



July 2022

## Newsletter

[gcrh.org.au](http://gcrh.org.au)

### From the General Manager's Desk

So, we are already midway through the year and unfortunately 2022 isn't proving much better than the previous two! Just when things looked to be improving, inflation & interest rates rise; then we hear about new strains of covid and increases to cases.

On the new covid strains can I please again stress to everyone the need to be up to date with vaccinations. Most of our residents will be eligible for the fourth dose and I hope you have been able to have yours. Also, it is important to have a flu shot as well. I have definitely had both. The main thing to remember is that it is the best defence against becoming seriously ill.

We do know that a few of our residents have had covid and hope that all have recovered well.

As for the inflation issues, it has made the finalisation of this year's budget fairly tricky for us. We try not to put too big an increase on your fees each year. Later in the newsletter I have provided a bit more detail.

### Town of Gawler – Ageing Well Framework

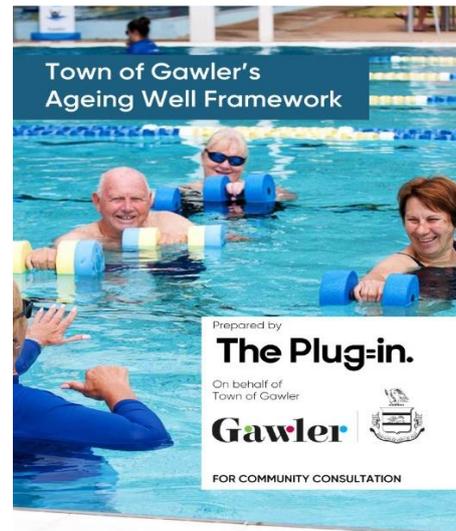
I recently attended a forum regarding the Town of Gawler's Ageing Well Framework draft document. Effectively it is designed to assist the town in planning for the support of older people in the community.

It will fit within the town's strategic planning, providing some direction for the council. It was developed after consultation and feedback from people in the town.

It is a positive document in that it does provide some guidance for all stakeholders, not just the council on the needs for older people. The real key to how good the framework is, will be on if/how the actions identified are followed through.

We provided some feedback on behalf of GCRH, as a major stakeholder within the Gawler Community. One action proposed within the document is to consider an "Age Friendly Advisory Group to advocate for older people within the community. Something we would like to see and be part of.

If you would like to find the document, it is available on the Town of Gawler website; or you can contact the council directly on 8522 9211 or email at [AgeingWell@gawler.sa.gov](mailto:AgeingWell@gawler.sa.gov).



### Lot 2 James Martin - Update

Further to the March Newsletter, work is underway on the development of the first stage of the apartments in the aged care facility. The main process to be finalised currently is the building accreditation, which is being undertaken. In the meantime, some initial preparation work has been started.

### David Street Cycleway - Update

After our report in the March Newsletter, we have been underwhelmed by the council's 'engagement' with us regarding safety improvements. It appears that the council will proceed with the use of David Street, despite our concerns.

We have written to the council again about the response to us on possible safety measures; and also putting them on notice regarding issues of liability. We will write to Vin Rice & Governor Daly residents shortly with more information on this.

We would like to acknowledge the efforts of Board Members, Chris George, (Property Committee Chair) and Nick Pullman, from Rudall's, in this matter.

## New Board Member – Janet Done

We would like to welcome a new member of the Board, Janet Done. Janet was elected as a Board Member of Gawler Community Retirement Homes in April 2022.

Janet previously worked in State government for the local member for Gawler for 7 years and before that worked in Local Government in Salisbury, Gawler, Tea Tree Gully and Albany and Esperance in Western Australia over the past 17 years.

Over her years of service to the various communities within Gawler and districts she has worked tirelessly with many groups and committees. Seeking to best serve them in achieving their desired outcomes; they include the Zonta Club of Gawler, the Gawler Road Safety Group and the Gawler Show Committee.

Janet is also a Justice of the Peace and volunteers at the Gawler Civic Centre and the Playford Stretton Centre.

She is looking forward to supporting our activities and gaining a better understanding of the support we provide to our residents. Also to meet residents at some of our coming functions.



