

Fairwater Community

BREAKFAST POINT

AUTUMN NEWSLETTER

Greetings to all of our Fairwater residents as we leave our 'record summer' and move into some cooler weather. A good deal has been happening in our community and it is important that we are all informed of the issues & activity.

FAIRWATER LANDSCAPING

Over the next several weeks you will see our landscaper, Brendan and his team, working on several projects around our community. Many of you are already aware, that several of our larger trees are in a state of declining health. We now have council approval to remove them and replace them with something more suitable. The removal of five trees will commence shortly and new plantings will be in place within weeks after removal. We are removing only the most compromised trees - two large Lilipillies (which are too close to the building), two 'mop tops' (adjacent to the community room) and the Robinia at the end of the swimming pool. On this occasion, we've selected a deciduous, Trident Maple, to replace three of the five trees that are being removed. However following consultation with residents attending our January meeting, mop tops will remain a feature of our gardens longer term, due to their formal appearance and their ability to provide privacy for our homes. I'm sure you'll all understand that the new trees will be small compared with the current trees and will of course need time to reach a mature stage. Other garden rejuvenation initiatives are also in the pipeline, and will be ready for us all to enjoy within the coming months.

COMMUNITY SWIMMING POOL

The Fairwater Swimming Pool has been registered with Canada Bay Council in accordance with the recently released pool safety legislation. We continue to work with Council to secure pool certification prior to the 29th of April deadline ensuring we are adhering to best practice for pool safety while ensuring compliance to the new code. You will notice some work in and around the pool area over coming weeks to ensure compliance with the new regulations. The pool is heated at the moment for your enjoyment but just a reminder to that all children need to be supervised and that the pool gates are locked when leaving the pool area if you are the last to leave. Following the swimming season, the pool lights will be replaced under warranty to be ready for the new season.

TRAFFIC MANAGEMENT

We are pleased to report that following our recent request for residents to refrain from parking in the visitor's car spaces & in Fairwater Close, that there has been a real improvement. Thanks to all who have shown consideration for this request. There has also been a marked reduction in speeding and driving in the wrong direction in Fairwater Close.

We are working with the other Breakfast Point Communities and local council to have a full review of the Breakfast Point traffic signs with a view to having them all standardised & compliant. When this is completed, the Breakfast Point area will continue to be monitored by the local Police Command to make sure that the rules of the road & parking requirements are adhered to.

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NEW RESIDENTS

Recently we have welcomed some new residents into the town homes and the strata. These residents are most welcome & can visit our community website & become aware of how the community operates & the relevant contact information. We invite not only the new residents but also our existing households to keep in mind our community website www.breakfastpoint.nsw.au which has information on a variety of relevant topics including community room bookings, Architectural & Landscape Standards, contact information & other useful information.

COMMUNITY FINANCES

An update on our community finances was presented at our recent executive committee meeting earlier this month which revealed a very satisfactory position given the current amount of work being carried out on the gardens and the pool. These costs are all covered from the community funds which have adequate reserves to cover any foreseeable expenditure.

RESIDENT INPUT ALWAYS WELCOME

Your executive committee is always looking for input from owners and residents on how we can improve the look and features of Fairwater Community. If you have an idea or see something that needs repair or replacement we really appreciate hearing from you. Comments can be directed to Committee Secretary Dan Lewinton at dlewinto@gmail.com.