

## **RESERVE GRANDSTAND RESIDENT UPDATE – March 24th 2021**

### **Introduction**

Welcome to Wendy-Ann who commenced last week in an Administrative role for the Strata Company. She will assist the Council of Owners with building management and resident issues and hopes to meet many of you over the coming weeks. Please call into the Building Manager's office to say hello Monday – Thursday between 9am and 1pm.

### **HOUSEKEEPING – for those new to the building and those who are old hands....**

## **WE NEED TO TALK ABOUT RUBBISH DISPOSAL & RECYCLING**

YOUR COUNCIL OF OWNERS ARE MAKING A CONCERTED EFFORT TO IMPROVE THESE KEY OPERATIONS IN OUR APARTMENT BUILDINGS. WITH BOTH THE RESERVE AND GRANDSTAND NOW ALMOST FULLY OCCUPIED, IT IS IMPORTANT THAT ALL RESIDENTS ARE CAREFUL WITH THE WAY THEY USE THE GARBAGE ROOMS WHICH ARE CONVENIENTLY LOCATED AT EACH END OF EACH FLOOR LEVEL.

**THE RULES ARE RELATIVELY SIMPLE AND, IF FOLLOWED, WILL MAKE LIFE EASIER FOR OUR CLEANERS AND YOUR FELLOW RESIDENTS AND YOURSELF.**

### **PLEASE READ THE SIGNAGE ON THE WALLS OF THE GARBAGE ROOMS**

1) All general rubbish put down the chutes **must** be in bags, tied securely.

Please, no liquids or **bulky items which could cause a blockage** and disrupt the collection & disposal process at the bottom of the chute.

2) Items which you would usually put out for a council bulk waste collection should be retained in storage until you are advised that one of these is about to be held by Claremont Council.

3) The following **are** to be placed in recycling bins

- a) newspapers (unshredded).
- b) CLEAN, empty plastic bottles & containers (milk, water, soft drink - no lids).
- c) aluminium and steel cans.
- d) CLEAN, empty glass bottles & jars (whole and broken – no lids).
- e) CLEAN cardboard, cartons and cardboard boxes – **BOXES MUST BE FLATTENED**

**(BULK CARDBOARD AND LARGE CARDBOARD BOXES FLATTENED SHOULD BE TAKEN DOWN TO LEVEL B1 AND PUT IN THE LARGE BLUE BINS IN THE RUBBISH AREA)**

4) the following **are not** to be placed in the recycling bins

- a) plastic bags or other 'soft' plastic wrapping.
- b) food scraps or general rubbish
- c) polystyrene packaging or food containers
- d) paper except newspaper.
- e) cardboard takeaway containers contaminated by food.

**PLEASE HELP WITH THE EFFICIENT DISPOSAL OF RUBBISH & RECYCLING IN OUR COMPLEX**

### Mail Rooms

If you come across mail that is incorrectly delivered to your mailbox please bring it to the office and Wendy-Ann will redirect it as required. She will keep tabs on parcels left in the mail rooms and advise residents accordingly.

### Claremont Oval

FOOTY is back! The WAFL fixtures commence Friday April 2, however Claremont's first home game is not until Saturday April 10<sup>th</sup> against South Fremantle. Training has commenced in earnest for all the squads so 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. As exciting as the latter sounds it could end badly for all concerned. All gates to the oval are locked for WAFL games so residents will not have access to Foodies IGA and the arcade from the oval. Please use the walkway with access from the Grandstand lobby. The oval is leased to and maintained by and at the cost of the club - when not in use it is **public open space. It is essential that you pick up dog excrement and place in the bins provided and please close the gates when going to or from the oval.**

### 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](mailto: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.

### 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 **SAS Locksmiths 9520 8591** or **Locksmiths Perth 6244 6351**.

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**.

### 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.

### Lastly – but not least: Parking!

Thanks to all for their patience during the Caravan and Camping Show. Just a timely reminder ONLY park in your allocated bay(s). Visitor bays are for short term visitors only and Permit Only bays must have an approved permit on the dashboard of their car. (approved by the Council of Owners). Please let Wendy-Ann know or leave a note on the notice board if you have a **SPARE car bay for lease** (for other residents only).

Please refer to our comprehensive website ( [reservegrandstand.com.au](http://reservegrandstand.com.au)) for more information.

**A reminder that the AGM ( owners only) will be held at the Claremont Football Club this Thursday 25<sup>th</sup> at 4pm.**

Kind regards

The Council of Owners – David, Steve & John