## James Martin Community Hall Upgrade

We are pleased to advise that we have begun work on upgrades to the James Martin Community Hall. We would like to thank former Board Member, Humphrey George for his support on this. Previously Humphrey had made a donation to the organization, for the development of a Men's Shed. However, after the Willaston Shed was started it was put on the backburner.

In consultation with Humphrey, it was decided to use the donation to update facilities at the hall. The upgrade will include new furniture and audio visual equipment; plus, new lighting & repairs to the ceiling.

Thanks to Humphrey for his support.

## James Martin Village Units Nearing Completion

The two new units at James Martin Village are nearing completion, I am pleased to advise. Brickwork will finish this week, and internal work is well underway.

Our Fairmont supervisor is expecting completion in mid-August, allowing for us to finish them off by mid-September.



Included are photos showing the fronts of both units; both will have quoins and other rendering to finish them off. Each one has an attached garage including a rear roller door for ease of access to the rear.



Also included is a photo of the kitchen cupboards (unfinished). The colourings that we have chosen are based around grey themes, including neutral colours for the walls (about to be painted).



## 2022 Social & Information Events

It was great to see a good roll-up to the Gawler Cinemas for screening of The Duke, back in May. Around 40 residents attended and I think most enjoyed a great yarn, based on a true story.

We are currently working on dates for 2023 events and should have more information in the next few months. Confirmed dates for 2022 are:

**Wed. October 26th: Annual Residents Meeting**

Annual Residents Meeting Wednesday 26<sup>th</sup> October, commencing at 10.30am. To be held at the James Martin Community Hall. All residents will receive details with the Annual Residents Reports to be sent out in October.

**Wed. November 30th: GCRH Christmas Party**

The Annual Residents Christmas Party date is booked for Wednesday 30th November. To be held in the Hewett Centre. We have booked a surprise act for the function and are looking forward in anticipation.

\* If anyone has any suggestions for future social activities, please contact the Admin Office. We are always on the lookout for interesting ideas.



**Village Inspections**

Our next village to be inspected will be Governor Gawler Village and we are planning to do this later in the year. We will write to all residents of Governor Gawler prior to commencing the inspections, confirming times and dates.

The next village after that will be James Martin Village, which is slotted in for mid-2023. Items identified for replacement are included in future Capital Maintenance Fund budgets.

**Gawler Show Stand – Back to August**

After being delayed until November in 2021, the Gawler Show will be back in August this year and GCRH will be again have a stand. It is back to traditional show dates, being the 27<sup>th</sup> & 28<sup>th</sup> August. I note that tickets are on sale now, with early bird prices available. They are also running a lottery again this year with a car to be won. Hope to see you there.

**Current Villages Vacancies**

**Governor Daly Village:**

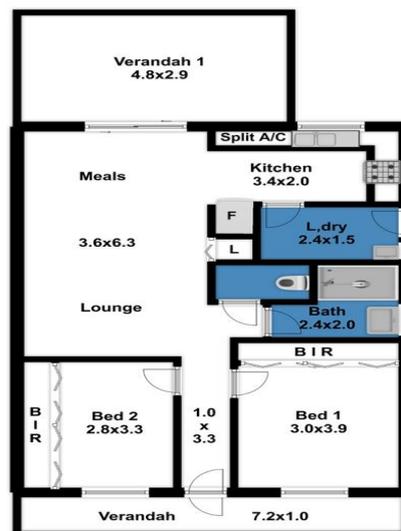
**Unit 10, 20 Daly Street:**

Neatly designed two bedroom home, in a private location. Large lounge & meals area & linen cupboard; near new kitchen, which features s/steel oven & rangehood, and 'puratap', microwave provision and plenty of cupboard space inc o/heads.

Both bedrooms feature sliding door robes and new ceiling fan/led lights. Bathroom has recently been refurbished with large enclosed shower; separate toilet, with skylight. Full sized laundry having a new cupboard installed. Will have new floor coverings, inc carpets to bedrooms and vinyl planks to living areas; new blinds inc verticals to sliding door.

