

NEWSLETTER

NOVEMBER 2011

Pool & Barbeque

The showers at the pool have now been turned on, so Summer is officially on the way.

There is a bit of work to be done on new poolside drains to stop surface water from sitting on the pool surrounds.

If you use the barbeque or kitchen area, leave it clean and return any tea towels, washed, as soon as possible. The area is for the enjoyment of everyone, so please look after it.

Bookings: Due to demand, the times that the barbeque and kitchen can be booked are limited over the Christmas and New Year periods. For the periods 24 – 27 December and 31 December to 3 January, bookings are limited to one of 11am to 2pm; 2pm to 5pm; and 5pm onwards. The pool and surrounds are always open to owners and their guests, even if the barbeque, dining area and kitchen have been booked.

Christmas cocktails

Please note your diaries. The Christmas party is planned for 6.00pm Thursday 15th December in the lobby.

Holiday absences

If you are going away for any length of time, please let Ron know with contact numbers if possible.

Also, remember to turn off laundry taps and the main water inlet to the apartment. Our insurance cover, along with most others excludes “gradual leaks”, so damage to your and apartments below may not be covered in the event of a leak. Ron is happy to show you where the main water inlet valve is in your apartment.

Sunday papers

Please note that Sunday newspapers have been ordered and paid for, even though they may be in the lobby or the mailroom. Please do not take them unless you have ordered and paid for them to be delivered.

Mail

Last month, the Board was given 3 days notice that our existing arrangement with NZ Post for the handling of mail would cease. Being mindful of the volume of mail and possible security problems, the Board opted to rent a private bag and recommended that owners change their delivery address accordingly.

The Board has security concerns, principally that the street letterbox is out of sight of the building and that large and oversize items will not fit inside. We have a re-direction order in place for all mail addressed to the street address. The new system has been working for a few weeks now, and early delays seem to have been largely overcome.

It is possible that some mail may be delivered to the letterbox and Ron will check it regularly. Anyone who has any concerns for the security of their mail should change their address to the private bag number. The full address should be:

{Name},
Apartment {number}
The Pines Apartments
Private Bag 99937,
Newmarket
Auckland 1149

Valuations and Rates

The new valuations and adjusted rate demands were issued last month by Auckland City. Our land and building valuation remains unchanged at \$52,255,000. The rates have increased by nearly 4% and we are now paying \$151,000 in rates each year. Inflation has been 2.9% compound over the past five years, but was 4.6% over the 12 months to end of September 2011.

On behalf of the Board

Don Hargrave

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Chairman