \$4

What happens next?

1. Laundry project sub-committee will put forward a scope of works for consideration by the directors
2. Directors to prioritise works based on survey feedback and available budget
3. Quotes to be obtained

Questions?

Contact Greyfriars directors/laundry sub-committee at directors@greyfriars.com.au

GARDEN UPDATE

Bruce the gardener has drafted a plan for the eastern carpark garden – the long strip of garden running between the eastern side flats and the car park. With the removal of several large trees over the last couple of years, there is now an opportunity to improve the appearance and functionality of that part of the garden.

The strip is defined by four garden beds, with pathways from the car park to the flats between each bed. Each bed has different characteristics and its own 'microclimate', which will guide the plan. The microclimate refers to the amount of sun and shade each area gets. The main aspects of the plan are to:

- Include plants suitable for each microclimate
- Have the right mix of trees to provide light in winter and shade in summer
- Design it so residents can include some of their own plants or pot plants
- Include a lawn area and somewhere to place small garden furniture settings
- Be shielded from the car park.

Bed one at the end of the car park is currently overgrown with fish ferns and weeds. It's sunny and suitable for growing herbs and veggies.

Beds two and three are both sunny and include the Canadian maple and some other trees that can grow and be shaped for symmetry and size. There can be some lawn in this area and space for garden furniture.



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Bed four is nearest the entrance and is the shadiest area. It needs plants that like the shade, including flowering rhododendrons and pretty flowering shrubs.

Australian natives are proposed to screen the garden from the carpark. Any necessary adjustments to the irrigation will also be made.

Note that this will be a work in progress and the garden will look a little bare for a while as Bruce removes weeds and prepares the area for new plants and lawn. If you have ideas for this part of the garden or want to send feedback, please email us at directors@greyfriars.com.au by Friday 17 June.

WHO DO WE ASK?

Has a pipe sprung a leak? Does an outdoor light bulb need to be changed?

For assistance with day-to-day and operational matters including owner's corporation fees, bike spots, car space, renovation or pet applications, blown light bulbs, leaking pipes or hazards outside, please contact Clint at Strata OCM on 03 9015 7652 or by emailing manager@greyfriars.com.au. Strata OCM will either deal with the matter or pass it to the board for a response.

Board members meet monthly to address governance issues, manage projects and respond to shareholder enquiries and correspondence. For information on procedures, rules and governance, and contacts please check the Greyfriars website at www.greyfriars.com.au.

You can access your owner's corporation fee notices and Greyfriars documents (building insurance, Strata OCM contract, OHS reports etc) via your account in StrataPort on the Strata OCM website at <https://www.strataocm.com.au>. You will need to set up a username and password the first time you use it.

SHAREHOLDER/RESIDENTS AGREEMENT

Shareholder/Residents Agreements, also known as the Common Rules, highlight the main areas that enable Greyfriars residents to live amicably and safely and for flats, facilities and grounds to be maintained.

It's a requirement of the Greyfriars constitution for all new shareholders and tenants to sign the Common Rules, which must then be provided to Strata OCM via email to manager@greyfriars.com.au

Shareholders are responsible for ensuring that tenants or new shareholders sign the Common Rules, and that their real estate agent knows of the requirement. New shareholders and tenants are also required to attend a short orientation with a Greyfriars board member. This can be done by phone, zoom or in person.

Board members are aware of updates needed to the Common Rules in terms of a reference to the old memorandum of association and a couple other edits. We will finalise this at our June meeting and post to the website.



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Whether it's yourself or your tenant that moves in, you, the owner have 2 weeks from move in date to ensure that the Rules Document is signed and emailed to Strata OCM. Chasing this up is very time consuming so, where a signed document is not provided within the 2-week period, the owner will be charged \$200.

MAINTENANCE

There are some potholes in the driveway that are now scheduled for repair. The lock on the laundry has been replaced and the code is 1753. Please close the laundry door when you leave. The jagged concrete edge behind the laundry has been repaired.

PLEASE DON'T TOUCH THE SPRINKLERS

If you see the sprinklers not operating as they should, please let Clint at Strata OCM know and the problem will be fixed by the irrigation repairer. Importantly, please don't block the sprinkler outlets with objects such as pot plants.

HAVE YOU NOTICED THE GARDEN FURNITURE?

We've purchased a large pre-loved garden table and seating for all to enjoy. Over the coming months the board will continue to source smaller pieces to place around the grounds and hope to have the garden fully furnished by next summer.

Our aim is to acquire sturdy outdoor furniture that is of a style that fits in with the surrounds, owned by Greyfriars and available to all to use. Please refrain from placing your own garden furniture on the grounds.

RUBBISH ETIQUETTE

To avoid bins overflowing, flatten or crush rubbish before placing in bins, especially cardboard boxes and please, don't overfill bins, your neighbours will be thankful.

Note: Styrofoam and soft plastics do not belong in the recycling bins.

IS IT YOUR BIKE?

Did you lock up your bike in the bike storage room at spot no.15 and were not allocated the spot? This bike has now been removed and is in the shed. If the bike isn't claimed by 30 June, it will be and disposed of. If it's yours, please contact boardadmin@greyfriars.com.au