

VIRTUOSO NEWS

Greetings fellow Virtuoso Residents and best wishes for the new year!

Communications

This is the first of a series of regular newsletters from the Body Corporate Committee. Its purpose is as an official communication channel between the Committee and Lot Owners/residents. This newsletter will be posted in each lift and circulated by email to owners who have provided their details to Civium.

A generic email address has been established for residents to communicate directly to the Committee:
virtuoso-bcc@googlegroups.com

The Virtuoso Facebook page is a great site for social/local communications, and we encourage its continued use for those purposes.

Body Corporate Committee

The first formal meeting of the Committee will be held on **4 February 2020**. Our Body Corporate Manager, Civium, in accordance with the Body Corporate and Community Management Act will distribute the agenda in advance of that meeting to all Lot Owners. Non-Committee members may attend the committee meeting as observers provided they have given notice at least 24 hours before the meeting.

The Committee has met informally on two occasions to identify priorities and a work program. In addition, Chairman Doug Porter and at least one other Committee member has met regularly with representatives of Stockells and Stockwell Living to discuss a range of issues including the settling in process, identification of key issues including defects and security, to obtain essential documentation etc. During that period a Workplace Health and Safety Report has been commissioned and received, as has a Sinking Fund Forecast and an Insurance Valuation Estimate.

Work has been undertaken also to draft revisions to the Bylaws and to review the contracts for various providers, e.g. gardening, pool maintenance.

Common Areas

The Committee is developing guidelines for use of common areas particularly the front lawns, to ensure that these can be enjoyed by residents, but also that they remain in top condition.

Security Update

As you know, the security fence at the car park entrance has been replaced by Stockwells and a secure fence and gate have been installed opposite the entrance stairs adjacent to the visitor car park.

The effectiveness of security access to foyers and lifts remains a work in progress and will continue to be pursued until satisfactorily resolved.

Stockwell Living arranged for the Crime Prevention Unit to inspect the premises. It is understood that the Unit's response was positive with just a couple of somewhat minor adjustments recommended, including the installation of sensor lighting at the Ferry Rd front gate.

Pets – Permission Required

Residents are reminded that permission to keep a pet, regardless of type, must be sought from the Body Corporate Committee. Residents who have not done this yet can obtain the relevant form from Rhys Gordon, Stockwell Living at Rhys.Gordon@stockwells.com.

Car Washing

Stockwells have confirmed that visitor car park No. 3 has been designated as the car wash bay and has been fitted with a hose. As required by BCC, dirty water will flow into the adjacent drain.

Car Parking

Car parking can be a worrisome issue. All Lot Owners have been allocated specific car parking spaces and are asked to restrict their parking to those allocated spaces only.

Similarly, with only 12 visitor car parks available, it is important that residents do not park in the visitor spaces.

Body Corporate Contact Details:

virtuoso-bcc@googlegroups.com