



June 2021

Newsletter

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From the General Manager's Desk

It is with a tinge of sadness I write to you in the week of Lyn's retirement.

I would like to personally thank Lyn for the way that she has worked to set-up and maintain the administration. This has been a very important aspect of the way that we are able to support our residents. I think everyone would agree that Lyn has provided thoughtful consideration of the residents needs

Also, Lyn has provided me with great support and I have enjoyed the time working with her. She has always provided strong input into many areas of the business; and on occasions has just provided a sympathetic ear.

All of us that have worked with her wish her a very enjoyable retirement. I'm sure that we will see her 'around town'.



A Parting Message from Lyn

I have taken this opportunity to thank you for your cards, gifts and kind words I will treasure them.

I would like to thank the Board for my appointment 12 years ago putting their faith in me and thank you the residents for your acceptance and friendship.

On reflecting of my time at GCRH it has been a "job" I felt most comfortable within my 52 years of working life. I have seen the organisation grow and see the future expanding with each year. The future of GCRH looks good. I will follow it with great pride that I played a small part in it.

Please welcome Karen as you have always welcomed me, I know she will get enjoyment out of this position as I have.

I thank you with a smile!!!

BBRF Funding – Update

As advised in the last Newsletter we have applied to the Building Better Regions Fund (BBRF), seeking funding towards a project to convert parts of the old, aged care facility at James Martin Village

A reminder of the main elements of the application:

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

Our proposal to the BBRF is that these units will be offered as 'Subsidised Entry' to eligible persons under the Retirement Villages Act.

As of time of writing we have not received any advice on success or otherwise of our application.

Welcome Karen & Michael

As advised to everyone previously, our new staff members, Karen Ryder & Michael Starr have now joined the team; both have hit the ground running, Karen has been on a bit of a 'crash course', spending a couple of months learning from Lyn. She has done well and is prepared to be 'flying solo'. I know that she has already spoken with many of you.

Michael has been with us now since early May and he has also got going quickly. Some of his early efforts are quite obvious for everyone to see and I'm sure many of you have met him in the villages already.

We would like to have had a morning tea to introduce you to Karen & Michael (and say goodbye to Lyn), however in the current climate we found that impractical.

As a result of the staff re-structuring and the reduction in casual hours, Warren Spry is no longer included in the roster; we thank him for his work over the years. Graham Strong continues in his role, with some reduction in his hours.

Over the next couple of Newsletters, we will do profiles on both Karen & Michael to tell you a little more about them.



Covid-19 - Vaccines

Unfortunately, as I write this, we see more lockdowns. A little disappointing, but not a surprise and quite necessary, due to the Delta variant, which is appearing to be easier to catch. Hopefully, South Australia won't have to go into a full lockdown, as we currently have no community transmissions.

There are new cross-border restrictions in place though, so keep an eye on these, should you be planning on travelling interstate.

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 write to you with any updates affecting us.

In the meantime, I am hoping that the majority of our residents have been or are about to be vaccinated. I had my first dose of Astra Zeneca a couple of weeks ago and had a mild reaction, including a sore arm, but that was gone within a couple of days.

Importantly I spoke with a couple of doctors regarding the suitability for me and was quite comfortable in having the vaccination, despite the negative publicity. Both Pfizer and Astra Zeneca appear to provide strong immunity after the second dose, even against the Delta strain.

Anyone that is having concerns about the vaccines, please talk with your doctor. They are the best people to get your information from. It is important for everyone to protect themselves if they can.

We have also heard of older people waiting to be contacted regarding getting your vaccine. Please note that it is important for you to arrange this yourself or get your family to assist. Again, the best option in this case is to contact your doctor to organise.

James Martin Village – New Units Update

The update for the new units is a little disappointing in the time it has taken Fairmont Homes to get through the necessary paperwork. The delays have been brought about by the current building climate to some extent.

However, the update to the Development Application has now gone through Council and the selections have finally been signed off. Lyn & I did these at the end of February and they were signed off in the last couple of weeks.

Building consent and engineering plans come next, which hopefully won't be too far away. Once we have these, we can move forward with new fencing and retaining.

At this stage I am not going to predict an actual start date for the building, but I would hope that this will be before our next Newsletter! We will see!



2021 Social & Information Events

Sorry to say that we still have our social calendar on hold.

