



October 2024

Newsletter

gcrh.au

From the General Manager's Desk

Things are ramping up at James Martin Village and we will soon be welcoming more members to the GCRH family. It is interesting to see how we have advanced from 11 units nearly 55 years ago and will soon have 159 total residences.

In Chairperson Helen Sands annual report to the residents, she has noted how the additional units will provide benefits for everyone.

Nearly a decade ago a Masterplan for James Martin Village was produced for future planning. Since, we have purchased the facility at Lot 2. So, we are updating the Masterplan; we hope to have it for the residents meeting.

Annual Residents Meeting – All Villages

The Residents Annual Meeting will be held at the Humphrey George Community Hall at James Martin Village, 19 Dawkins Avenue, Willaston on Wednesday 30th October commencing at 10.30am.

All residents should have received the audited village statements for 2023-24; which will be discussed at the meeting. The statements are provided in a consolidated version covering All Villages.

Services Fee Increases:

The new Services Fee information has also been provided with your invitation to the annual meeting. As mentioned in the last newsletter, we had been budgeting on an increase closer to 3%. However, with a lesser than expected council rates increase and more certainty on income from the James Martin units, the increase is lower. The average increase for services fees for 2024-25 is 2.13%, which compares to the CPI increase of 3.8% at the 30th June 2024.

Palliative Care Connect

Palliative Care can be a challenging path to navigate for individuals and their families. The SA Department of Health & Wellbeing have recently introduced Palliative Care Connect. It provides a suite of services for enhancing access to palliative care and bereavement support in SA.

Palliative Care Connect provides information and linkages for individuals and families navigating life-limiting illnesses. It serves as a link between primary health networks, specialist care services and community-based organisations, ensuring a seamless network of care provision.

A dedicated information line offers assistance to individuals, families, friends, carers and healthcare professionals alike. The Palliative Care and Bereavement Navigators are ready to assist individuals to make informed decisions and access appropriate services and can also help with symptom management, advance care planning, support packages and linkage to psychosocial supports.

To explore the services and engage with a Palliative Care Navigator, call 1-800-725548 (PALLI8). They are available Monday to Friday from 8.30am to 4.00pm. Voicemail and an online form are available after hours for a call back the following day.

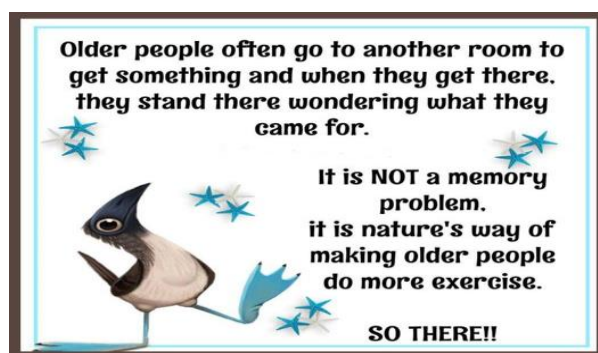
More information can be found at the website www.palliativecareconnect.com.au where you can download some of the information. If you are unable to go online, we do have brochures in the office.

New GCRH Website and Emails

We have a new domain for our emails and website. The website you can use is now gcrh.au while the main email is admin@gcrh.au.

Don't worry though, the old grch.org.au website and admin@gcrh.org.au will continue to work.

Now I Remember!



Gawler Bowling Club

We have had the opportunity to have social bowls days at the Gawler Bowling club a couple of times now. There are already a lot of our residents that are members of the club. For those of you who would like to find out more, now is a good time to contact them. They are always on the lookout for new people, whether it be for just social bowling or for those that want to get a little more competitive.

To become a Social Member, it only costs \$110 per year and that gives you 12 months of "social bowls". If you have never bowled before, the club can provide mentoring to start your experience. And apart from the bowling, it is a great way to socialise and meet people.

