

Whalers Cove News

Patterson Lakes, Vic 3197

July — 2018

Our Committees goal achievements for 2017 /2019 was to,

- bring security up to todays standards
completed
- manage the budget
On going task
- encourage Painting
On going task
- roof Restoration Work
On going task
- maintain and improve our garden surrounds
On going task

Life Quotes

Lighten up, just enjoy life, and don't get so worked up about things.

Kenneth Branagh

Being a good neighbour

Ours is a small complex of homes, helping each other really does matter, helping out, being a caring neighbor.

Should you need help from the committee don't hesitate to ask.

Winter Edition of our newsletter

Ahhh Winter.... The cold bite of winter has hit, hopefully you're managing to keep warm and cozy with the winter months now upon us.

We have had some wonderful sunny days. Settling into enjoy a little time indoors and appreciate the treats that winter brings, like warming food and beverages, catching up on your favorite movie or dinner at home with family and friends.

Autumn Leaves a spectacular time, with the beauty of bare trees awaiting spring to approach. The beauty of vibrant of hues of yellow, orange and red leaves covering grass and pavement. A wonderful time of the year.....

For the green fingered gardeners a time to think about planting for spring.

A truly amazing time!



Security Cameras Update

Work has started. The new camera system has now been fully scoped and there are a few final details with respect to camera location that are being worked through with the supplier ensuring optimum coverage is achieved.

The installation should now be completed within the next 4 weeks as work has already commenced.

Article by Tony Taranto



Gate Access System

The new gate system is now fully operational. Please let the OC Manager know if you experience any future anomaly with the gate operation, so it can be attended to.

Some of the new functions that will benefit are:

- The new remotes are set and tested to work the estate gates from the center of McLeod road giving plenty of time for the gates to open.
- Local Council garbage and recycle collectors have both been given remote controls to access Whalers Cove. The result of the new system allows for the vehicle gate to remain closed each Monday morning. This new arrangement will enhance the security of the estate which is a key benefit of our complex.
- The keypad installed at the front entrance to operate the estate vehicle access gate using your four digit pin will be deactivated for general use as the purpose of its installation was to primarily give access to Emergency services personnel. However, access using your device (card, fob or remote) to the swipe the card reader operating the vehicle gate will remain in place.
- Ambulance Victoria and Victoria Police will access Whalers Cove estate using there allocated 4 digit pin, and the CFA will be able to access the estate using there remote control and allocated 4 digit pin code.
- The vehicle gate can now be remotely programed to allow real estate agents precise entry times to access the estate on open day.

Operation and device guidelines

Access Omgate APP

For Omgate mobile phone APP Access you will need to contact MBCM 03 9781 4200 to request activation to a particular mobile device. **Please note** that there is a 3-8 second delay from time of activation to gate operation.

Program Your Phone

In order to program your telephone number into the Whalers Cove Intercom System, you will need to contact your Owners Corporation manager 03 9781 4200.

How the Visitor gain Access to Whalers Cove

Visitors at the main entrance Intercom keypad can key in your unit number followed by the **# symbol**. Your home phone or mobile will ring enabling them to identify themselves to you over the phone, once identified, press 1# on your phone keypad to activate a command that opens the vehicle gate. If you wish to open the pedestrian gate only, press 2#.

Access fobs and Air Keys

Remember lost fobs and air keys (remotes) must be reported to the Owners Corporation manager immediately so that they can be disabled so as not to compromise Whalers Cove security.

Owners requiring additional fobs and or air keys must contact MBCM 03 9781 4200 who will register approval and process the request.

In order to maintain integrity to Whalers Cove security access system all previous owners are to hand over all access fobs and air keys to the new home owner(s), the new owner(s) are asked to register their name against the keys to prevent keys being disconnected.

Contact MBCM 03 9781 4200 to obtain additional device costs if required (admin fee applies)



Article by **Tony Taranto**

Whalers Cove a safe place to be

Inside Whalers Cove “News”

It takes a village to raise a child they say.....

We have been blessed in 2018 with the arrival of David and Miriam’s little girl Zoe, Daniel and Amanda’s boy Thomas, and Bastien and Makie’s little baby Kodie, a brother for Astin.

We almost have a football team with Steve and Sally’s 2 boys Kyson and Mitchell.

Other children on the block are Mitch and Courtney’s boy Ollie, Tom and Angel’s two boys Jake and Luke.

Amazingly that’s eight boys! Fortunately, we have Peter and Ma Lins little girl Peylina and Rachel and Lee’s girls Sienna and Olivia.

How wonderful we have these children living in our estate, it will be a joy to see them growing up and keeping the neighbourhood on its toes.

Article by *Lorraine Pritchard*



A Real Estate Benefit

A fresh coat of paint to a tired paint scheme makes a huge difference to your home and the

Spring and **A**utumn are traditionally the most suitable time to paint your home.

We encourage the community to take up the new Whalers Cove colour scheme.

You will be amazed the difference a bit of paint makes, the new colours will be an enhancement to your property beyond belief.

There are seven colour schemes to choose from,

so there is plenty of choice.

Remember, you do need to paint colours in accordance with the Handbook, that can be obtained from the OC or if you need advice or help please don’t hesitate to contact me Tony Taranto 0417 677 977. I am happy to assist.



*So don't hesitate, start planning now,
Make a difference to our estate with a paint and a brush!*

KEEPING OUR COMMUNITY SAFE

After lengthy delays the committee has received a definitive and detailed professional report into all aspects of OH&S and general maintenance issues concerning our estate. This independent report was necessary due to the significant variation in information and large cost variance in earlier recommendations and reports. Works such as concreting and paving repairs have been graded into risk assessments as High (nil) Moderate (25) Low (22) Maintenance Only (26). The report indicates there are no urgent repairs and that given the cost constraints it is reasonable that the items identified as Moderate risk be carried out over the next 12 months, with other items to be dealt with over the next 2-3 years as funds become available. The full report is available from MBCM but in any case, will be sent out to all residents after the next committee meeting scheduled for 14th August.

(Eight storm water grates throughout the estate have recently been replaced due to cracking, or damage or in need of realignment)

Article by *Steve Haines*

Whalers Cove Website

Engaging the community

Our new website address will be www.whalerscove.org.au

It will be full of everything you need to know about living in Whalers Cove and will highlight for potential buyers all the reasons why living in Whalers Cove is such a great idea

Over the coming months we will be communicating with residents of Whalers Cove seeking some thoughts on what page content you would like to see on the website. So watch this space!

Article by **Tony Taranto**



Whalers Cove Lighting

The new LED globes have been installed now for some 12 months and what a difference it has made to our estate providing slightly brighter, consistent light which is good for safety and security. Savings to the community are significant with virtually no call out fees to replace blown incandescent globes potentially saving up to \$1,700 per year.

Another great benefit worth mentioning is the money saved on the energy consumed which is estimated to be 90% less than the old incandescent globe.

Article by **Tony Taranto**



Back Page Story—Gardening

Lawn care program

Conrad, the estate's gardener has continued with his program of eradicating weeds and unwanted gremlins in our estate lawns.

Just advising that when the weed treatment is applied the gardeners cannot mow that day.

The weather has not been kind to us on most past Fridays and we acknowledge Conrad and his team for their persistence.

Tree planting

Two trees have been planted in the area of the tennis court carpark and already the buds are appearing.

Significant tree pruning was carried out in the estate last march.



Article by **Lorraine Pritchard**