If the vaccine roll-out goes to plan, we are hopeful that we can run the two functions as per below. These will be subject to any Covid restrictions

The two dates that have been set are:

Wed. October 27th: Annual Residents Meeting

Annual Residents Meeting is listed for 27th October. At this stage is planned to be held at the James Martin Community Hall. We are hoping to hold it here, but if we need to change it to a bigger venue, we will advise.

Thurs. December 2nd: GCRH Christmas Party

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

We will keep you informed, should there be any changes.

Change of Insurers

A note to everyone that Guild Insurance recently advised us they would no longer be providing insurance to Aged Care Facilities or Retirement Villages.

This has meant that we have needed to source a new insurer. We sought quotes from three brokers and have selected Aon to take over our cover, which begins on July 1.

We have only just finalised the appointment and I will write to all residents shortly with more information on the change.

Changes to Valuation of Retirement Villages

We have recently been advised by Land Services SA of a review of the valuation of Retirement Villages. This is important to us, because it affects the council rates, water rates and emergency levy. Any increases to these valuations could lead to rates above the increased percentages announced.

From the review, effectively the villages are to be valued as a 'whole' and then the unit values are divided up using that overall figure.

We have received an indication of what the changes are and it appears for the most part that there is a decrease in unit values. We will confirm this once our first council rates are received. I will provide more information to you once these are confirmed.

Current Villages Vacancies

Governor Daly Village:

Unit 11, 20 Daly Street:

Two bedroom home in a quiet location in Governor Daly Village. Bedrooms will both have ceiling fans and sliding door robes. Large living area with area for a desk, plus meals area. Floor coverings to be replaced with carpets and vinyl planks. Bathroom has large shower inc. screen door and toilet is separate. Large laundry will have new cupboard. A new kitchen is being installed inc stainless steel appliances and new sink with mixer tap.

Unit has skylights to living area, bathroom & toilet and a split system rev cycle aircon. Front verandah, features awnings and there is also a detached garage with remote access. The rear courtyard is to be fully refurbished, inc a new pergola. Priced at \$204,950.



Elimatta Village:

Units 4 & 14 (2-7 Fotheringham Tce):

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

They are all of a similar floorplan, with a large front living room and good sized bedroom. The units are being fully refurbished; this will include new sliding door robes in the bedroom and a new kitchen with new rangehood & 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 Unit 14 at Gov Daly Village about to be vacated. This is a two bedroom unit, garage umr. Please contact the Admin Office to find out more about this vacancy 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.

From the Board Table

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

Welfare Health & Safety –

- Test & Tagging completed
- Smoke Alarm Checks undertaken

Covid-19 Update –

- Current protocols confirmed.

Correspondence –

- Land Services SA: re change to valuations.

Marketing Committee –

- Social functions still on hold.
- Opportunity for school bus for social functions.
- Advertising of New James Martin units.

New James Martin Units –

- See update page 2.

Aged Care Facility -

- See update page 1.

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.
- Conversion of Elimatta Unit 3 to ongoing payment contract.

Finance Committee –

- Change from Guild Insurance.
- Updates to draft budget.
- Valuations per Land Services SA.
- Billing changes from SA Water.

Other items –

- Annual Risk Assessment report approved.
- Annual Operational Plan approved.

New Residents

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

- Diane Geyer moved into Unit 1, 27 Tod, Elimatta Village in May.

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

- Unit 1, 3 Lyndoch Road, Dawes Village.
- Unit 2, 1 Fotheringham, Elimatta Village.
- Unit 3, 2-7 Fotheringham, Elimatta Village.
- Unit 16, 2-7 Fotheringham, Elimatta Village.
- Unit 6, 1 David, Vin Rice Village.
- Unit 23, James Martin Village.

Gawler Show Stand

All things going to plan the Gawler Show will be back this year and GCRH will have a stand there. Changes have been made for this year and the main exhibitors area will be in the sports & rec hall. The show dates are 28th & 29th August. Hope to see you there.

Just a Couple of Short Stories !

* Last week Ronnie Walsh went to the movies at the Rialto Cinema in Bristol to see "Slumdog Millionaire" but because of two women loudly chatting together who were sitting in the row in front of him, Ronnie was unable to hear the dialogue clearly. Ronnie leaned forward and said in a stage whisper, 'Excuse me ladies but I can't hear.' 'I should hope not,' stormed the woman, 'this is a private conversation.'

* A man boasts to a friend about his new hearing aid, 'It's the most expensive one I've ever had, it cost me \$8,500.' His friend asks, 'What kind is it?' The braggart says, 'Half past four.'

I'm Not Saying I'm Lazy!

