

# Weekly Update From Estate Manager

4<sup>th</sup> May, 2018

## William Close and Charlton Dr water leaks in road surface

- Work will commence on Monday
  - The exact location of the leak has been found and will be fixed up next Monday
  - Based on the above we don't have to close William Close and road will remain open
  - Work will commence the priority will be William Close

## Power Redistribution Works

- City Electrical Service Aust underway;
  - New 'schedules' for the switch boards showing which circuits serve which homes and buildings – COMPLETED
  - Map of the estate with new circuits and turrets to be prepared as "As built plans"
- Pit cover at Charlton, Settlers and Frazier attached more securely, to stop noise when driven over – COMPLETED
- Replace the broken Turret at the front of No.30 Charlton Drive – COMPLETED

## Gardening

- Trees replanted on main pathway and protected by temporary fencing
- One fountain fixed, working on the other, looking for a new pump, Work order issued for Charlton Park fountain re-seal
- Tree Audit was partially completed on common property trees, report received, four areas missed, have asked for the report to be corrected, awaiting correction

## Pools & Gym

- The wading pool is sucking air in via one of the lines, needs to be addressed or potential issues with pumps and dosing – ONGOING NON URGENT

## Cleaning

- Focus this week on clean up leaves on hard surface
- Pressure wash around the BBQ area and basketball court – COMPLETED

## Other matters

- URGENT REPAIR Drain pit in Village Green Park due to the risk of further injury a work order was issued for this job – COMPLETED
- Work order issued for trip hazards – awaiting a start date – COMPLETED
- Thorpe Ave & Hewin Close street lights, experiencing a short every time it rains working to find the cause - Still no rain
- Work order issued for some of bollard lights and pole lights not working around the community centre and Village Green Park
- Most of the visitor & disabled parking spaces have been re-marked ,only a few remained will be completed in next week
- Additional guards (per budget)
  - School holidays extra guard on site 13:00 to 18:00 hours – Working well with the children still using the pool and the parks over the holidays