



# AUTUMN 2021



March 2021

## Newsletter

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### From the General Manager's Desk

It has been a very busy period for us. You have been advised of our advertising for the Admin Assistant & Maintenance Officer positions recently. We are currently interviewing for the positions.

Also, we have signed the contracts with Fairmont Homes to start the build of the first two units at James Martin Village. And at the same time, we have been preparing a submission, seeking funding for plans to convert parts of the aged care facility into apartments. Check out the articles later in the Newsletter.

Note the photo above of the agapanthus in James Martin Village. I have noticed how the 'aggies' all around Gawler during summer looked spectacular.

### Easter Arrangements and Anzac Day

**Easter** is approaching, with Good Friday on the 2<sup>nd</sup> April and Easter Monday on the 5th April.

**The admin office will be closed from 4.30pm on Thursday 1st April and will re-open on Tuesday 6<sup>th</sup> April at 9.00am.** Urgent maintenance requests should be made direct to Brenton or Stephen on the mobile number **0411 795 585**.

**Weekly Bins:** Please note that the bins will be put out as normal on **Thursday 1<sup>st</sup> April**. They won't be emptied until Saturday morning, due to the Friday holiday. So, they will be on the kerb for an extra day.

### Anzac Day:

The Anzac Day public holiday this year is on Monday 26<sup>th</sup> April; The admin office will be closed on this day.

**Weekly Bins:** The bins will be collected on the normal day.

### BBRF Funding – Lot 2 James Martin Village

You may remember that back in 2016, we applied for some funding to build new units on Lot 5 at James Martin Village. While unsuccessful at the time, we have been keeping an eye on the funding opportunities that may become available.

After our 2016 application, the fund was re-named the Building Better Regions Fund (BBRF). Since then, we have been waiting for an opportunity when Gawler would be an eligible region.

Just before Christmas last year, BBRF Round Five was released. We had previously prepared concept plans & costing estimates to convert the aged care facility, so we have been able to finalise a submission, which was lodged last week.

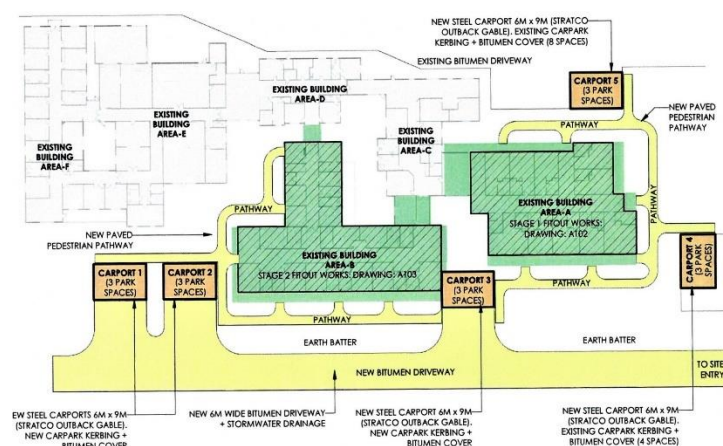
The Funding Application has three main elements:

- Conversion of the 'southern' building into six independent living apartments.
- Conversion of the 'western' building into seven independent living apartments.
- A new road and carparks to service the new apartments.

The two buildings identified will be 'cut-off' from the rest of the facility and become stand-alone buildings. While the roadway will also allow for future detached retirement units on the other side.

Part of our proposal to the BBRF is that these units will be offered as 'Subsidised Entry' to eligible persons under the Retirement Villages Act. If we are successful in the application, the first units would be started in early 2022, with the project completed towards the end of 2023.

Anyone that would like to have a look at the concept plans is welcome to view them at the admin office.



## James Martin Village – New Units

We have now finalised the contracts with Fairmont Homes to build the first of two units on Lot 5 at James Martin Village. These were delayed due to the Covid-19 uncertainties, but with the road completed in 2019, we are now in a position to proceed.

These will be the first two of the eight units that we are planning to build along the new roadway. They will start at the higher end next to the garages.

Each unit will be three bedrooms with a large living area. The full-size kitchen will include microwave & dishwasher provisions, an under bench oven, with cooktop. The bathroom will have a larger shower, with a toilet; there will also be a further separate toilet. The laundry, will have a drop in stainless steel trough and a laundry cupboard.