If you would like more information, contact the club's Membership Director, Shirley Branson on 8522 3457 or 0408 138 358. You can also email her on shirking@bigpond.com.



2024 Social & Information Events

We had an enjoyable outing to the Gawler Bowling Club last month. On what was a perfect day weatherwise, we had 30 residents attending, many enjoyed the social bowling. Others enjoyed games and socialising, followed by lunch provided by the Club. Confirming the dates for the rest of 2024:

Wed. October 30th: Annual Residents Meeting

Annual Residents Meeting Wednesday 30th October, commencing at 10.30am. To be held at the Humphrey George Community Hall at James Martin Village. Light refreshments will be provided. All residents should have received details with the Annual Residents Reports. Contact the office if you haven't received them.

Wed. November 27th: GCRH Christmas Party

The Annual Residents Christmas Party date is booked for Wednesday 27th November. To be held in the Hewett Centre; it will commence at 10.30am.

We will have a Karaoke Group joining us as entertainment for the day. So please have your singing voices ready. A brunch/lunch will be provided as well as some giveaways. All residents are invited.

We will send an invitation to everyone soon, with full details for the day.

Christmas Hamper Draw:

The Christmas Party will include our annual Christmas Hamper draw. It is always great when the winners are present at the party, so this is another incentive to join us.

Karen will be organising the hampers. All residents will be included in the draw and we will advise the winners directly (hopefully at the party) and announce them in the December newsletter and on Facebook.

2025 Social & Information Events

We are currently working on dates for 2025 events and we will have more information in the next few months.

Gawler Greyhounds Luncheon:

We have made a booking for lunch and racing at the Gawler Greyhounds. We have booked for Wednesday 26th February 2024. It will include a special menu for our residents, some betting vouchers in the great venue at Nixon's. This day is usually well attended, so we look forward to another great day out and hopefully a few lucky winners. Official invitations will be sent out in the New Year.

We will be considering more information sessions in the first half of the year.

We will also include another day at the Gawler Bowling Club later in the year.

We have been in touch with the Gawler cinemas about silverscreen sessions. They aren't able to book them as far in advance as previously. So it is likely if we book one, it will be on a few week's notice.

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

Probably Took Monday Off!



Bruce Eastick Complex – Apartments Update

We have some news on the progress of the power board for the six apartments in the Bruce Eastick Complex. Completion has been delayed because of the power, but we now expect the board to be ready for installation in mid-November. The installation may result in power disruption in James Martin Village on the day. We will provide prior notification to residents when this will take place.

Remaining external work has started with extension to the car park underway. Conduit for electrical work, including for future stages will be installed; this will allow concrete paths and fencing to be installed.

Once we have confirmation on the power board dates, we will be sending out letters to invite applications for the Subsidised Entry apartments.

New Units at James Martin Village

We are getting fairly close to the first three of the new units at James Martin Village being ready. The builder is putting some finishing touches on them; then we will have the fit-out work completed. (See the vacancies).

The remaining three are also likely to be completed by the builder over the next month. With the fit-out to follow and Christmas intervening, they should be advertised either side of the new year.

If you know of anyone keen to view, get them to contact the office.

From the Board Table

The Board has met a couple of times since the last newsletter; following is a summary of some of the agenda items:

Welfare Health & Safety –

- Covid – 19 Update.
- Resident Incident Reports

Marketing Committee –

- Gawler Show debrief
- Website and contact statistics.
- Social events calendar

Property Committee –

- Update on the new units on Lot 5. About to be advertised.
- Lot 2 Apartments delay due to power issue. Expecting power board in November.
- Planning for Stage 2 of apartments.
- Update of James Martin Village Masterplan.
- Elimatta Car & James Martin parking.

Finance Committee –

- Capital Maint. Fund 2024-25 estimates. Including expenditure estimate of \$159,000.
- Final Budgeted Approved.

- 2023-24 Audit completed, including report to Board from Auditor.
- Financial & Village Statements Approved.
- Five year forecast updated.

