

*Fairwater Community*  
**BREAKFAST POINT**

**SEPTEMBER 2015**  
**SPRING NEWSLETTER**

Spring has sprung and here in Fairwater and a lot is happening in our community to see in the warmer weather - some good and some sad with the imminent departure of two of our first residents and great community contributors John and Carolyn Clarke – more on that later.

**CHANGES TO OUR ARCHITECTURAL & LANDSCAPE STANDARDS**

At our recent AGM, changes were proposed and passed to our Architectural and Landscape Standards. Full details of the changes are being uploaded can be viewed on our community website [www.breakfastpoint.nsw.au](http://www.breakfastpoint.nsw.au) from next week. The main changes relate to the height and maintenance of plantings on lot owners property, new provisions on design guidelines for privacy screens, awnings and blinds for the strata scheme and conditions required for the undertaking of work on lot owners property and the required indemnities to the community for the work.

**PROTOCOL FOR APPLYING FOR BUILDING AND LANDSCAPE MODIFICATIONS**

A new protocol for all building and landscape modifications is now in place with all applications to be directed to our Strata Manager “Change Strata Management”. Details of the application requirements are being uploaded and can be viewed on our website from next week.

**POSITIONS VACANT**

As a consequence of the impending departure of Committee member John Clarke we are looking to fill some positions that John has been managing on his own for many years. Firstly we will be looking for one new member to join the Fairwater Executive Committee to retain our number of five on the board. Nominations can only be considered from Torrens Title home lot owners as the strata have a representative on the executive committee in Rod Breeze. Nominations for this position are to be directed to Secretary Dan Lewinton at [dlewinto@gmail.com](mailto:dlewinto@gmail.com) or delivered to the mailbox at 26 Breakfast Point Boulevard. The closing date for nominations is Tuesday 22<sup>nd</sup> September. Secondly we will be asking for nominees to become involved in different areas of community supervision including community room bookings & cleanliness, swimming pool oversight, community gardens and so on. We will be “advertising” these positions over the next few weeks & are hopeful that we get some input from residents. The alternative is that we engage a strata manager on a fulltime basis which will raise community levies which we hope to avoid. The first priority however is to fill the void on the Executive Committee.

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**UPGRADES PROPOSED FOR OUR COMMUNITY INFRASTRUCTURE**

Final submissions and costings are to be provided to the Executive Committee for a raft of capital works improvements in our community. The proposals include a shade structure for the pool area, an upgraded BBQ, new community room and pool area furniture, community room repainting and general upgrading of the community room appearance. Subject to final approval and due process we expect that the commencement of works will occur over coming months in time for Summer.

**COMMUNITY WEBSITE**

Our community website has been upgraded and is an ongoing work in progress. We are looking to engage the email capability of the site so that residents can communicate directly with the Exec Committee with any issues needing attention or suggestions - Please take a look at the site at [www.breakfastpoint.nsw.au](http://www.breakfastpoint.nsw.au).

**PARKING IN RESTRICTED AREAS**

There have been recent & ongoing instances of residents parking in the limited strata visitor parking areas. This is inconsiderate and denies genuine visitors to the strata their allocated parking. We ask that residents desist from parking in these areas.

**GARDENS UPDATE**

A recent in depth review of the condition and needs for our community gardens took place in late August with our gardening contractor. A host of changes and new work are proposed and we have received quotes for the first series of improvements which have been approved. Work will soon commence on these improvements which will be completed in time for the Summer months. We currently expanding our gardening sub-committee to better manage our community gardens and improve the look of our precinct.

**JOHN CLARKE'S FAREWELL**

As mentioned, in early October we will be losing John & Carolyn Clarke to Fairwater following their move up the road to a residence in the main community. John's contribution to Fairwater has been incredible over the past 13 years or so & his "management & supervision" of our interests has been of great benefit. We propose to farewell John & Carolyn at an extended Friday Drinks with refreshments on Friday 2<sup>nd</sup> October in the community room at 7pm. This will be a great opportunity to thank John & Carolyn and wish them well in their new adventure.

**FAIRWATER EXECUTIVE COMMITTEE**