



## *Settlers Green Winter Newsletter*

Since the last Newsletter the Committee, and in particular our Maintenance Committee, has been busy planning and organising two major projects, the restoration of the entrance driveway into Settlers Green and the replacement of the north and south facing fences of the tennis courts.

There is quite a deal of lead time for projects that the Committee decides on given at least three quotes are organised and then discussion regarding the quotes and the scope of work included. Quotes were sought from companies with expertise regarding the renewal of fencing on the tennis courts. As many people have found, it can be quite difficult to secure individuals or companies to come and provide advice and quotes for work. All Hills Fencing was chosen and completed the work at the beginning of August. New wire fencing was erected on the south and north fences, as well, supports were erected to strengthen the fences.

The entrance driveway to Settlers Green deteriorated over the last few years and several residents had raised concerns about its state. Given that this is the feeder road into the estate, the Committee sought a series of quotes around the options of concrete or pavers. The Committee then examined the quotes, and a presentation was put together for residents with the three options available. There was some inconvenience while the work was carried out because for short periods of time residents were reduced to one lane. However, the completed work and the improved state of the driveway, both visually and in terms of driving over a smooth surface, has been worth the short period of inconvenience.

Rather than calling an EGM for residents to decide on whether they agreed with the expenditure to undertake the replacement of the entrance driveway, it was decided to try a different approach whereby residents were emailed the presentation or in some cases residents received a hard copy from Lamb and Walters. The presentation included the recommendations from the Committee and the cost. The decision to have a postal vote of residents and owners was linked to the presentation. The Committee thought that rather than holding an EGM, it would be worth trying a new approach to seeking the approval of owners for the expenditure to cover the new entrance and the preferred option. Although there were some teething issues with the voting process, we had 44 residents respond with 40 residents in favour and 4 not in favour; 26 residents did not respond. The overall feedback from residents was favourable, with many finding it effective and easy to participate in rather than attending an EGM. The Committee has gained insight into how to improve this process if it is used in the future. The work for both projects was completed by early August.

Additionally, electrical work was undertaken in relation to the pool and spa controls, with new push button switches for the spa and blower now located on the end of the pump-house lattice work, near the BBQ. These have replaced the previous controls inside the Clubhouse opposite the Men's Toilet. Pool pump timers now use a Real Time Clock, which will avoid unnecessary pump operation during peak power rate times – hopefully saving some \$\$\$!

### **Working Bee**

Our Working Bee held in late July was successful in completing work in the gardens and around the Clubhouse and surrounds. There was pleasing support from residents, and it was a great way for newer residents to meet and become acquainted. We were able to spread 5 cubic meters of mulch around the eastern gardens and this will both reduce the need to weed, but the mulch will break down over time and nourish the soil. Also, mulch will assist in reducing the loss of water over the summer months.



If you are interested in volunteering to work in the gardens, please contact the Committee via [settlerscommittee@gmail.com](mailto:settlerscommittee@gmail.com). A few hours a week or month will help us to maintain the gardens to the standard that we expect. If anyone would like to take responsibility for one small garden bed, to keep it weeded, it would be a good way to assist the Gardening Committee to keep the gardens to a high standard. This may only involve an hour or so each month, but the person responsible would be able to garden at a time that suits them. The gardens are integral to the community as they provide a place for children to play and residents to gather and socialise.

### **Reminders**

When using the Clubhouse for a function with a booking or casually, residents are reminded that they are expected to clean up after the completion of their function. If the dishwasher is used, please empty it the next day and return crockery and cutlery to the relevant drawers. Ensure that benches have been wiped clean, that if you have cooked the stove and wall tiles are cleaned, that floors are swept, and furniture returned to its original layout. Also ensure that any items brought by those using the Clubhouse are removed and that the fridge is left clean and personal goods are removed. Ensure that when you depart, the doors are locked and that the alarm has been turned on. Your assistance in this regard will assist the next person/group who has booked the Clubhouse. If you need further clarification, please do not hesitate to reach out to the Committee.

**Use of the Clubhouse** requires booking to ensure that there are not different groups wanting to access the Clubhouse at the same time. It also enables the Committee to monitor its use in the event of any unexpected damage. If a booking is made then is no longer required, please cancel to enable others to book the Clubhouse. Those who book the Clubhouse are expected to ensure that they undertake the cleaning regime as set out in the Guide located in the Clubhouse. Bookings for the Clubhouse and Tennis Courts are now made electronically using SKEDDA using the following: <https://app.skedda.com/account/login>

### **Parking**

As is the case from time to time it's important to again gently remind residents to ensure that they are not parking on the side of the roads which has the potential to cause traffic and pedestrian issues, particularly in areas such as Roses Run and Webb's Terrace. We would ask residents to please consider their neighbours and, also, the safety of children and residents.

It has been pleasing for the committee to see people utilizing the car park behind the Westleigh tennis courts for larger events which we would continue to encourage, and consideration given by residents around the use of the visitors' parking areas.

### **Social Committee**

Finally, a reminder that on the 2<sup>nd</sup> Friday of the month residents are invited to come along to a BBQ at the Clubhouse from 6.30pm. All you need to do is bring along your meat and either a salad or dessert to share. It is a wonderful opportunity to connect with other residents and enjoy our facilities.