



September 2021

Newsletter

gcrh.org.au

From the General Manager's Desk

What do I say here! We are living in a state with no community cases of Covid-19; yet we are still experiencing some restrictions that we all thought by now would be lifted. However, what we see in NSW & Vic reminds us that the protocols in place here are still important.

So, let's look forward to better times ahead. Spring is here and we are seeing flowers & blossoms everywhere, including my new roses blooming for the first time!

Also on a positive note, we expect work on the two new units at James Martin Village to begin in the coming weeks. More detail later in the newsletter.

Covid-19 - Vaccinations

Unfortunately, it is not happening in a hurry, but we are seeing some positive figures on the vaccine roll-out; but we still have a way to go. South Australia is still in a solid situation, nevertheless it is likely that once things start to open up, there will be cases again here.

So, the best defence we all have is to be vaccinated. I have now had my second Astra Zeneca dose, with minimal side effects. I am hoping by now that most of our residents have had yours? If you haven't, please consider having it done for your own health. Your doctor is the best person to talk to if you are unsure

Note that we will continue with the precautions that we currently have in place. If these require updating, should there be a change to the SA guidelines, we will advise you.

Annual Residents Meeting – All Villages

The Residents Annual Meeting will go ahead and be held at the Gawler Rec Centre at Gawler Showgrounds on Wed 27th October commencing at 10.30am. We have decided to again move it as the James Martin Community Hall may not be big enough to observe the Covid-19 distancing protocols.

All residents will soon receive the audited village statements for 2020-21; this will occur after the final sign-off at the October Board meeting.

The statements are provided in a consolidated version covering All Villages. We remind you that if you have a question to ask at the annual meeting, please provide them in writing to the office seven days prior to the meeting. Plus, you are welcome to contact me at the office if you have any queries.

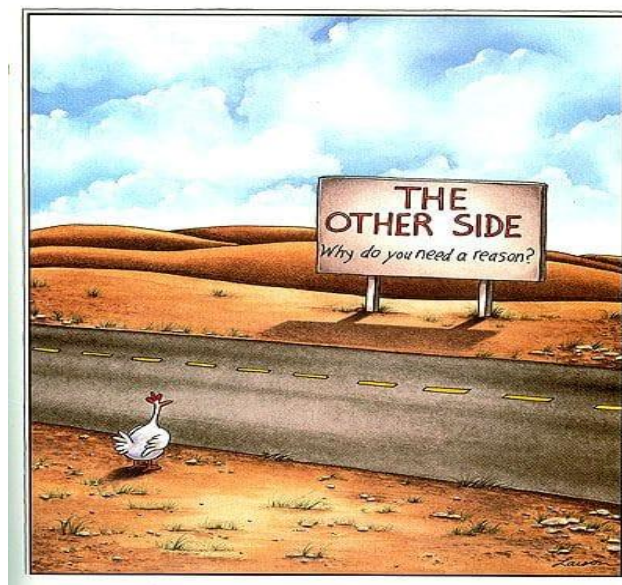
Services Fee Increases:

Last year the Services Fees were kept on hold, thanks to help from Covid Cash Boost for wages. The Board has approved increases for this year of between 1.8% and 2.3%, which is well under the CPI at the end of June 2021. The new fees & dates will be confirmed with the Annual Report mailout.

BBRF Funding – Update

Still no news on the Building Better Regions Fund (BBRF), application for the project to convert parts of the old, aged care facility at James Martin Village

We did receive correspondence recently advising that the assessment process was still ongoing. They are expecting to announce successful projects in October.



2021 Social & Information Events

Most of the social events remain on hold. The only function to go ahead will be the annual residents meeting:

Wednesday Oct 27th: Annual Residents Meeting:

Annual Residents Meeting will be held on Wednesday 27th October at 10.30am. It will be held at the Gawler Sport & Rec Centre, Nixon Terrace Gawler (Gawler Oval).

Due to Covid restrictions, we will not be serving morning tea. We will set up the room to follow social distancing protocols. You will need to check in with QR code or fill out attendance register. Masks will also be required.

We will also ask people to leave the venue shortly after the meeting is completed.

Residents Christmas Party Cancelled:

We were really hoping to hold this, but it has been decided that the Christmas Party won't go ahead. We are still concerned over the restrictions and possible outcomes when restrictions ease.

