

This is an update from your committee on recent activities and plans.

Caretaker Staff

Duncan has quickly settled in as caretaker, and has started to implement some new ideas. As a reminder, Duncan is contactable on Mobile 0484 000 138 for emergencies or notification of any estate issues. His email is manager@sunrise1770.au

Ricky is 2IC, and his phone is 0484 000 589.

Approval has been given to employ more casual contracted manpower in order to catch up with overdue maintenance tasks.

The Gate Access System

The remote-control fobs are working well. These remotes control the gate motors directly and do not communicate with the swipe card system. Unfortunately, however, the software system that controls the gates (with the gate pillars and swipe cards) still has issues. The Committee has been working with the supplier and software company in Ireland to remedy the problems for months. We have a chance of implementation and testing next week. The result is that the new swipe cards have not been issued. We will advise when the old cards are no longer usable.

If owners are still to order fobs/swipe cards, please fill out the accompanying form (at the end of this newsletter), indicating the number of remotes and/or swipe cards required, and the telephone numbers you want to be dialled by the intercom system. Return the forms to secretary@sunrise1770.au

- There will be a limit of 5 devices per property
- Costs: Swipe Cards \$20, Remotes \$70 (to be invoiced through Archers)
- Devices will be available for collection at the Manager's Office - *by arrangement between the hours of 7am – 2pm weekdays*

Vehicles

The new Hilux ute is being put to good use, and the second, smaller, Polaris is in service. Unfortunately, our larger Polaris was sent to Bundaberg for a service and was subsequently stolen from the service dealer. We are working with insurers to replace it, hoping to have it resolved by the end of March. These vehicles are essential to our operations.

The Nursery

There is a good supply of plants available for purchase. Prices are \$5, \$10, \$15 per pot, depending on size. Invoicing is via Archers. Remember, only plants purchased through the nursery can be planted, to avoid introducing unwanted pests and exotic species. *Times available for purchase are 7am – 2pm weekdays, or by prior arrangement with the Manager.*

Defibrillators



New defibrillators have been purchased and installed at each pool club, the tennis courts, the compound, and in the Toyota Work Ute.



Pools

Please **DO NOT** touch the automatic pool cleaners – DO NOT REMOVE them out of the pools by their hoses. If this happens again, then in the future the pools will be closed during cleaning hours.

The pool chlorinator at China Beach is currently unserviceable, and the pool is being chlorinated manually until it is repaired.

At both Beach Clubs the large beams under the deck will need some repair work; we may plan to close a pool for a period in winter to allow the repairs.

Hot water systems at China Beach pool will be replaced soon.

A reminder that glass is not to be used in pool areas, a number of people were reminded of this over the recent holiday periods (including owners).

Track Maintenance

Track maintenance throughout the estate is continuing and works will be scheduled for the China Beach Access track in the coming weeks with the completion of the new security gate. However, the track to Sunrise Beach from Careta Close (off Grevillea) remains CLOSED until further notice.

Street Lighting

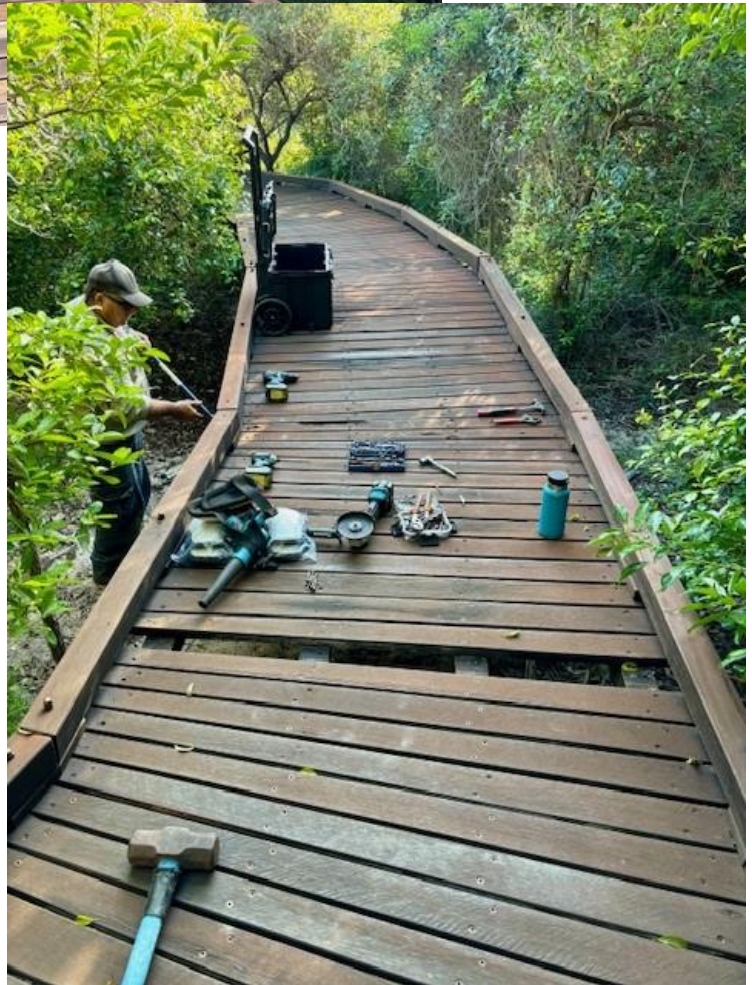
A survey of the street lights and bollard lights is being undertaken to see what lights need repair. Pink tape has been placed on lights that are not working, which will be removed as they are repaired; please leave any pink tape in place. Gradually the lights are to be upgraded to LED systems to save maintenance and power use. Timers for street lights will be reset as the days grow shorter.