Other items –

- Chairperson's Annual Report to Residents.
- Non-Financial Resources Report.
- Funding submission for JMV apartments stage 2.
- Retirement Villages Amendment Bill – still in parliament.
- Aged Care Reforms – affects it may have on retirement villages.

Hard Waste – NAWMA Option

We have provided a waste pick-up option to all residents over the years. For basic easy to dispose of items, we charge a \$10 fee. However, on occasions we have been asked to pick-up bigger items, such as lounges and beds. While we are able to do this, it is important to note that we have to put them in the bin at James Martin Village. There is a charge that we pay for this bin, so we charge based on how much weight it adds in this bin.

Residents should also be aware that NAWMA will do one free hard-waste collection for you each financial year. This is for Gawler ratepayers, which all residents are. You can arrange with NAWMA by ringing 8259 2100 and booking the disposal. You then leave the items booked on the footpath the night before collection is due to take place. If you would like to know more ring the office and we can provide you with details.

Also, if you have electrical or electronic items to dispose of (not whitegoods), there is a bin at Bunnings. Evanston, where you can leave items. Includes TV's and computers.

Bird Watching?

Identify this bird!

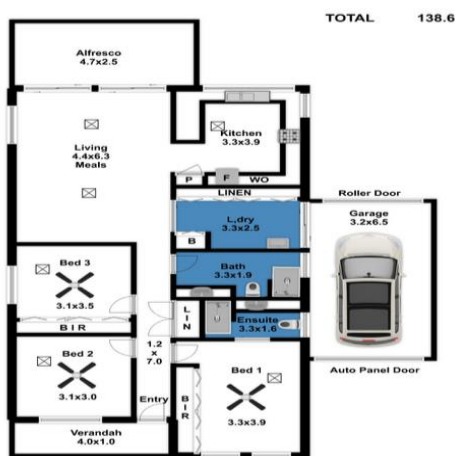


Current Villages Vacancies

The following are the current vacancies that are available for viewing:

Unit 27 – 29 James Martin Village, 19 Dawkins Ave

These are the first three or the new builds at James Martin. They are 3-bedroom homes with a large living area and large kitchen. The main bedroom has an ensuite and robe; while bedroom 3 also features a robe. The main bathroom includes a second toilet and the large laundry features plenty of storage. There is also a large linen cupboard near the bedrooms. The kitchen features modern draws for ease of access and cooktop, wall oven, rangehood as well as dishwasher and microwave provisions. Garage is under the main roof, with drive through option, plus alfresco in rear courtyard. These are available for viewing now. Price range \$430,000 to \$470,000.



Unit 9 Governor Daly Village, 20 Daly Street

Two bedroom unit with near new kitchen. Has timber floors throughout and will have a full repaint. Kitchen was installed in 2022 and includes a dishwasher. Will have new split unit a/c and has a ceiling fan in the main bedroom. Both bedrooms feature sliding door robes. Bathroom has a large shower and there is a separate toilet. There is a full sized laundry; the laundry & linen cupboards are to be replaced. Has a full length front verandah and excellent rear courtyard with decking. Comes with a detached garage and solar system. Price range \$310,000 to \$330,000.



The 6 subsidised entry apartments at James Martin Village will be advertised shortly; also, the remaining three bedroom units 30-32.

We will also have a vacancy shortly in Vin Rice Village, contact the office for more information.

New Residents

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

- Lisa Bourne moved into Governor Daly Village in September.
- Mildred Zacher moved into Governor Daly Village in September.
- Christine Cameron moved into Governor Daly Village in September.

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

- Unit 4, 27 Tod St, Elimatta Village
- Unit 10, James Martin Village.

Units under deposit can still be viewed by prospective residents.

Vale James Earl Jones – Voice of Darth Vader!



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 maintenance requirements, when the office is unattended, contact Brenton or Stephen on mob no. **0411 795 585**.