



ACACIA GARDENS NEWSLETTER

Brought to you by your Strata Committee

August / September 2020

Dear Owners and Residents,

Welcome to the Acacia Gardens strata committee newsletter! This will form part of the new policy of keeping you all better informed about our homes, what is happening and what is coming up. We hope you and your families are all well and finding ways to get through this very difficult time. If there are other things you would like to see in the newsletter from now on, please let us know. There is a lot of information in this edition so please take the time to read through it.

LATEST NEWS

The AGM was held on Saturday 8th August and your new committee was elected. They are:

Daisy Xiao Fu (282)	Jenny Deng (131)	Juliet Li (233)
Jing Zhang (164)	Philippe Laurans (97)	Mary Morrisroe (222)
Luming Wang (152) – Chairperson	Matthew Watson (89) – Treasurer	Nick Eltis (231) - Secretary

This new committee brings a range of professional experience, age, and cultural backgrounds to the team, they are all committed to facing the challenges ahead. Whilst the AGM was overwhelmingly positive, it was flavoured by the fact that the committee now inherits a precarious financial situation and expenses that have been put off for many years. All decisions made on your behalf by the committee going forward will be underpinned by a clear, quantitative assessment of all current and future operational, maintenance and improvement requirements. Unfortunately, there is no magic fix to many of the issues facing our building but with hard work and appreciation of the priorities, we will gradually get back on track. The new committee are united towards improving our homes and investments, to clear and transparent communication with all owners, and to speedy and cost-effective outcomes. It will take time, but we will get there; thank you for your patience.

Immediately following the AGM, a committee meeting was held at which the offices were filled (as above) and it was agreed to commence a number of inspections that are required in the lead up to the commencement of the capital works.

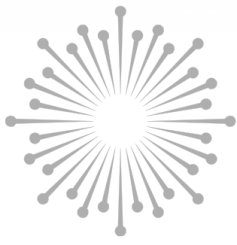
Your Committee then held an informal call on August 20th for strategic planning and discussion on current topics. On the call, members of the committee raised their hands to form sub-committees to effectively manage some of the immediate issues that need to be dealt with. The committee are dedicated to having regular discussions about the issues to ensure that issues are addressed quickly and with open discussions.

NEXT MEETING

There will be a paper committee meeting (not a physical meeting) held on the 4th September 2020 at which the committee will vote on a number of important issues to close out some of the legacy from the last committee and some of the fallout from the attempt to cancel the AGM. The agenda for this meeting, along with the minutes from the AGM and 1st committee meeting held on the same day have been issued by BCS. If you have any questions on any of the minutes or agenda items, please get in touch with the committee or BCS on the contacts below.

UPDATES & ONGOING ISSUES

The aim is to be able to conduct future committee meetings online (until we can all get together again) giving owners the ability to log on and listen to the committee discussions. This will be managed by BCS. The committee are also planning to set aside “Question time” for owners as part of all committee meetings once we get the online system set up – we want you to have the opportunity to be involved in your home. If you would like to ask a question to the committee at a meeting, please send it to the committee email address below so that we can prepare information for you prior to the meeting.



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TOPIC OF THE TIMES

This newsletter we thought it would be good to explain the capital works loan. In simple terms, we have a line of credit to use specifically (and only) to pay for the capital works – the urgent repair works needed to fix the building after too many years of neglect. This means that we have the money we need to fix the building as we need it. We do not have to pay interest until we actually use the money, and then we only pay interest on the amount we have used until it is repaid. The term of the loan is up to 7 years. An important update is that we are already negotiating the terms of the loan including the interest rate and how contributions are made. We will keep you closely posted on this. Many people have asked why we would even consider a rate of 7.5% in the first place. This didn't make sense to us either considering that home loans these days are sitting at the 3-5% range. The reason is that the loan is like an unsecured loan. Even though we have this great big complex, and all of us paying our levies, the loan is still a high risk for the lender. That is why the rate is not the same as our home loans.

The aim is to raise the money over the coming years in gentle increments so that we can pay the money back with as little interest as possible. The works that need to be done are urgent and critical and will make our home safer and in the long term, more valuable.

Despite what you may have heard as rumours, the levies have not started yet and have not been set yet at all. Your committee will discuss this and present to all owners some options.

SOCIAL & RECOMMENDATIONS

If you haven't yet eaten at the Glasgow Arms (one of our closest local pubs) you are missing out. They serve great value and delicious meals at lunch and dinner on weekdays and dinner on Saturday. If you like a steak, try the Hot Rock steak special. It's worth every cent.

Around the corner from the Glasgow Arms on Harris Street is the Orange Supermarket. A treasure trove of fabulous Asian ingredients to explore. Since we plan to bring you some recipes from our diverse community to try, it may well be worth the visit.

Sydney Dance Company in Ultimo are running workshops for kids during the upcoming school holidays. Check out the details at www.sydneydancecompany.com/classes/youth-program/school-holiday-workshops/



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THE GARDENS OF ACACIA GARDENS

Welcome to The Gardens of Acacia Gardens!

