



# SPRING 2018



September 2018

## Newsletter

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

### From the General Manager's Desk

It has been a very busy period in the office we have had quite a lot of vacancies. Sadly, some have been for the worst reason; something we never enjoy.

We have found that since the start of July we have had a lot of interested people looking through our vacancies. As you can see from the deposits listed later, we have been finding some new people keen to move to our villages.

Had to show you the photo of the root we pulled from the sewer main at James Martin Village. Now we know why that tree is so much bigger than the others!



### Annual Residents Meeting

The Residents Annual Meeting for all villages will be held at the Elderly Centre, 37 Fourteenth Street, Gawler on Wednesday 31<sup>st</sup> October commencing at 10.30am.

All residents will soon receive the audited village statements for 2017-18; this will occur after the final sign-off at the October Board meeting.

The statements are now 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 Peter at the office if you have any queries.

We will provide tea, coffee and biscuits for residents at the meeting.

### My Health Record Information Session

We have also been able to arrange an information session on the recently announced "My Health Record" for our residents.

This is to follow immediately after the Annual Residents Meeting. The representatives will be able to answer any queries you might have on this Federal Government initiative.

People are able to opt out up to the 15<sup>th</sup> November, so this session may help you to determine what you should do.



My Health Record

### James Martin Village Plan

It has taken some time, but we are ready to move forward with the building of new homes in James Martin Village. The first stage of the plan will be the extension of the roadway that units 17 & 21-23 run along. The road will be extended down to the main road and this will also include installation of services and additional power run for the homes. Local company Trimboli Services have been appointed to complete this work.

The plans currently are for eight new homes that will be built along the southern fence line, starting to the west of the garages. We will build the homes in stages.

The timing should see the road started in November and units in the new year. A meeting for the residents at James Martin Village will be held shortly to provide additional detail.

## Myagedcare Assistance

If you are struggling with registering for myagedcare, Gawler Home Assist has offered to provide assistance. While they operate under the Commonwealth Home Support Scheme, they can provide you with some assistance to get started. Contact them on 8522 1177.

## Survey Responses

Once again, the Board thanks everyone that returned a survey, either by mail or on-line. You should have found included with the newsletter a summary of the responses and some actions already undertaken. Also included are comparisons to the 2014 Survey for your information.

\* David Weatherley also advised that some of the returns included individual issues concerning units. He noted that due to confidentiality he couldn't provide the details. It was agreed though to advise residents of this through the newsletter.

For those people that may have required an issue noted in the survey be followed-up; please feel free to contact Lyn or Peter in the admin office to discuss, or they can contact David on 0412136381 to give the OK for him to provide the detail to the Office.

## Downsizing Superannuation Benefits.

Moving into a retirement village is a great opportunity to be independent, and have your home maintained, while freeing up a bit of capital. Retirees looking to move out of a house that is now too big for them can benefit from a federal government initiative announced last year.

The changes in the 2017-18 budget mean that from July 1, 2018, people aged 65-plus who have owned their primary residence for more than 10 years will be able to sell it and contribute up to \$300,000 from the proceeds of the sale into their superannuation. Each member of a couple can take advantage of this measure from the same home sale, meaning a couple can contribute up to \$600,000.

Know of anyone that may be in this situation and could be assisted by being able to use this option?

Get them to contact us and have a look at our current vacancies. This may be a perfect opportunity for them.

## Board Member Profile – Phil Zuenert

Phil Zuenert joined the Board in October 2006. He joined as an experienced builder, working in his family's local business for over 40 years. They focus on building domestic housing and additions.

Originally from Mannum, the family moved to Gawler and he has lived in the town since 1968, where he attended Gawler High School.

Over the years, Phil has been involved in other community organisations. This includes experience in local tennis administration; and he is currently the vice president of the Gawler Club. Phil is also on the property committee of the Gawler Lutheran Church.



## Elimatta Village Inspections

Elimatta Village inspections will commence over the next month. This will take quite a bit of time, we will be doing up to ten per day. The plan is to complete the inspections over a couple of months, due to the number we will be required to complete. We will send out letters to all Elimatta residents with a little more information when we are about to start.

I would again remind all residents that you **don't have to wait for an inspection**; if you have an item you would like to be considered for replacement, please write to us with your request and we will assess it for you.

## 2019 Social Calendar

We are currently working on next year's social & information calendar. We are looking at sessions on Advanced Care Directives & Wills/Power of Attorney; plus, a cinema session. More detail in the Summer newsletter.



## Remaining 2018 Social & Information Events

### **Wednesday October 31st: Annual Meeting**

As mentioned earlier, the Annual Residents Meeting is confirmed for this date; and to be held at the Elderly Centre. The meeting will commence at 10.30am.

