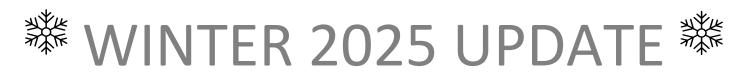


8 Graylands Road CLAREMONT WA 6010 Admin Office P: 0403 783 897 E: admin@reservegrandstand.com.au W: www.reservegrandstand.com.au



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 Works in Progress

Deliveries Bin Rooms

Lockboxes Social

FOR THE HEALTH & COMORT OF ALL – SMOKING RULES!

Car Bays

- 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 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 20th.
- 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 23rd June 26th 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

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

Wendy-Ann & Shannon Building Management