



July 2020

Newsletter

qcrh.org.au

From the General Manager's Desk

I'm sure everyone has a similar story; Meredith & I were due to be fly to Perth for a 10 day break at end of May. First time that we would have visited there!

So, after that was not an option, we decided to do the right thing by SA and travel up and down Yorke Peninsula; most of which was a first for me. We had an enjoyable few days and recommend the following:

- At Edithburgh, head to the viewing area in the middle of the wind farm. You can get quite close to one of the wind turbines; a rather impressive sight & sound.
- Innes National Park near Marion Bay; all South Australians should visit. Think the 'Great Ocean Road' in Victoria on a smaller scale.
- Wallaroo Heritage Museum. We spent an hour there but should have made it an afternoon.

The photo above was taken from our cabin balcony on the foreshore at Port Victoria; a very pretty spot.

Covid-19 Update

We hope that everyone has been managing through the Covid-19 restrictions. We have not been advised of any cases amongst residents or staff, which hopefully won't change.

GCRH's handling of the restrictions regarding the residents has not changed. We continue to follow the protocols that have previously been advised. These will continue to be used for the foreseeable future.

We have eased restrictions on maintenance requests and items under the Capital Maintenance Fund. However, protocols will still be followed on distancing and sanitising.

For your information, included, with the newsletter is the latest information following the easing of restrictions on the 29th June.

Remember that most of us are in the vulnerable category, so please continue to follow the guidelines and stay safe.

New Maintenance Vehicle

Residents will be seeing an additional maintenance vehicle in the villages. We have taken delivery this week of a Mitsubishi Triton to complement our maintenance for the villages.

The old Toyota will be used for a couple more years, before being also being replaced.

Note that the villages do not pay for the purchase price of the vehicles (inc. depreciation). The villages only pay for the running costs i.e. registration, insurance, petrol, services & repairs etc.

We currently pay for the staff to use their private vehicles, which is included in the wages. The additional vehicle will decrease these payments and should lead to a decrease in overall vehicle running costs apportioned to the villages.



Village Unit Inspections

Due to the Covid-19 restrictions, the Governor Daly inspections have now been delayed until the first half of 2021.

We then plan to complete Governor Gawler Village in late 2021. These dates are all subject to any restrictions in force due to Covid-19.

If you have any urgent items you would like inspected prior to these dates, please contact the administration office.

New Board Member – Naomi Reschke

With the retirement of Bruce Eastick in December, the Board has invited Naomi Reschke to fill the vacancy.

Naomi Reschke was actually elected to join the board at the February meeting. However, with the Covid-19 restrictions, her first board meeting, wasn't until June. Though she did join the Marketing Committee's on-line meeting in May.

Naomi brings to the board a background in Education and the Arts. Her education experiences include the positions of principal of schools, Director of Education and Director of Early Childhood development, strategic planning and project implementation. Naomi has been responsible for the educational leadership of principal and preschool directors in regions and areas.

She has also had responsibility for the provision of support services and the management of regional resources including budgets, human resources and accountability systems across education sites. Naomi had leadership for the development and implementation of Children's' Centres across the state working with groups to focus on allied health, speech pathology, childcare, governance and finance.

Her experience includes extensive involvement as a volunteer in the community. As a member of Zonta International, a service club with a focus on advocating for the rights of women and girls, she has served as an International Director and chairman for an International Convention in Australia.

Following her retirement Naomi completed a master's degree in art history and was elected for a term as the Coordinator of the Gallery Guides at the Art Gallery of South Australia.

She is driven by a strong sense of social justice for disadvantaged groups within communities.

We welcome her on board.



2020 Social & Information Events

As advised in the previous newsletter, we have put most of the social events on hold for now.

The following dates and how they will proceed are still subject to the covid-19 restrictions. We will confirm details for you closer to the events.