There is a split unit r/c airconditioner to living area. Detached garage on site, with remote control access. Rear courtyard recently upgraded & front verandah has near new blinds. Priced at \$214,950

Living	65.7
Verandah	7.2
Verandah 1	13.9
Garage	18.0
<b>TOTAL</b>	<b>104.8</b>



**From the Board Table**

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

**Covid-19 Update –**

- Update to the members.

**Marketing Committee –**

- Gawler Show stand.
- Marketing Budget 2022-23.
- Residents survey – later this year.

**James Martin Units & Aged Care Facility –**

- See updates pages 1 & 2.
- Quotes for next units being sourced.

**Property Committee –**

- Pest Control treatments program.
- Admin phone system options.

## Finance Committee –

- Capital Maintenance Fund – additional expenditure.
- Updates to draft budget. (see next item)
- 2021-22 Audit commenced.

## Other items –

- Annual Risk Assessment report approved.
- Annual Operational Plan approved.
- Vacated Unit Policy on Services Fees.
- Cycleway response to Town of Gawler.

## 2022-23 Budget Considerations

As mentioned earlier, we have faced a quite a bit of change to our draft (April) budget due to the current inflationary issues. The final budget isn't approved until August, after the end of year figures are finalised.

The main increases to note are:

Gawler Council Rates, up 3.5%.

Insurance increase now confirmed as 5%.

Annual Wage Review, increase of 4.6%.

CPI end of March up 5.1%, expected to be higher at end of June.

In terms of the increase to Services Fees, we are hopeful that we can keep them at close to half of the CPI increase at the end of March.

## New Residents – Record Year!

As mentioned in the last newsletter, we have had a very busy year for settlements on vacant units. In fact we have settled a total of 21 units during the 2021-22 financial year. This compares to an average of around 10.5 over the last 8 years.

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

- Alan & Joy Hutchinson moved into Unit 11, Governor Gawler Village in March.
- Geoff & Ruth Graetz moved into Unit 8, Governor Daly Village in March.
- Kaylene Meaney moved into Unit 18, Governor Daly Village in April.
- Jenny Bragg moved into Unit 3, Vin Rice Village in May.
- Val Barber moved into Unit 15, Governor Gawler in May.
- Aija Geyer moved into Unit 17, Elimatta Village in May.

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

- Unit 1, 1 Fotheringham, Elimatta Village.
- Unit 33, 30 Tod Street, Elimatta Village.

Plus, the new units:

- Unit 25, James Martin Village.
- Unit 26, James Martin Village.

## Help to Forget About 2022 So Far!

\* A woman gets on a bus with her baby. The bus driver says: "Ugh, that's the ugliest baby I've ever seen!" The woman walks to the rear of the bus and sits down, fuming. She says to a man next to her: "The driver just insulted me!" The man says: "You go up there and tell him off. Go on, I'll hold your monkey for you!"

\* A man was having dinner with Garry Kasparov (world chess champion) and there was a check tablecloth. It took him two hours to pass the salt!

\* Doc, I can't stop singing the 'Green Green Grass of Home'. He said: "That sounds like Tom Jones syndrome." "Is it common?" I asked. "It's not unusual" he replied!

\* A teacher asked her students to use the word "beans" in a sentence. "My father grows beans," said one girl. "My mother cooks beans," said a boy. A third student spoke up, "We are all human beans"!

\* Two businessmen walking through the woods spotted a vicious looking bear. The first man immediately opened his briefcase, pulled out a pair of sneakers and started putting them on. The second man looked at him and said, "You're crazy! You'll never be able to outrun that bear!" "I don't have to," the first man replied. "I only have to outrun you"!

\* A guy spots a sign outside a house that reads "Talking Dog for Sale." Intrigued, he walks in. "So what have you done with your life?" he asks the dog. "I've led a very full life," says the dog. "I lived in the Alps rescuing avalanche victims. Then I served my country in Iraq. And now I spend my days reading to the residents of a retirement home." The guy is flabbergasted. He asks the dog's owner, "Why on earth would you want to get rid of an incredible dog like that?" The owner says, "Because he's a liar! He never did any of that"!

## Might Be More Accurate?

