

VIRTUOSO NEWS

Rear Balcony Screens

The BCC approval of additional screens for rear balconies has proved to be less than straightforward. Information has recently been circulated to owners and it is hoped that the outstanding issue related to building approval and certification can be clarified quickly. In the meantime, owners are requested to provide an expression of interest in additional screens to Lou Komenas via the BC Committee email.

Expert Groups

The Committee has agreed to harness expertise within our community by establishing expert groups to consider and advise on recycling, solar power and embedded electricity network supply. Members of our community who have expertise in these areas will shortly be approached to convene these groups.

By-Laws Dispute

The challenge to the new by-laws, previously reported, has not been resolved. The complainants, through their lawyer, have declined an invitation offered also to all owners, to submit motions addressing their concerns for consideration at an EGM. They have instead advised the lodgement of a dispute application with the BCCM Commissioner's Office.

All owners will have received a copy of the Notification of Dispute and Invitation to make a Submission. The Committee will obviously be making a submission. In the Committee's view there is very little substantive disagreement with the complainants' demands, which could be much better settled through the consideration of motions at a General Meeting.

Proposed Extraordinary General Meeting

The Committee had hoped to convene an EGM before the end of the year to consider further amendments to the by-laws, and the funding of two capital projects related to the purchase of a Parcel Locker and the repair and upgrade of the basement floor. Both of these projects involve expenditure beyond the capacity of the current Sinking Fund and would require a special levy. Further details will be circulated to owners in due course.

Security

The following security update has been provided by the local police. Fact sheets referred to can be accessed from the Virtuoso website (details below).

"With the weather now becoming warmer and daylight hours longer residents are reminded about securing bikes, vehicles and storage lockers and reporting any suspicious person/s or activity to the Caretaker or report it to Police link.

"In the last month we have seen an increase in activity around Brisbane unit complex car parks, with vehicles being stolen and broken into.

The attached fact sheets provide information to keep one step in front of the property thieves in our local area.

"Remember your complex is only as secure as you are. Educating residents is a key factor in stopping property crime.

"If you have any questions regarding the flyers please feel free to email Operation.Stopwatch@police.qld.gov.au "

Garbage / Recycling

All residents have a responsibility to do the best they can to ensure that garbage and recycling are handled correctly and thoughtfully, particularly in a multi-level residential community like ours.

Garbage: It's virtually impossible to eliminate all garbage smells from the basement, particularly as the weather warms up. However, cooperation from all residents will go a long way to minimising those smells. Please ensure that all non recyclable rubbish is wrapped securely before being placed in the garbage chutes or bins. Please do NOT put kitchen waste, nappies, pet litter or containers of liquid into the garbage bins unless they are securely wrapped.

While environmentally friendly wrapping is highly desirable, few of the materials currently promoted as environmentally friendly are strong enough to securely contain garbage, especially when dropped from a height via the garbage chutes. If anyone has details of an appropriate garbage disposal product please share details with the Committee.

For information: The red lidded garbage bins are emptied twice weekly. They are put out for collection on Sunday and Thursday nights. The bins are commercially cleaned once each month.

Recycling: Some residents seem to struggle with differentiating between recycling and rubbish but it's in everyone's interest that we all make an effort to understand the distinction and act accordingly. Brisbane City Council has just released a **free 'Brisbane Bin and Recycling' app**, which under *Bin Info* details a long list of items that can be put into recycling bins. Our yellow lidded recycling bins are put out on Sunday and Thursday nights.

Christmas get-together 6 December

Thanks to Jan Deans a Virtuoso Christmas picnic is planned for Sunday 6 December from 2 to 5 pm on our front lawn. Jan says: "bring your picnic rugs, chairs, drinks, picnic nibbles, eskies, hats, sunblock, children". We have three beautiful heritage trees for shade, so please do not bring umbrellas to stick in the grass as they may damage the irrigation system.

Grow Getters Gardening Group Update

Our Virtuoso Herb Garden is now bloomin' away, thanks to the many greenfingers in our GrowGettersGardeningGroup. Grace thanks all those who have volunteered their time towards this project. Thanks are also due to our generous neighbours who have gifted us planter troughs, pots and donated plants and herbs.

As this is our first season, we have planted the most commonly grown and used herbs. We will monitor; 1) the demand and requirements of our community; 2) what grows well and what does not, as our herb plot does not get the minimum requisite direct sunlight.

Harvesting: Please use secateurs, provided in a box in the garden, when harvesting herbs – not fingers – and take only as much as you need so that others can also enjoy the herbs. See tips to promote ongoing growth and supply, eg basil/chives, below:



Contact details:

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