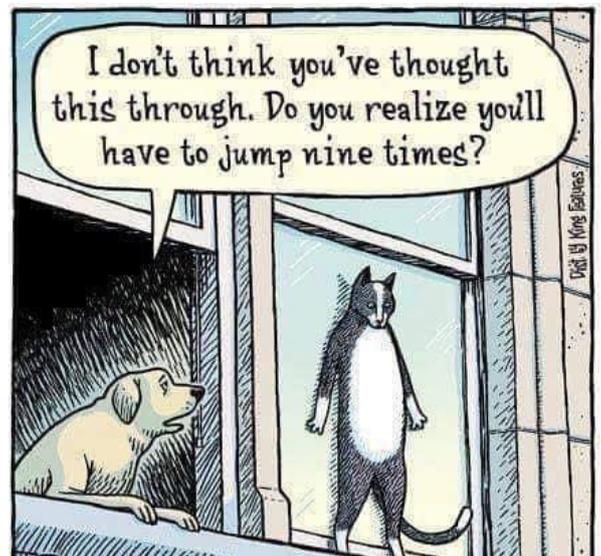
Wednesday Oct 28th: Annual Residents Meeting

Annual Residents Meeting is listed for 28th October at 10.30am; This will be held at the James Martin Community Hall.

Thursday Nov 26th: Residents Christmas Party

Annual Residents Christmas Party date is booked for Thursday 26th November. We have now confirmed the venue as the Hewett Centre.

Any further functions will not be booked until the new year.



GCRH 50th Anniversary Supporters

A reminder to everyone of the support we have received from our Anniversary Sponsors:

50th Anniversary Gold Partners

A & D Blinds
Blackwell Plumb & Gas
Climbing High Tree Services
George Family – *Supporting the Anniversary Book*
Mitre 10 Gawler

Solomons Flooring – Gawler

50th Anniversary Silver Partners

Country Kitchens – Willaston
Dynamix Signs
Gawler Lock & Key Service
Northern Chill Airconditioning
Property Lane Images
Trimboli Services

Community Partner - Town of Gawler

From the Board Table

Over the last couple of months our sub-committees have been meeting on-line. With the easing of restrictions, the full Board met last week and following are some of the items of interest:

Subsidised Entry Report –

A comprehensive review was considered and a number of recommendations made. These include:

- Annual review of Subsidised Entry pricing.
- Allow for refunds for agreements up to the end of year three.
- Guidelines for approval of applicants.
- Introduction of alternative funding options for selected units.
- Setting of minimum level of 35% of total units as Subsidised Entry. Also an aspirational target of 40% in the future.

New Maintenance Vehicle –

- Approval to purchase the new vehicle.

27 Tod Street Unit 1 –

- It was agreed to convert this unit to a Resident Funded Agreement (Currently Subsidised).

New James Martin Units & Lot 2 Building –

- Developments were placed on hold due to the Covid-19 restrictions.
- The building of new units on Lot 5 to be advanced.
- Lot 2 (aged care building) development still on hold.

James Martin Village Electrical Meters –

- A review of the meters has been finalised.
- Application has been made for a grant to install solar panels over the workshop.

Finance Committee –

- Noting of the draft budget for 2020-21. This will be finalised after end of year figures are completed.
- Confirmation of the acceptance by new auditor, William Buck.

New Agreement Option for Some Elimatta Units

As mentioned in the Board summary, it has now been approved that we will offer a limited number of units in Elimatta under new agreements. This follows the Subsidised Entry Report, which noted the number of retirees seeking 'rental' type units.

After consideration, it was agreed that fairest way for us to manage this, is to offer them under existing contracts, replacing the \$55,000 ingoing contribution, with ongoing weekly payments. The payment being in addition to the normal Services Fee.

Residents with these contracts have the same requirements and obligations as other residents.

Anyone interested will need to make a Subsidised Entry Application to allow the Board to consider the needs of the applicant.

This will only apply to a limited number of units, with the majority remaining as \$55,000 entry residences. Contact the office for more information.

Current Villages Vacancies

Governor Gawler Village (11 Hutchinson Rd):

Unit 20: Three Bedroom features large living area with a well-appointed kitchen, inc. a wip and new o/head cupboards; new rangehood and cooktop. Main bedroom has a wir; also, s/d robe in bed 3. Two-way bathroom, along with sep vanity area and toilet; large laundry w/- second toilet. Single garage is big enough to allow for some storage, with secure internal access. Rear courtyard area with a verandah. Features split system r/c a/c in living area - (\$304,950)

Elimatta Village:

Units 2 & 9 (2-7 Fotheringham Tce): One-bedroom units with large living area; sliding door robes in bedroom and new kitchen with rangehood & new stove. Split system r/c a/c. Laundry/bathroom, plus outside storage. Subsidised Entry Agreement, being offered under recurring payment agreements.