China Beach Access Walkway



The custom made security gate has now been installed. There is a code lock fitted similar to the Springs Beach access and both codes have been set the same (changed as of 14 March 2024). The code is located at the start of the handrail on the left hand side.

A number of the decking boards were also replaced along the boardwalk.



Fire Management

Lot owners are reminded to maintain their own properties. Use of the new Sunrise 8 x 5 trailer is available, on request from Duncan. This is for use within Sunrise only. Any damage to the trailer is to be reported to the Manager; repair costs maybe incurred by the user. Lot owners that do not maintain their own lot will be personally notified.

Please do not stockpile branches, palms, etc. in front of your property for maintenance staff to pick up; this has been occurring quite often and it is up to individual Lot owners to dispose of their own green waste. Maintenance staff attend to common frontages weekly for clearing of fallen limbs and palms and will no longer collect stockpiled items.



A permit was obtained to burn the green waste pile; this was done during February.

Lot Numbers

Lot numbers will be added to the kerbing throughout the estate to help both staff (returning rubbish bins to the correct lot), emergency services, delivery drivers, visitors and residents.

Sewerage Treatment Plant

The Ozone system is in use and a chlorinator for the bore water top up system will be introduced. The large concrete tanks in the compound, used to hold fire-fighting water, will be cleaned and repaired when contractors are available.

Courtesy and Respect requested

During the Christmas holiday period a number of verbal altercations happened between lot owners and guests. If owners or residents suspect that visitors are illegally using the premises then please call the Manager on 0484 000 138; do not abuse the guests, as a number of paying guests made complaints following unwelcome challenges.

Estate Stickers



Estate STICKERS for vehicles of owners, guests and contractors are available and we encourage everyone to use them. A new requirement for guests renting properties will be introduced shortly, whereby names, registrations, and stickers with dates of stay will be mandatory.

Please contact Duncan for stickers.

Building Update

There are currently five Lots that have been granted approval from Concept Application. Two Lots have been granted approval from Final Application. There is one Lot currently under Final Review, awaiting responses from applicants. There are six houses under construction. There is also one Concept Application, pending further information to be supplied, in the form of a correctly completed Application Document.

Erosion control, particularly for steep sites, is a concern following recent heavy rains. We remind owners it is their responsibility to ensure mitigation solutions are in place.

Rubbish Bins

Please ensure all bins have handles facing toward the roadway when put out.

Ensure bins are not put out more than 48 hours prior to collection on Monday morning and bins should be returned to their enclosures with 48 hrs of being returned to your property as per item 5.9(d) of the CMS.

Road Safety

We remind our owners and their visitors of the following:

All vehicles operating in the estate must be roadworthy, registered, have a minimum of compulsory third party insurance, and be under the control of a licenced driver. Further correspondence will be issued concerning the use of Golf buggies, ATVs, and Side by Side Utility Vehicles (Polaris type vehicles) within Sunrise. (Bottom line is that QLD road laws do not allow their use within the estate. If you cannot drive it into town, you cannot drive it in Sunrise.) Any liability arising as a result of a road accident in the estate rests with the operator of the vehicle.



- The speed limit in the estate is 30 kilometres per hour for motor bikes and cars without trailers.
- The speed limit in the estate for any other vehicle is 20 kilometres per hour, including vehicles with trailers or caravans.

Feedback

If you have any comments on, or suggestions for, the content of the newsletter, please send them to secretary@sunrise1770.au

Newsletters are published on the Sunrise1770 website.

Sunrise at 1770 – Body Corporate Committee

Chair: Ray Chadzynski chair@sunrise1770.au

Secretary: Mark Simpson secretary@sunrise1770.au

Treasurer: Peter Kemp treasurer@sunrise1770.au

Committee Members: Krista Burton, Angus Cowan, Tony Pearson, David Hughes



To Sunrise at 1770 Body Corporate Committee

Via Email: Secretary@sunrise1770.au

Request for Gate Access Hardware

Please fill in and return to the email address above.

Remotes and swipe cards will be available for pick up from the Manager’s Office in the Compound. The old remotes and swipe cards will no longer work once the new system is commissioned.

Owner	
Lot Number	
Swipe Cards Required (\$20 each)	
Remotes Required (\$70 each)	
Phone numbers for intercom (maximum of 3)	1.
	2.
	3.