For our first post we thought that we would like to do a 'Before' and 'After' story.

Throughout our garden we have several different types of Lilly Pillies. Lilly Pillies are native Australian trees and shrubs, with smooth glossy leaves and a dense, bushy growth habit. They are hardy and will grow happily in sun or shade and moist, well-drained soil. There are so many Lilly Pillies available it can be absolutely dizzying trying to choose between them. What I like about Lilly Pillies are the fresh red leaves which then turn to a shiny green. We have some great examples of healthy Lilly Pillies in the area above the pool. Even though they are hardy, our level 2 Lilly Pillies have seen better days. They may look fine from a distance, (picture 1) but up close (picture 2) you can see that they are suffering with 'Scale' which is attacking this beautiful tree.

The reason why this is a 'Before' and 'After' story is that over the coming weeks we will be doing some heavy pruning of these trees and feeding them to give them their strength back to fight off the scale. You may see them looking a little bare over the coming weeks, but we are confident that they will recover heading in to and throughout summer. So, stay posted for the 'After' pictures and other updates and I hope to see you in 'The Gardens of Acacia Gardens' soon. – Matthew –



Picture 1



Picture 2



COOK UP A STORM

We plan to bring you a recipe to try from one of our committee members or owners in each newsletter. If you have a family specialty you want to share, please send it to the committee email below and we will include it as soon as we can.

This one is from Luming (thanks for sharing):

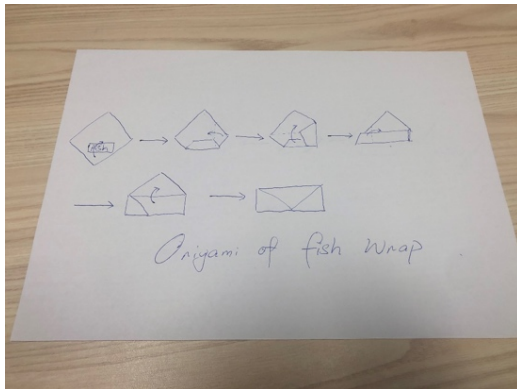
I enjoy cooking for friends and family. The process of making and sharing is a very rewarding experience. Of course, when you cook for the whole family or a dinner party, you will need some dishes to show off your skills and techniques. But you would also need dishes that are easy and fast and to entertain the little guests.

This dish is my secret weapon for dinner party. It is simple and delicious. You can even get the kids to help out! You can also wrap any other sorts of seasoned mince with this method. But with this recipe, you don't even need to prepare the mince!



What you need:

1. Pack of Tofu Skin - it sounds scary, but really just a thin sheet of dried Tofu. You can find them in the frozen section of any Asian supermarket. And please make sure you use those ones in the frozen section, they are softer and are easier to handle.
2. Pack of frozen fish mince – not the fish mince you find in Woolworths. Again, this can be found at the frozen section of Asian supermarket. They normally come in plastic containers and already seasoned.
2. Soy sauce.
3. Sugar.
4. Some water.



Here's how to do it:

1. Thaw the frozen fish mince, so it is easier to work with;
2. Tofu Skin comes in large sheets, so you need to cut them into squares, probably 15cm x 15cm;
3. Place the tofu sheet in front of you diagnostically;
4. Place some defrosted fish mince in the centre;
5. Wrap the fish mince with the corner of tofu skin closer to you. Fold in the right hand corner of the tofu skin. Roll the half-wrapped roll outwards you one more time. Fold in the left hand corner of the tofu skin. Roll the wrap one more time, so it forms a wrap;
6. To seal the wrap, just take a little bit of the fish mince and use it as glue to glue the close the end together;
7. Heat a pan (not too hot), put some oil.
8. Then put the wraps in the pan with the sealed side downwards;
9. After a few seconds, turn the wraps;
10. Add one to two spoon of soy sauce (but not too much, because the fish is already seasoned. Otherwise it will be too salty);
11. Add some water, so that the wraps are half immersed;
12. Add half spoon of sugar;
13. Let it cook until the soup is almost dry.
14. Serve.



Disclaimer: The Photo is not my work. I can't find the photos that I took in the past, but that's how the end result looks like.



