

MAY 2011 NEWSLETTER

Body Corporate Levies

The Body Corporate levy was set at the current rate of \$1,400 per month on 1 July 2008.

At that time we advised our intention to increase levies to reflect increases in the cost of living. In the period from July 2008 to March 2011 the Reserve Bank cost of living index has increased by 8.01%. When applied to the present levy it gives a figure of \$1,512.

While the Board keeps close control on operating expenses, there is a relentless increase in many of our costs particularly the utilities such as land rates, water rates, electricity and insurance all of which have a history of rising ahead of the rate of inflation.

We therefore advise that with effect 1 October 2011 the Body Corporate levy will increase to \$1,500 per month. Prior to that date the Company Secretary will forward amended bank authority forms for the completion of owners.

Fire Security

We recently had our second false fire alarm in the last couple of months. The Board apologises for the inconvenience and thanks you for your cooperation in the aftermath of the alarms.

The first of the alarms was caused by contractors using steam to prepare the walls in the foyer for painting. This should not have happened and the contractors were reprimanded.

The cause of the second alarm was shown on the alarm panel to be from smoke in the CD stairwell. We have not been able to confirm the source but remind you that there are now smoke detectors in the stairwells.

While false alarms are frustrating please make sure you treat any future alarms as the real deal. If we are testing the alarms we will give you advance notice.

Foyer Refurbishment

The Board has appreciated the positive feedback on the refurbishment of the foyer.

Some of you will have noticed the lovely new rug on the C/D side was missing. Several days after it was laid it was seriously damaged by having an ink like substance dropped all over it (by person unknown). Fortunately this time it has been able to be spot cleaned and put back in place.

The Board has decided to offer for sale the furniture, carpets and paintings no longer required for the Foyer. Any interested residents should contact Ron to view these items. We will record offers for two weeks, after which the items will go to the highest bidder. Should the items not be sold by the 7th June Ron will list them on Trademe.

Rubbish Collection

A Jumbo bin for inorganic rubbish will be provided in the car park after Queens Birthday Weekend from 7th to 16th June. During this time residents can also drop any clothing for the Salvation Army and any Electronic/Computer gear for disposal on the shelves behind Ron's office.

Television

The board are aware of the deterioration of the television signal in the apartments. We are investigating all options and funds have been allocated to allow for a suitable upgrade to the system as soon as possible. We will inform you when more information is available regarding when this will be remedied.

Annual General Meeting

The Annual General Meeting will be held on the 14th July at 7pm in the foyer. Notification and relating documents will be sent out in the next month.

New Residents

We welcome Richard and Rachel Johnston and their daughters to 5C and we hope you enjoy the complex as much as we all do.

Don Hargrave
Chairman