Christmas Hamper Draw:

The good news is that we will again do a Christmas Hamper draw in December. Karen has been given the task of putting together our hampers this year! All residents will be included in the draw and we will advise the winners directly and announce them in the December newsletter.

* I said this last year, but we are hoping that 2022 will bring an easing and a clarity on how we will live with COVID-19; and enable us to program some social events.



James Martin Village – Units Ready to Start

Finally, positive news regarding the new units at James Martin Village. Planning and applications are completed and Fairmont's should begin work shortly.

Contractors have been on site in preparation to begin. We are expecting a start within a month or so. We expect completion to be March/April next year.

They will be three bedroom units, with a large living area, which will open onto an alfresco area. Bathroom with two-way access to include a second toilet easier access shower. Attached garage umr, with internal access; plus, a rear roller door for rear access. There will be robes in two of the bedrooms, pantry/linen cupboard, laundry cupboard and a dishwasher provision in the kitchen. Rear courtyard fully fenced with extra yard space. Windows will have blinds, bedrooms carpeted and the living area will feature vinyl planks. Aircon will be ducted rev cycle; they will have gas hot water & gas BBQ outlet in the alfresco.

Anyone that would like to see the plans and the colour selections should call the admin office on 8523 4255. These units will be priced at \$299,950; it is possible to place a hold on a unit, subject to completion.

From the Board Table

The Board met in August and following is a summary of some of the items:

Covid-19 Response –

- Report on Covid-19 responses.

Marketing Committee –

- Marketing Budget presented and approved.
- Advertising of new units at JMV.

New James Martin Units –

- Final documents signed.
- Unit pricing of \$299,950.
- Dawkins Ave residents to be advised of new fencing.

James Martin Community Hall -

- Finalise quote on upgrade to audio/visual & furniture in hall.

James Martin Lot 2 Building –

- Still awaiting result of BBRF Application

Finance Committee –

- Final Budget for 2021-22 approved.
- Services Fees increase between 1.8% & 2.3%
- Capital Maintenance Fund expenditure 2020-21 \$113,000. Estimate for 2021-22 \$140,000.
- Audit underway for 2020-21 accounts.

Executive Committee –

- Resignation of Tracey Patrick from the Board.
- Subsidised Entry Operations Policy.
- Report on Non-Financial Resources.

Gawler Show Delayed

The Gawler Show has been delayed and GCRH still hopes to have a stand there. Changes have been made for this year and the main exhibitors area will be in the sports & rec hall. The new show dates are 20th & 21st November. We are keeping our fingers crossed that it will be able to proceed.



Current Villages Vacancies

Governor Daly Village:

Unit 8, 20 Daly Street:

In a secluded location, with direct access to the main street. Two bedrooms and lounge/dining room; main bedroom features sliding door robe. Modern kitchen including overhead cupboards, rangehood, under bench oven & cooktop. Full size laundry to have new cupboard; plus, linen cupboard o/s bathroom. Split system r/c air-con to living area. Bathroom will with a new vanity cupboard & basin & features showerscreen door and a separate toilet. Can be ready for quick settlement, near new floor coverings & blinds; rear courtyard features attractive decking and pergola. Detached secure garage with remote control access. Great value at \$204,950.



Vin Rice Village:

Unit 3, 4 David Street:

Great value unit in a fantastic location; built in 2004, they are quite a clever design. Large bedroom, with 2 sliding door robes and direct access to bathroom. Sunroom, suitable as a second bedroom, office or utility room. Lounge has plenty of room; with a new split unit r/c air-con. To have new carpets & vinyl planks t/o; full repaint. Kitchen has plenty of cupboard space, with extra overheads and to have a new rangehood. 'Euro' style laundry next to the kitchen. Bathroom with full vanity, showerscreen & door. Courtyard with a pergola, while front also has a verandah. Detached garage on site with remote. Easy access to the main street. Priced at \$194,950.



James Martin Village:

Unit 23, 19 Dawkins Avenue:

Two bedroom unit that will have a new attached garage with internal access. Has two large living areas, a lounge and separate dining area. Both bedrooms have sliding door robes. Large bathroom with showerscreen and vanity. The kitchen is near new, with modern appliances, plenty of cupboards and corner cupboard 'carousels'. Outside courtyard fully enclosed allowing an additional living area. New garage will be fully lined, with a ceiling. There will be a new driveway & pathways, with the front pergola being upgraded. Priced at \$219,950.