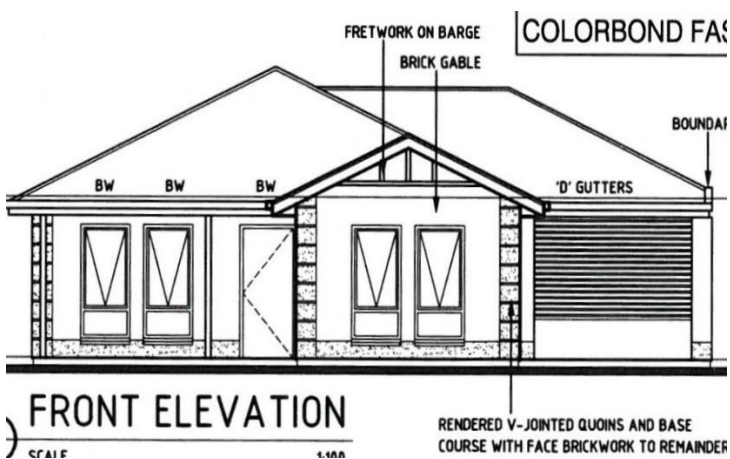
Bedrooms will feature sliding door robes; and the units will have ducted reverse cycle air-conditioning. There will be an alfresco area off the living area and the back courtyards will be a good size.

In terms of the look of the units, we have selected modern colourings. We have attempted to compliment the feel of the current units, using grey tones for the bricks & roof colourings.

The units will both have attached garages, with remote controlled roller doors. There will also be a roller door at the rear, which gives the option of storing a second vehicle behind the garage.

These units will be offered as Resident Funded Agreements, and we will advise the pricing shortly. If you know of someone that would like to register an interest please contact the office.

We are hoping to have the units completed by the end of October. Subject to Fairmont's build time.



## Appointment Updates

At the time of writing, we are in the process of completing the interviews for the Administration Assistant position. We expect to make an appointment shortly. Residents will be advised in a separate letter in the next week or so of the new person.

The interviews for the maintenance Assistant are about to be undertaken. We will also advise everyone of the outcome and information on the new person.

## 2021 Social & Information Events

No news regarding Social Events in the near future. Due to Covid-19 restrictions and our duty of care for everyone, our social calendar remains on hold.

With the start of the vaccine roll-out, hopefully there is some light at the end of the tunnel. It does appear that things may free up in the latter part of the year.

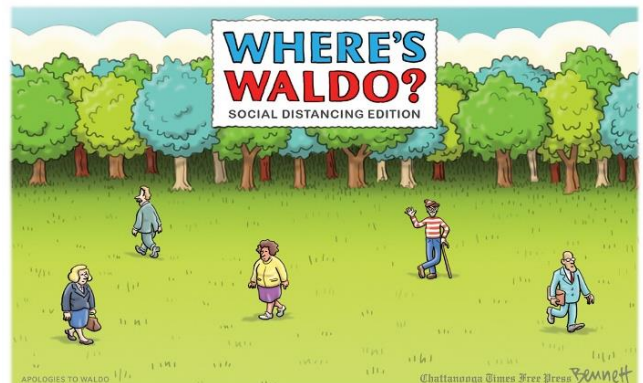
We have set a couple of dates for the annual functions towards the end of the year; they are:

### **Wed. October 27th: Annual Residents Meeting**

Annual Residents Meeting is listed for 27<sup>th</sup> October. At this stage is planned to be held at the James Martin Community Hall; subject to restrictions.

### **Thurs. December 2nd: GCRH Christmas Party**

Annual Residents Christmas Party date is tentatively booked for Thursday 2<sup>nd</sup> December. To be held in the Hewett Centre. Again, this will be subject to any remaining restrictions.



## Governor Daly Unit Inspections

Governor Daly unit inspections which were put on hold due to the Covid-19 restrictions, have been re-scheduled to take place in early to mid-May. Brenton Hill and Peter Smith will attend to look at the condition of 'capital' type items and assess them for you.

We are planning to complete all inspections over a period of three weeks; we usually try to do six or seven units in a day. A letter to advise all residents, will be sent out a couple of weeks beforehand.

Don't worry too much if you aren't going to be home on the day, we will catch you when you are available.



## From the Board Table

The Board met in February; following is a summary of some of the agenda items:

### **Village Directional Signage –**

- New unit numbers yet to be finalised.

### **Covid-19 Update –**

- Current protocols confirmed.

### **Marketing Committee –**

- No social functions until further easing of Covid situation.

### **New Trailer –**

- Trailer purchase being finalised.

### **New James Martin Units –**

- First two units' selections to be completed and update to final plans.
- Expected start April/May.

### **Aged Care Facility -**

- Board supported BBRF Application, inc. appointment of Grant Writer to assist.
- Concept Plan & estimates for conversion of two sections into apartments.

### **Property Committee –**

- Additional quotes being sourced for solar panels at James Martin Village.
- Extension of fencing along road in front of Units 5 & 6, plus garden improvements.
- Value adding to JMV Unit 23 when vacated.

