

# AUTUMN 2025 UPDATE

Dear Residents,

A warm welcome to our new residents! To everyone else – welcome to Autumn and hopefully some cooler weather and some much-needed rain. If you have a question – ask the BM team or find the answer to many of your questions on our website: [www.reservegrandstand.com.au](http://www.reservegrandstand.com.au). Please email us for your login password. If you are part of the medical fraternity, please check the **SOCIAL** paragraph and check in with Eulalie.

## **APARTMENT LIVING AND CLOSE NEIGHBOURS**

We appreciate that the below is repetitive but new residents may not have lived in an apartment before, and established residents may have become immune to our specific house rules that assist a harmonious complex. Below are issues that are reported to us by unhappy neighbours:

- Please do not sweep water and debris off your balcony on to a resident's balcony/courtyard below; we know accidents can happen but please be careful.
- Our by-laws **prohibit washing** on balconies – Strata will breach offenders.
- Late night balcony noise – move the conversation inside after 9pm. Your neighbours above and below do not want to hear you or your music.
- Noise in general - your neighbours above, below and sideways do NOT want to hear your star jumps and weights being dropped at 3.30am - or indeed at any time.
- Mail for past residents should be left on top of the mail room shelf or the foyer desk; not placed in the bin. Thank you very much to those kind residents who already do this!

## **VISITOR CAR BAYS**

- If you have more cars than car bays you must see us about a solution! We have two bays for rent. To avoid a fine please liaise with us and do not ignore the visitor bay parking restrictions.
- It is not fair or acceptable to utilise the visitor bays as your private parking space.
- Do not park in the HIGH BAYS or EV charging stations unless you fit the criteria.
- AND please obey the **10km speed limit** in the basement car parks.

## **OVAL USE**

- The Claremont Tigers have their **first WAFL home game** at Revo Stadium on Saturday 12<sup>th</sup> April. (football all day 9am – 5pm followed by the WAFLW).
- A reminder to all that you must not enter the oval when training is in progress, and you must pick up after your dog. If you see any dog issues, call the Ranger on 9285 4300.

### **WORKS IN PROGRESS**

- Inaccessible window cleaning continues for the whole complex.
- Footpath reinstatement oval side near Tiger Way – works by the Town, between 9<sup>th</sup> and 11<sup>th</sup> April.
- Servicing of all the auto sliding doors has been booked for this month.
- Town of Claremont gardening – their team will be replacing the “gaps” with new plants when it is cooler. (including a new hedge outside 6 Graylands Rd). We have a new internal gardening team commencing next week, run by Broderick of Three Steps Landscaping.
- B1 and B2 garage roller doors will be serviced on Monday 7<sup>th</sup> April.

### **SOCIAL**

- Residents Eulalie and Holly would like to invite all Allied Health, Medical, Midwifery, Nursing staff to a monthly social at Claremont Hotel. If you are interested in being in the WhatsApp Group, send a text to Eulalie 0427 699 475.
- The Tiger Bar at the Claremont Football Club is open from 4pm every Thursday. You do not have to be a member of the club to roll up for a beverage – also dinner is available from 5pm.
- The Rooftop Terrace (Level 6 Reserve building) is reserved every Friday from 5pm – 7pm for ALL residents. Come along for fellowship and friendship. BYO drinks and nibbles.

**Whilst we still have your attention can we please remind all newbies – we do **not** have master keys to your apartment. If you lock yourself out, you can call your Property Manager or if it is after hours, a locksmith. OR lock boxes are available in both mail rooms for your spare key and fob. Email [admin@reservegrandstand.com.au](mailto:admin@reservegrandstand.com.au) for an application form.**

The one-off cost is \$65 and is much cheaper than calling out a locksmith on a Sunday!

**And importantly:**

If you wish to **order any devices** (fobs, front door keys or garage remotes) tenants must **order** through their Property Managers, owners via BStrata – email [admin@bstratawa.com.au](mailto:admin@bstratawa.com.au)

If you have questions about any of the above items, please contact us:

[admin@reservegrandstand.com.au](mailto:admin@reservegrandstand.com.au)

A reminder - please visit the website for helpful information (see FAQs) about Reserve Grandstand: [www.reservegrandstand.com.au](http://www.reservegrandstand.com.au) (email Wendy-Ann for a login if required)

*Wendy-Ann & Shannon*

**Building Management**