New Residents

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

- Alan Schupelius moved into Unit 1, Dawes Village in July.
- Beth Hudman moved into Unit 2, Elimatta Village, 1 Fotheringham in June. She moved from Gov Daly Village.
- Sandra & Harry Wetton moved into Unit 3, Elimatta Village, 2-7 Fotheringham in July.
- Margaret Tow moved into Unit 6, Vin Rice Village in August.

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

- Unit 22, James Martin Village.
- Unit 4, Elimatta Village.
- Unit 14, Elimatta Village.
- Unit 16, Elimatta Village.
- Unit 14, Governor Daly Village.
- Unit 11, Governor Daly Village.
- Unit 1, Dawes Village, 5 Lyndoch Road.
- Unit 7, Vin Rice Village.

Units under deposit can still be viewed by prospective residents.

GCRH Administration Office Hours

Our normal office hours are:

Monday to Thursdays – 9.00am to 4.30pm

Fridays – office attended most Fridays, but please make an appointment prior to attending office.

For urgent action when the office is unattended, contact Brenton or Stephen on mob no. 0411 795 585.

Solar Panel Installations

Any residents that may be thinking of installing solar panels on their units are reminded that they need to contact the Admin Office before proceeding.

We will ask to see a quote before it can be approved. Residents also must sign a separate agreement for the solar installation.

Contact the Admin Office for more information.

Water Use for Summer

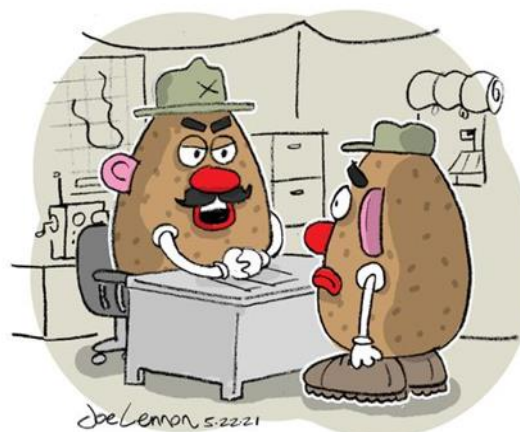
We mentioned last newsletter about the changes to unit valuations. At the same time as these valuations have been done, SA Water has also made changes to our billing in line with the changes to the valuations. The result is that we now have a single water bill for each village and overall, this should provide a positive result for our villages.

A reminder though to all residents regarding water use during the summer period. This is in particular to garden watering; staff ensure that watering of the gardens & lawns is maintained. However, many residents water the rear courtyards (inc pots) and some water the front gardens. We are not saying you can't water, but all residents should follow SA Water smart watering practices. If you are unsure of these guidelines, the office can provide you with the information.

It is important that we don't overwater as this is a waste and costs all villages additional water rates.

We are Due for Some Dad Jokes – Sorry!

- Why did the tomato blush?
- Because it saw the salad dressing!
- Did you hear about the first restaurant to open on the moon?
- It had great food, but no atmosphere!
- What do you call a cheese that's not yours?
- Nacho cheese!
- Did you hear about the cheese factory that exploded in France?
- There was nothing left but de Brie!
- What's orange and sounds like a parrot?
- A carrot!
- What did Mr. and Mrs. Hamburger name their daughter?
- Patty!
- Where do beef burgers go to dance?
- The meatball!
- Why does Humpty Dumpty love autumn?
- Because he always has a great fall!
- Why did bread break up with margarine?
- Because he found a butter lover!
- Did you hear about the waffle iron with anger issues?
- He just flipped!
- Why should you never tell a taco a secret?
- Because they tend to spill the beans!
- Why do they serve yogurt at museums?
- Because it's cultured!
- What do you call a group of berries playing musical instruments?
- A jam session!
- Why do comedians love eggs?
- They're easy to crack up!



Joe Lennon 5.2221

BAD NEWS SOLDIER, YOU'RE BEING TRANSFERRED TO A MASH UNIT.