



# WINTER 2025 UPDATE



Welcome to Winter (finally you can pull out the puffer jacket) and a very warm welcome to our new residents. We have recent arrivals from England, Ireland, China and Kazakhstan. A veritable melting pot!

**Firstly, the lovely Elma Koster will be working at the front desk on Wednesday mornings 8am – 12pm; please make her feel welcome. Her contact will be the work mobile 0403 783 897.**

In this edition we cover:

**Smoking Rules**

**Car Bays**

**Deliveries**

**Lockboxes**

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**Bin Rooms**

**Social**

## **FOR THE HEALTH & COMFORT OF ALL – SMOKING RULES!**

- We have received reports of **smoke drift** affecting residents, causing health issues and discomfort. If you choose to smoke you must close your doors and windows or go outside the property; you must NOT smoke on your balconies.
- Another type of smoke drift has been detected in Tiger Way; in accordance with Schedule 2 B-law 6, the use of drugs is not permitted on the property, and any reports are taken seriously & actioned.
- Lastly – time to give up!

## **CAR BAYS**

- If you have a **spare car bay for rent**, please let us know; we have a waitlist. This does not mean you can park in a visitor bay and rent your official car bay to someone else (yes, this has happened).
- You must keep your car bay **free of sundry items**; Strata has emailed a warning so take heed.
- Please clean up oil leaks/spills immediately; it is your responsibility to keep the bay clean.

## **DELIVERIES**

- An increasing number of parcels for Tiger Way are ending up in the main 8 Graylands Rd mail room. Please issue detailed instructions for your deliveries & ensure you have a backup plan if you cannot be home to accept a delivery. We are here to assist but the BM team are not a full-time delivery service.
- If you need a one-off code for a delivery, ask us, and we will issue a code for the mailroom keypad.

## **LOCKBOXES**

- 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 cost is only \$65 (one-off) and is much cheaper than calling out a locksmith on a Sunday.

## **WORKS IN PROGRESS**

- The conversion from manual to auto door for the SW oval door near our office has been approved. Rubek has scheduled the installation for Friday, June 20<sup>th</sup>.
- Common area **carpet cleaning** and granite tile cleaning is being programmed for June/July.
- The Town of Claremont is yet to advise the next **bulk verge pickup date** but is likely to be the first week in August. We will advertise the date as soon as we can.
- **All balcony sunscreens oval side** will be inspected from June 23<sup>rd</sup> – June 26<sup>th</sup> by Swan Façade. Please be aware of your privacy as the abseiling lads will be outside your windows.
- Our wonderful new gardener is pruning hard! The plants in the **internal Reserve garden** have not been pruned for many months, so they are being given a decent haircut to improve growth in the Spring.

## **BIN ROOMS**

This heading makes us break out in hives...most of our residents know how to dispose of their rubbish without causing a BIN CHUTE blockage and/or causing Wendy-Ann and Shannon to wish they had worn hazmat suits to work. Basically:

- **NO dirty food containers or mouldy food or POLYSTYRENE in yellow bins** please; only rinsed recyclables.
- Only small, bagged kitchen rubbish down the chute; please no clothes & shoes!
- **No dumping of your cardboard boxes ANYWHERE** except the blue bins in the visitor car park.

## **SOCIAL**

- The Claremont Oval Village (People) have secured a **studio space at the Showground**; please see the flyer in your mail rooms if you are a budding artist or craftsperson. There will be weekly group painting sessions and other classes available.
- The new owners of **EIGHT** (at the old Mary St Bakery site opposite the IGA) have offered a limited time discount to our residents; please see the lift flyer and visit the café by day and Burger Bar by night.
- 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 or wish to be put in touch with these lovely ladies see Wendy-Ann.
- 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 meet friends for a drink – also dinner is available from 5pm.

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