

## RESERVE GRANDSTAND RESIDENT UPDATE – JUNE 2021

Welcome to Winter and welcome to our new residents who have moved into the Reserve Grandstand complex this past month. We hope you enjoy the surrounds of Claremont on the Park and the many facilities available for recreation and dining.

Please check the website ([www.reservegrandstand.com.au](http://www.reservegrandstand.com.au)) regularly for updates on happenings around the complex and “need to know” information. We no longer place announcements on Facebook.

### 1. **GENERAL WORKS – WINDOW CLEANING FROM MON 21 & TRAFFIC STRIP DIVIDERS WED 23**

Blue Sky will commence the overdue cleaning of all the **inaccessible windows on Monday June 21<sup>st</sup>**. The procedure will take approximately a week and a half. Please ensure your balcony doors are locked and be aware that there will be activity around your complex windows.

Featherstone will be installing **traffic strip dividers in the main entrance and car parks from 0900 on Wednesday 23<sup>rd</sup>**. Please take extra care when entering or exiting – delays may be experienced – please be patient and follow traffic controller’s directions.

### 2. **LET’S TALK PARKING & CAR BAYS**

Now that our complex is at capacity we seriously need to address the **Visitor Parking** rules. Many residents have expressed their concerns that there is nowhere for genuine visitors to park. Residents with two cars, but only one allocated car bay, are parking regularly in the Visitor Parking bays. If you are guilty of this please assist your fellow residents with abiding by the rules. Visitor Bays are for just that! Short term or overnight parking when you have guests visiting your apartment.

If you have a **spare car bay** and wish to lease it, please email [admin@reservegrandstand.com.au](mailto:admin@reservegrandstand.com.au). We have several residents who are interested.

**Permit Parking Bays** are allocated only for those who have applied and been approved by the Council of Owners for a Permit eg: carers, contractors, special needs etc. Please do not park in bay marked PERMIT only. CCTV monitors the car park at all times and breach notices issued to serial offenders with a \$65 fine.

### 3. **SHOUT OUT FOR FIRE WARDENS & DEFIB OPERATORS**

The Council of Owners are seeking volunteers from the Grandstand and Reserve to volunteer as fire wardens for each building. Also, if you are medically trained (or not) and wish to be trained in the use of the defibrillators in each building please email [admin@reservegrandstand.com.au](mailto:admin@reservegrandstand.com.au). We will organise training for fire wardens and defib operators, so that in the event of an emergency you and your neighbours know who to call upon for guidance, whilst waiting for emergency services to arrive.

### 4. **GARBAGE ROOMS - BLUE SUEZ BINS**

A big thank you to those residents who are doing the right thing and not placing cardboard boxes in their garbage rooms. This has meant that office personnel have had to do less cutting up and flattening of boxes. However, we still find that big boxes (TV & furniture boxes with polystyrene inside) left in the **Blue Suez bin area in B1**. Please remove plastic and polystyrene before flattening these boxes and place them into the Blue Suez bins. **Do not put household rubbish in these bins please.**

Please be careful to put **ONLY** recyclable material into the yellow topped bins **NOT FOOD** or left-over food containers from take away meals – these items need to go into the rubbish chute. Thin plastic wrappers and coffee cups are **NOT** recyclable – bin chute please. The **Bin Storage area at B1** has been cleared of all unwanted household items that had been dumped. Please do not leave unwanted household items in this area. We will let residents know when we have notice from the **Town of Claremont regarding the verge pick up schedule** (due out in July).

## 5. **FOR NEW (& RECENT!) RESIDENTS**

New residents are often confused by the multiple addresses for Grandstand & Reserve so here is a simple explanation:

**Grandstand** - also known as **Building A or Building G** has a main address at 8 Graylands Rd, or for apartments on the north side, the address is 1 Kyle Way. Your address is your apartment number and either 8 Graylands Rd or 1 Kyle Way. For example, 101/8 Graylands Rd or 105/1 Kyle Way.

**Reserve** has two entries and two addresses - 6 Graylands Road and 2 Tiger Way. Reserve is also known as **Building B or Building R**. Each Building has its own mail room (at 8 Graylands and 2 Tiger entrances)

**CAR BAYS** are marked either with a G or an R then the apartment number - be sure to park only in your marked bay(s).

## 6. **DELIVERIES**

When ordering Uber/OLA or for deliveries of any kind, it is very important to quote the correct STREET address not your apartment number. Delivery people often cannot find the building if they input the apartment number with the street number eg: 708/1 Kyle Way – the GPS needs the street address to find the location.

NOTE: Delivery drivers are NOT permitted to enter the building so be sure **not** to unlock the front door - use the intercom to tell the deliverer that you are on your way down to meet them.

**To grant access for visitors**, firstly check they are genuine and then press the UNLOCK Key. Please note that this will give access to the lift to your floor only.

## 7. **OFFICE HOURS & CONTACTS**

As mentioned in our May newsletter, **Colin Grimshaw** has been appointed as the complex Building Manager. Please note Colin has limited hours at the complex so it is best to contact Wendy-Ann during office hours (9am – 1pm Monday to Thursday) on 6223 0300 or email [admin@reservegrandstand.com.au](mailto:admin@reservegrandstand.com.au) for any urgent issues. If there is a genuine emergency outside these hours (burst water pipe or fire sprinkler, lift breakdown or garage roller door not working etc) please call BStrata on 9382 7700 (9-5) or 1300 722 445 after hours. For more information visit the FAQ section of the website.

## 8. **INSTALLATION OF LOCK BOXES**

Talking about emergencies!! We know too many of you have locked yourselves out over the last few months with no access to a spare key and it's an expensive mistake that keeps the locksmiths been busy! If this happens please see the web site for Locksmith suggestions or call a locksmith of your choice as WE DO NOT HOLD SPARE APARTMENT KEYS.

However, we are engaging a contractor to install lock boxes in both mail rooms and details for access to a lock box is in the pipeline. If this interests you, please register your interest by emailing Wendy-Ann - [admin@reservegrandstand.com.au](mailto:admin@reservegrandstand.com.au) with the Subject LOCK BOX REGISTRATION. We envisage the cost to be approximately \$60 per lock box – cheap peace of mind.

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As always if you need assistance, especially regarding any of the above issues, please email the office on [admin@reservegrandstand.com.au](mailto:admin@reservegrandstand.com.au)

Kind regards

**The Council of Owners**

**Reserve & Grandstand Apartments SP 69798**