### **Wednesday December 5<sup>th</sup>: Christmas Party**

Annual Residents Christmas Party is also confirmed for December 5 and will be at the Elderly Centre. It will start at a similar time to last year and we will provide you with more details closer to the function.

## Current Villages Vacancies

### ***Vin Rice Village (1 David Street):***

**Unit 6:** Three bedrooms the main with wir and others with robes; two living areas; a lounge room & family/dining area. Kitchen, to include new o/head cupboards, cooktop & rangehood; also has wall oven, and microwave provision plus a wip.

Two-way bathroom with vanity and shower screen; plus, vanity area and separate toilet. Laundry has access to the garage; linen/broom cupboard in the hall. Two split system reverse cycle a/c units.

Rear verandah, with a neat courtyard and garden. The single garage is umr with an auto panel lift door and secure internal access. (\$309,950)



### ***Vin Rice Village (4 David Street):***

**Unit 1:** You can't get much closer to Murray Street which is an easy walk. One bedroom with a sunroom; large living area, good size kitchen with plenty of cupboard space, inc. canopy rangehood.

Good size bathroom & robes to bed & sunroom. Front 'wrap around style' verandah, plantation shutters, split rev cycle aircon & evap ducted systems. Unit is in excellent condition. Separate secure garage with remote access. Courtyard, with verandah.



### ***Governor Gawler Village(11 Hutchinson Road):***

**Unit 20:** Three Bedroom home features large living area with a well-appointed kitchen, inc. a wip and overhead cupboards with rangehood and new cooktop(to be installed). Main bedroom has a wir; there is also a robe in bed 2. Two-way bathroom, along with sep vanity area and toilet; large laundry.

Single attached garage is big enough to allow for some storage and has secure internal access. Rear courtyard area features a good size gable roof verandah, awnings, water tank and neat gardens. Features split system reverse cycle air-conditioning. (\$304,950)



### ***Coming vacancies:***

We also will have another vacancy coming up in Governor Gawler shortly. Plus we are aware of further vacancies coming up shortly in Elimatta

\* A reminder that any residents that provide us with a 'lead' on a potential resident will receive a \$200 bonus voucher, should a unit be purchased.

## Current Units Under Deposit

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

- Units 16, 20 & 21, James Martin Village.
- Unit 41, 18 Tod & Unit 35, 16 Tod
- Unit 9, Governor Gawler Village

These units may still be viewed, while under deposit.

## Making Changes To Your Home

A reminder to everyone that is considering making a change to their residence. Please contact the office and advise of the change. It is important that we are aware of changes, as we need to know it is suitable/legal. Sometimes we may ask to see a quote.

If you haven't contacted us and we find that it shouldn't have been put in, you may be asked to remove it at your cost.

Also, anyone wishing to install solar panels needs to contact the office prior. We do have a separate agreement that needs to be completed for this.

## Thanks For Your Efforts

It is always nice to hear feedback and recently we had a call from a family member of a Dawes Village resident. The call was to compliment Brian & Mona Lacey and Sue & Barry Richardson for their help around the village. So we would like to acknowledge this and say thank-you.

## From The Board Table

Items of note from recent Board meetings:

- The Board has reviewed the Survey Results and included comments in future planning. Plus a summary prepared for residents.
- Next year will be the 50<sup>th</sup> Anniversary of Gawler & District Aged Cottage Homes (GCRH) and we are considering ideas for commemorating it.
- A request for the Gawler Classic Car Club to use a vacant garage at James Martin Village was approved subject to resident's agreement. We thank residents for the support; but subsequently the car club was offered another facility to use.
- For the 2017-18 financial year, staff attended to over 660 maintenance requests. Plus, an additional 37 out of hours requests.
- Board members assisted staff to man the Gawler Show stand recently.
- The Marketing Committee is providing regular reports on where people are seeing our advertising. This will help us assess its effectiveness .
- Thanks to the response for our new information form requests. Part of this information is to be used to help us understand the 'profile' of our villages.

## We Promised Husband Jokes This Time!!!

\* A woman walked into the kitchen to find her husband stalking a round with a fly swatter. "What are you doing?" she asked. "Hunting flies," He responded. "Oh, killing any?" She asked. "Yep, three males, two females," he replied. Intrigued, she asked, How can you tell? He responded, "Three were on a beer can, two were on the phone."

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\* While attending a Marriage Seminar dealing with communication, Tom and his wife Grace listened to the instructor, "It is essential that husbands and wives know the things that are important to each other." He addressed the man, "Can you describe your wife's favourite flower?"

Tom leaned over, touched his wife's arm gently and whispered, "It's self-rising, isn't it?" The rest of the story gets rather ugly.

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\* Two elderly ladies were discussing the upcoming dance at the country club.

"We're supposed to wear something that matches our husband's hair, so I'm wearing black," said Mrs. Smith.

"Oh my," said Mrs. Jones, "I'd better not go.!"

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