

# Villa Casablanca News



## Greetings Villa Casablanca community,

Welcome to the 2<sup>nd</sup> issue of our newsletter keeping owners informed about important matters related to the management and maintenance of our shared community.

### Your new Committee

The AGM was held on 1st August and with that came some changes to your Committee. We extend thanks to our outgoing Chairperson, Mark Kay, who has worked diligently over the past few years, to serve our community and ensure the smooth running and high functioning of the Committee. We are glad to say that Mark remains on the Committee, as an Ordinary member. The Chairperson elected at the AGM has recently resigned. The appointment of a new Chairperson is pending. Expressions of interest for the Chairperson's role are invited.

We welcome our new Secretary, Jim Kennedy and extend thanks to our outgoing Secretary, Peter Woolridge. Peter was an outstanding Secretary, and Jim has big shoes to fill but, with Jim's experience, motivation and community values, we know that he will do a great job.

Noel Bennett remains as our Treasurer. Noel's robust financial knowledge and experience of managing budgets and ensuring fiscal responsibility, leaves us in capable hands.

We thank outgoing Ordinary member, Peter Stuart, for all his contributions to the Committee, over the last few months.

Alison Griffiths, Kerryn Hunt, Mark Kay and Caroline Walsh remain on the Committee as Ordinary members.

The Committee sincerely thank our community for your engagement in the voting process (votes were submitted in record numbers) and the overwhelming support given to the committee.

### In this Issue:

- Your new Committee
- Community Website
- Villa Casablanca Roundabout
- Water consumption billing update
- Garden Maintenance
- Community Safety
- VC Spring Social Event
- Local GC events
- Key contacts

## Welcome to our New Neighbours

The committee would like to welcome all new residents to Villa Casablanca.

Hoping you settle nicely into your new home.

## Community Website

The Committee announced the launch of the new Villa Casablanca community website in July. Currently in development, additional content, updates and photos will continue to be added, along with back issues of the newsletter. The goal is to create a central, accessible hub for all owners and residents to find community news, important notices and useful resources.

<https://villacasablanca.com.au>

## Villa Casablanca Roundabout

It has been a too regular occurrence, that the brick walls at the entrance/exit to Villa Casablanca have been damaged by trucks using the roundabout as a turning point. The committee have alerted security to this issue, and control room staff have been instructed to advise the drivers of any trucks that enter Magnolia Drive East, that they are not to use the VC roundabout as a turn-around area.

At the request of the Committee, established gardens returned and fixed the issue of raised loose bricks left, as part works completed. The committee will continue to ensure all work completed by contractors is to a high standard.

## Water consumption billing update

The PBC have obtained quotes to engage an outside party to read, bill and take receipt of payments for water usage, for all of HIR. We approach this change with measured optimism, while recognizing the importance of proceeding with a timely solution to ensure the best outcome for residents.

The PBC views this third-party solution as the best and fastest way to resolve billing issues, which led to some units being sent very high, one-off bills for their water consumption. Supporting this direction, a motion to proceed with HIR billing by a third-party passed with a good majority at the recent PBC AGM.

The Committee will work to support this initiative, as a way of ensuring a regular and accurate billing cycle moving forward, while carefully monitoring the implementation to address any concerns that may arise.

## Garden Maintenance

Our four beautiful Canary Island date Palms are a stunning welcome as you drive into Villa Casablanca, especially at night when the trunks are softly lit. They create a magical and inviting atmosphere, that we all love.

**Health and Safety:** Maintaining these majestic palms is not a simple task. They grow very tall (up to 30m) and have large, heavy fronds at the top, that can be several metres long and weigh over 10 kg. Their care requires specially trained arborists. Incorrectly cutting or dropping them, risks injury or damage to property. Pruning and cleaning can only be done safely with professional climbing equipment or elevated platforms. Ordinary ladders won't do.

**Legal and Insurance Requirements:** Working safely at these heights requires licensed, trained professionals to meet legal and insurance standards.

**Disease Prevention:** The palm's growing point is at the very top - if it is cut or damaged, the whole tree could die. Specialist arborists know exactly how to prune, without harming this vital area.

Proper pruning also helps prevent pests and diseases that can harm our palms. Specialists use the right techniques and tools to keep the trees healthy.

While specialist care may seem complex or costly, it is essential to keep our palms healthy, safe and looking magnificent for everyone to enjoy. This is why the committee has contracted specialist arborists to regularly look after and maintain our palms.

## Community Safety

Speed limits aren't just for buggies and cars!

We love seeing our children enjoying their bikes and scooters around Villa Casablanca, however, we kindly ask parents to talk with their children about riding electric scooters at a safe speed and follow our speed limit of 10kmh.

Fast moving scooters can be hard for drivers to see, especially when cars are reversing out of their garages.

Let's keep everyone safe and happy on our VC road.

Neighbourhood Watch!

Whether you own or rent your property, you are an important part of our community. We all share the responsibility of keeping our surroundings safe, welcoming and well maintained.

We encourage everyone to stay vigilant for anything that doesn't seem quite right. This could include unwanted or suspicious visitors, damaged property, antisocial behaviour, or anything that may be unsafe.

If you notice something of concern, please contact on-site security immediately or email Stratacare so the matter can be addressed promptly.

Together we can ensure our community remains a safe and enjoyable place for all.

## Ideas for Improvements?

Please reach out to the Committee with any ideas you may have that will positively contribute towards improvements in Villa Casablanca.

## Information & Communication

Information and minutes can be located on [Stratamax Portal](#) plus the StrataCare App.

## Bin Collection Days

Green waste bins -Tuesdays  
Recycle bin- Wednesday (fortnightly)

## Upcoming VC Spring Social Event

Following on from the success of our Christmas social event, the Committee would like to welcome all owners and residents to a social gathering by the pool on Sunday 28<sup>th</sup> September at 3pm. BYO drinks (no glass in pool area please)

## Local GC Events for Spring

Swell Sculpture Festival- From 12<sup>th</sup> to 21<sup>st</sup> September

Crafted Beer Festival – 13<sup>th</sup> September

Salsa in the Park 17<sup>th</sup> Aug to 14<sup>th</sup> December

Gold Coast open House 27<sup>th</sup> & 28<sup>th</sup> September

Hope Island Marina Markets- Hope Island shopping Centre, 3<sup>rd</sup> Sunday of each month.

## Your Current Committee

Jim Kennedy-Secretary (8868)

Noel Bennett-Treasurer (8876)

Alison Griffiths-Ordinary member (8845)

Kerryn Hunt-Ordinary member (8897)

Mark Kay-Ordinary member (8866)

Caroline Walsh-Ordinary member (8898)

## Key Contacts

Security – 07 5629 8999

Stratacare – Strata Manager- Jackson Melloy  
07 3435 5363