### **Finance Committee –**

- ACNC Annual Return Lodged.
- Capital Maintenance Fund update.

### **Other items –**

- Appointments of staff positions; update from GM.

## Current Villages Vacancies

### **Dawes Village:**

#### **Unit 1, 3 Lyndoch Road:**

Flexible configuration three bedrooms & a study/utility room. Or third bedroom can be an additional living area. Large L-shaped lounge/dining area. Main bedroom with new sliding door robe.



Separate laundry plus, split unit rev cycle air conditioning. Excellent kitchen, with plenty of overhead cupboards. Bathroom with showerscreen & door and separate toilet. Rear courtyard area includes a shed and has had new fencing & gate installed, along with new concreting; there is a front verandah and car space.

Refurbishment will be complete shortly, so will be well worth a look. Priced at \$229,950.



### **Elimatta Village:**

#### **Unit 3, 4 & 14 (2-7 Fotheringham Tce):**

We currently have three one-bedroom units available in Elimatta.

They are all of a similar floorplan, with a large front living room and good sized bedroom. All three units are being fully refurbished; this will include new sliding door robes in the bedroom and a new kitchen with new rangehood & new stove. All floor coverings are being replaced and the units will have a full repaint. They feature split system r/c a/c and ceiling fans. All have a laundry/bathroom, plus outside storage and feature a front verandah; the unit 14 verandah is enclosed. All three are offered under Subsidised Entry Agreements – (\$55,000).



### **Coming Vacancies:**

Also note that we have units that are about to be vacated. These include Units 11 & 14 at Gov Daly Village, which are both two bedroom units. Unit 14 has a garage umr & Unit 11 has a detached garage.

Please contact the Admin Office to find out more about these vacancies and the pricing.

\* A reminder to all residents that if you provide us with a direct referral that results in the unit being sold, we will provide you with a \$200 voucher.

### New Residents

We would like to welcome the following new residents to Gawler Community Retirement Homes:

- Carolyn Huysing moved into Unit 2, Elimatta Village in December.
- Peter & Margaret Blake moved into Unit 6, Governor Gawler Village in January.
- Peter & Doreen Goodfellow moved into Unit 20, Governor Gawler Village in January.
- Denise Renshaw moved into Unit 4, Elimatta Village in January

The following units are vacant, but have prospective new residents that have paid a deposit:

- Unit 1, Elimatta Village, 27 Tod.

### Gawler Health Foundation Bingo!

An invite to all our residents from the Gawler Health Foundation to their Bingo at the Kingsford Hotel. The Foundation has been a great fundraiser for Gawler Health for many years.

The GHF Bingo is conducted on the first Thursday of the month in the Bistro at the Kingsford, commencing at 9.30am.

### Security of Personal Items

Just a reminder to everyone regarding security of personal items within your village. We recently had one resident advise of a birdbath being stolen from in front of his unit.

It is nice to have these items around your homes, but unfortunately some twits can't resist. So, in particular if it is something important to you, best to keep it in a secure location.

### Funnies for a giggle!

\* To tell the weather, go to your back door and look for the dog.

If the dog is at the door and he is wet, it's probably raining. But if the dog is standing there really soaking wet, it is probably raining really hard.

If the dog's fur looks like it's been rubbed the wrong way, it's probably windy. If the dog has snow on his back, it's probably snowing.

Of course, to be able to tell the weather like this, you have to leave the dog outside all the time, especially if you expect bad weather.

Sincerely, The Cat.

\* A young couple moved into a new neighbourhood.

The next morning while they are eating breakfast, the young woman sees her neighbour hanging the washing outside.

"That laundry is not very clean," she said. "She doesn't know how to wash correctly. Perhaps she needs better laundry soap." Her husband looked on but remained silent.

Every time her neighbour would hang her washing to dry, the young woman would make the same comments.

About one month later, the woman was surprised to see a nice clean wash on the line and said to her husband: "Look, she has learned how to wash correctly. I wonder who taught her this?"

The husband said, "I got up early this morning and cleaned our windows."

\* How was your golf game, dear?" asked Jack's wife.

"Well, I was hitting pretty well, but my eyesight's gotten so bad I couldn't see where the ball went."

"Well, you're 75 years old now, Jack, why don't you take my brother Scott along?" suggested his wife.

"But he's 85 and doesn't even play golf anymore," protested Jack.

"But he's got perfect eyesight. He could watch your ball," his wife pointed out.

The next day Jack teed off with Scott looking on. Jack swung, and the ball disappeared down the middle of the fairway.

"Do you see it?" asked Jack.

"Yup," Scott answered.

"Well, where is it?" yelled Jack, peering off into the distance.

"I forgot."

### Haven't had a cat meme for a while

