

Villa Casablanca News



Greetings Villa Casablanca community,

Welcome to the 3rd issue of our newsletter keeping owners informed about important matters related to the management and maintenance of our shared community.

New Chairperson

The Chairperson elected at the AGM on 1st August resigned soon after, therefore, the position of Chairperson has been vacant. Expressions of interest were invited; however, no names came forward from our community.

As our committee cannot run without a Chairperson, at the recent committee meeting on 16th October, Ordinary Member, Caroline Walsh offered to fill the role and was duly elected with the support of the committee. This leaves a vacancy for Ordinary Member and expressions of interest are now invited.

Role of the Committee

Have you considered joining the committee but have been unsure of the role and responsibilities?

The committee is a group of owners elected to make decisions on behalf of the body corporate. The body corporate is legally obliged to elect a committee each year at the AGM.

Our Body Corporate is governed by the Building Units and Group Titles Act (BUGTA) A body corporate committee's primary role, under BUGTA, is to manage the body corporate's day-to-day operations, which includes administering common property, approving maintenance, setting budgets, and enforcing by-laws.

Our committee members are your neighbours; volunteers with a broad range of professional and life experience but, all with shared values of community and a commitment to working together, as a team and in the best interests of owners, to maintain a safe and enjoyable environment for all owners and residents.

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Ideas for Improvements?

Please reach out to the Committee with any ideas that would positively contribute towards improvements in Villa Casablanca.

The Committee are currently working on several ideas put forward from our community so far, including a community library; and purchase of a high table and chairs for the pool area.

Community Website

The Committee encourage all owners and residents to visit the new Villa Casablanca community website which was launched in July. Still 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>

Tenant Welcome Pack

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.

The Committee are currently working on a Welcome Pack for tenants, containing community norms and information. Together we can ensure our community remains a welcoming, safe and enjoyable place for all.

Owner's concerns re dogs being walked off leash

On reviewing an owner's concerns regarding a person, believed to reside in The Galleries, walking 2 large breed dogs off leash around common property and golf course owned land adjacent to Villa Casablanca residents' villas, the Secretary has written to The Galleries RBC to report this, and request action taken to ensure this does not recur.

As a dog lover and past owner of a German Shepherd, who wouldn't hurt a fly, I understand how some owners may not see it as an issue but, as we know dogs off leash, especially large breed dogs (in this case Rottweilers), can appear very intimidating and present a risk to others, especially children and small dogs. Additionally, it contravenes by-laws across HIR.

Community Pool

As Summer has arrived, our beautiful community pool will be busier. Pool hours are between 7am and 9pm, and we ask that you are courteous of residents that live around the pool, and that children are supervised at all times.

Letterboxes

With most communication these days being electronic, it is easy to forget that mail, including unsolicited mail, may be delivered to your letterbox. A friendly reminder to regularly check your letterbox to ensure junk mail is cleared and the letterboxes remain tidy. This area is also not the place to leave unwanted property, however kindly meant. If you wish to offer any unwanted household items to the Villa Casablanca community, please mention it to your neighbours (word travels fast) or put a note on the community notice board located in the pool area, near the BBQ.

Water consumption billing update

In September the Principal Body Corporate advised all owners of a change in the administration of water billing. Effective 1 November, Metered Energy was formally appointed on behalf of the PBC to manage the supply and billing of town water across the resort.

The Committee is aware that there has been limited communication around this new system from the PBC or Metered Energy, despite attempts from the Committee to get further information to pass on to owners. However, Metered Energy has now commenced reading our meters and have advised they will be billing owners by email, Quarterly.

All account registrations, enquiries and correspondence regarding your water usage and billing should be directed to Metered Energy. If you believe your water meter may be faulty, please also report this to Metered Energy.

1300 633 637

contact@meteredenergy.com.au

By-law Bulletin

Body Corporate By-Laws are essentially the rules and regulations that govern the control, management, administration and use or enjoyment of the lots and areas of common property contained within the registered plan of your body corporate. The by-laws are designed to ensure that the standard of your lifestyle and environment is maintained at the highest level. It is a key role of the committee to ensure by-laws are enforced. The Committee respectfully request understanding, from our community, around this.

Each issue of the Villa Casablanca News will feature a by-law to support community knowledge.

Keeping of Animals: -

We love our furry friends in Villa Casablanca, however, if you are planning to add to your family, **all** pets must have written consent from the committee prior to bringing a pet into the property. Applications include registration, photo of your pet and other requested details.

All pets must be quiet and not cause any nuisance to others. Owners must immediately clean up after their pets on common property and surrounds. There are a number of dog waste bins and bags located across Hope Island Resort.

If the animal is a cat or dog, it must wear an identification tag, clearly showing the owner's unit number, address and telephone number.

Pets are not permitted in any common areas such as the BBQ, pool or gym area, and must always be leashed or carried when entering or leaving your lot.

Application forms for pets can be downloaded from the strata care website.
<http://stratcare.com.au/client-resources/forms/pet-application/>

Information & Communication

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

Upcoming VC Christmas Party

To continue the tradition, the Committee would like to welcome all owners and residents to a social gathering by the pool on Sunday 21st December from 5 to 9pm. BYO drinks and plate to share (no glass in pool area please)

Local GC Events for Summer

Surfers Paradise Beachfront Markets-every Wed, Fri & Sat 4 to 9pm

Salsa in the Park-Southport Sun 14th December 3 to 6pm

Burleigh Swim Run Australia Day Challenge-Mon 26th Jan 6.30 to 10am

Gold Coast Open-Burleigh Heads Wed 18th to Sun 22nd Feb 6am to 8.30pm

Hope Island Marina Markets- Hope Island shopping Centre, 3rd Sunday of each month.

Your Current Committee

Caroline Walsh-Chairperson (8898)

Jim Kennedy-Secretary (8868)

Noel Bennett-Treasurer (8876)

Alison Griffiths-Ordinary member (8845)

Kerryn Hunt-Ordinary member (8897)

Mark Kay-Ordinary member (8866)

Bin Collection Days

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

Key Contacts

Security – 07 5629 8999

Stratacare – Strata Manager- Jackson Melloy
 07 3435 5363