Unit 1, 27 Tod Street:

As mentioned in the board meeting summary, it has been agreed to convert this unit back to a Resident Funded Agreement. The unit features a lounge/dining area, two bedrooms & a mezzanine floor, suitable as utility/office space. It has a good size new kitchen, which will have a 'butler's style' walk in pantry. It has a refurbished bathroom/toilet and a large laundry. There is three quarter enclosed double carport, which also has room for guest parking in the driveway. It also has large enclosed front courtyard, with verandah; great for entertaining. It will go a major refurbishment. We will advise the selling price shortly.

We will have a new vacancy in Elimatta shortly, a \$55,000 Subsidised Entry unit. Call the office to find out more or keep an eye on our website.

New Residents

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

- Thelma & Harry Renshaw moved into Unit 8, Dawes Village in April.
- Lorraine Thornton moved into Unit 7, Elimatta Village, 1 Fotheringham Tce in May.
- Wilhelmina Applebee moved into Unit 41, Elimatta Village, 18 Tod St in May.

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

- Unit 22, James Martin Village.
- Unit 20, Elimatta Village, 2-7 Fotheringham.
- Unit 12, James Martin Village.
- Unit 14, Governor Gawler Village.
- Unit 19, Elimatta Village, 2-7 Fotheringham.
- Unit 5, Elimatta Village, 2-7 Fotheringham.

Use of Green Bins for Food Scraps

We have asked residents about this previously but would like to remind you again. We don't have a 'green bin' for each unit and much of the use is by the staff for garden waste.

Because of the limited numbers, we ask that residents don't place food scraps in these bins. Instead place them in the red normal waste bins.

Yes, we are aware that authorities ask people to put food scraps in green bins. However, with the limited number and numerous people using these, it can lead to bins becoming quite 'rank', particularly with them only being emptied fortnightly. This can be an issue for staff or residents using these bins.

So please use the red bins for food scraps, as these bins are emptied weekly.

Village Security

Over recent months there have been some issues in a couple of villages regarding security. A car was tampered with in Dundas Street and we had some unauthorised trespassers in Governor Daly Village.

We would remind all residents to be cognisant of your security. It is suggested that you have your security doors locked when you are home. If you are out or away lock all doors and windows.

Make sure you don't leave any valuables in your car and lock it even if you are only away from it for a few minutes.

Should you see someone around the cars or in the villages and you are concerned as to why they are there ring the police. Use Police Assistance line 131 444 or if it is an emergency ring 000.

Governor Daly Gate:

One of the steps we have taken is to restrict access through the Vin Rice/Gov Daly back gate. We have installed a security code pad to open it. All nearby residents have been given the passcode to use it. Any other GCRH residents that use the gate, should contact the office if they need the code.

NBN Back-up Batteries

With the introduction of the NBN, the 4 villages in Gawler East all received Fibre to the House installations. Many of the units also had back-up batteries installed. These mean that in a power failure the system would continue to operate until the back-up battery runs out. For most people, your mobile phones provide the same result.

The only real need to have the back-up is if it is needed for an alert system or medical support.

Unfortunately, the batteries seem to need replacing around every 12 months and cost close to \$50 each time. While we have replaced some of these batteries; in the future, while we are willing to install for you, the cost of the battery will need to be paid by residents. If you have questions, contact the office.

I laughed & laughed!!!

* Reaching the end of a job interview, the Human Resources Officer asks a young engineer fresh out of the Massachusetts Institute of Technology, "And what starting salary are you looking for?" The engineer replies, "In the region of \$125,000 a year, depending on the benefits package."

The interviewer inquires, "Well, what would you say to a package of five weeks' vacation, 14 paid holidays, full medical and dental, company matching retirement fund to 50% of salary, & a company car leased every two years, say, a red Corvette?" The engineer sits up and says, "Wow! Are you kidding?" The interviewer replies, "Yeah, but you started it."

* A boy with a monkey on his shoulder was walking down the road when he passed a policeman who said, "Now, now young lad, I think you had better take that monkey the zoo." The next day, the boy was walking down the road with the monkey on his shoulder again, when he passed the same policeman. The policeman said, "I thought I told you to take that monkey to the zoo!" The boy answered, "I did! Today I'm taking him to the cinema."

If 2020 was
a slide...

