

RESERVE GRANDSTAND RESIDENT NEWSLETTER – December 2020

THIS NEWSLETTER IS AVAILABLE ON THE WEBSITE FOR FUTURE REFERENCE

Welcome!

We take this opportunity to welcome new residents to the Reserve Grandstand Apartments. It is pleasing to see that we are nearly at full occupancy and while apartment living is enjoyable, it is important to remember that we live in close proximity to our neighbours and share many common facilities so our activities and behaviours can affect other residents. We hope some of the helpful information here will be of benefit to all residents.

Dogs

The apartments are pet friendly and we welcome people having pets subject to Strata approval. If your dog is prone to barking or whining, especially if you are out, please do not leave it on the balcony. Dogs must be licensed with the Town of Claremont, be 16kg or under, and you must have approval from the Strata Manager (B Strata).

Christmas Decorations

Residents are welcome to place Christmas wreaths on their doors and other decorations, such as lights on balconies during the festive season. It would be great to see balconies and courtyards brightly decorated.

Speeding

Speeding in the carpark is extremely dangerous, especially near lifts and near children and elderly residents. Our CCTV shows many drivers speeding on the straights. Please keep your speed below 15km/h and obey traffic signs.

Rooftop Terrace

The Rooftop Terrace is for the enjoyment of all residents. Use of the facility requires a booking, which can be done online on the Reserve Grandstand website at www.reservegrandstand.com.au Rules regarding the use of the facility can also be found there. You must leave it clean and tidy. If it requires professional cleaning, the resident who made the booking will be billed the cost. Currently the Fire Pit is not in use – please do not remove the cover.

Parking Bays

Every parking bay in the B1 and B2 parking areas has an owner. You should only park in your allocated bay(s). Do not use other bays without approval of the bay owner. Please be aware if you have a spare bay you can lease it to another resident ONLY. Residents should **not** park in Visitors bays or Permit Only bays. Visitors bays are for use by short term visitors only, in accordance with the building development planning approval. Two bays are reserved strictly for electric vehicles only and managed by a 3rd party provider – please **do not** park in electric car bays

Garbage Rooms

To avoid blocking garbage chutes, do not force over-sized items into the chute. Big items need to be taken to the bin area Level B1, adjacent to the car park. Please do not leave cardboard boxes or packaging in the garbage chute rooms – it's your responsibility to dispose of this. Cardboard should be flattened and placed into the recycling bins located on your level, or in the 'cardboard only' skip bins in the bin storage area on Level B1. Please read the waste disposal instructions above each chute and on the Yellow bin carefully. Take care not to mix waste with recycling.

Covid-19 Update

We would like to thank all residents for the incredible way everyone has cooperated in dealing with the Covid threat. While the State is opening up, the threat remains. Please remain vigilant and use the hand sanitisers located throughout the building. Overseas and Interstate visitors returning to their apartment must follow State regulations regarding isolation/quarantine. Any breaches of quarantine will be reported to health authorities.

Moving In or Moving Out

Login to the Reserve Grandstand website and click on the 'book a move-in or move-out time' icon. Our moving Managers supervise all moves and install protective covers in the lifts. Do not use the lift for moving furniture without approval or lift covers in place. NEVER force or hold lift doors open.

Claremont Oval

Residents must **not** use the oval to walk across or for dog exercise when Claremont Football Club is training or playing due to the danger of being hit by a ball or run down by fit fast players. The oval is leased to and maintained by and at the cost of the club- when not in use its **public open space**. Please avoid walking through playing groups or taking

children onto the oval when play is in place. Please close the gates when going to or from the oval. Please pick up dog excrement and place in the bins provided. Thank You.

Smoking & Cigarette Butts

You can smoke inside your apartment or 20 metres away from the building and common property but NOT on walkways, footpaths or the oval. Please do not smoke on balconies and please don't throw butts off balconies – it's not nice for people on lower levels to find your butts. Thank you for your cooperation.

Repairs & Maintenance

Whether you are an owner or renting, it is important you report any damage or maintenance needed in your apartment to Building Management (if you are an owner) or your Property Manager (if you are a renter). If you see any damage in common areas such as walkways, lifts and carparks, please email Building Management (buildingmanager@reservegrandstand.com.au). We aim to keep the building in tip-top condition for the benefit of all residents so your cooperation and assistance is most welcome.

Mail & Packages

If you are expecting a package to be delivered and you have not received notification from the postal or courier company, please check the mailroom on Graylands Road as it may have been placed inside the mail room for secure keeping (as opposed to the lobby floor).

Keys, Remotes & Fobs

Immediately report to B Strata any lost or stolen keys, remotes or fobs. If you lock yourself out of your apartment, please contact a locksmith as we do not hold a master key to your front door. The building locksmith is **Parker Black 9244 7644**, or contact a locksmith of your choice such as **Bullant Security 9486 4848** or **Locksmiths Perth 6244 6351**.

Secure Your Bicycles

There have been no reported bike thefts since the new bike storage cage located in the visitor parking area on B1 was installed. We urge you to use the secure bike storage cage or other bike storage facilities in B2 if you are concerned about the safe keeping of your bike. If you choose to lock your bike elsewhere in the 'more' public areas (even in your locked storage cage) please understand there is a risk of theft or damage involved in doing so.

Beware of Thieves

Our security patrols and network of CCTV cameras have reduced the risk of break-ins and theft. However, let's not make it easy for thieves. Please lock cars and remove swipe fobs and remote controls, lock bikes using a D Loop lock (chains are useless). If you have a cage, use a high-quality padlock on the gate and avoid leaving valuable electronic equipment in cages as these items attract thieves. Set up your cage with heavy shelves or sheets on the visible side against the wire fence so thieves find it hard to cut and push out of the way. Cover valuables like bikes and TVs so they can't be seen. Check that your household insurance cover includes good stored in the cage.

Building Security

Residents should be vigilant to make sure the heavy glass entry doors close securely behind them when entering or leaving the building. Be on the lookout for suspicious activity in car parks and around the entrances. Do not get involved in arguments with strangers or risk your personal safety. Please don't let anyone into the building under any circumstance. If you see people acting suspiciously, call the police on 131 444 and report the issue, no matter how trivial. Place a post on Facebook and report to Building Management or call **Natale Security 1300 628 253**

Building Management Office

Kym has commenced working in an Administrative role for the Strata Company, to assist the Council of Owners with building management and resident issues. Kym will be in the office in the 8 Graylands Rd foyer on Tuesdays and Thursdays and other times as required and can assist with residents' questions on most building related issues. However, our new website is the best place to refer to on most occasions. The direct line to the office is **6223 0300** and the Admin email is buildingadmin@reservegrandstand.com.au

***On behalf of the Council of Owners - David, Matt, John, David & David
we wish you a very Merry Christmas and a Happy New Year.***

Information For Residents_Final Dec 2020