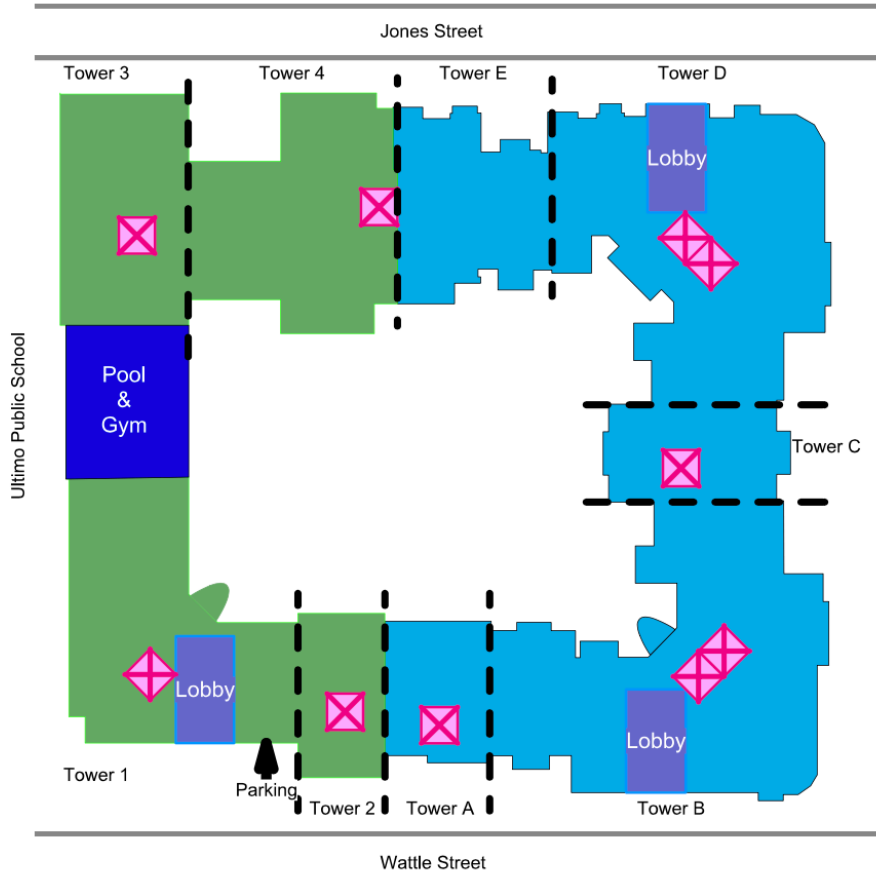
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BUILDING INFORMATION

Each newsletter, we will bring you something new (or old) about our building, strata legislation, by-laws or practical information about the management of a strata scheme. There has been some confusion in the past about the layout of our building so here is a simple diagram showing building names and which ones are Stage 1 and Stage 2.



Stage 1:

- Lots 1 – 110
- Towers 1, 2, 3 & 4
- Built in 2000

Stage 2:

- Lots 111 – 335
- Towers A, B, C, D & E
- Built (refurbished) in 2010

CONTACT INFORMATION

We have decided to streamline the communications with all the people you may need to interact with in the building. The following are the best ways to contact the people you need:

Stage 1 Building manager (CSR) Email: buildingmanager1@acaciagardens.com.au

Stage 2 Building manager (Meriton) Mobile: 0409 095 297 Email: buildingmanager2@acaciagardens.com.au

Security (Stage 1 & 2) – Mobile: 0410 408 873

BCS – Kara Seymour (Strata Manager) Phone: 02 8216 0398 Email: stratamanager@acaciagardens.com.au

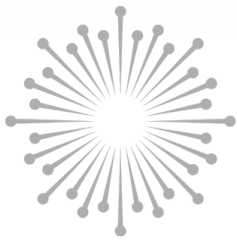
Strata Committee (all members) Email: stratacommittee@acaciagardens.com.au

Strata Committee Chairperson (Luming) Email: chair@acaciagardens.com.au

Strata Committee Secretary (Nick) Email: secretary@acaciagardens.com.au

Strata Committee Treasurer (Matthew) Email: treasurer@acaciagardens.com.au

Any other enquiries, Email: newsletter@acaciagardens.com.au



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If you haven't done so already, download the [Building Management App for Stage 2](#) – MYBOS. Once you are registered as a user it is a great way to make maintenance requests, report issues and it has other great resources. If you have any issues joining or using the App, please check in with Ali on level 6 at 71 Jones Street.

If you want to join the Acacia Gardens Owners groups on either WhatsApp or WeChat, or both, please email us with your phone number to be added. Email: newsletter@acaciagardens.com.au

You can find the Facebook page at: <https://www.facebook.com/groups/261530967880147>

A NEW website full of resources for Acacia Gardens is currently under construction and can be found at: www.acaciagardens.com.au

We would like to reduce the cost to all owners of notices sent to you and increase the ease of getting in touch. At the moment, almost all owners receive information from BCS by mail and the cost of a mailout is unnecessary. In future, we will not be sending out this newsletter by mail so if you want to continue to receive it, please take a moment to update your email contact information with BCS and with us at newsletter@acaciagardens.com.au

Attached to this Newsletter is the form required to register your email as a contact on the strata roll. It can be a PDF and signed electronically. Please fill it in and return to BCS on stratamanger@acaciagardens.com.au

QUESTIONS, FEEDBACK & SUGGESTIONS

If you have a special skill or you think some of your spare time could be spent contributing to Acacia Gardens in any way, please let us know.

We are particularly keen to hear from anyone with engineering experience who may be able to assist us with the significant amount of information we have about the upcoming capital works requirements.

If you got a paper copy of this newsletter and would like to continue to receive it via email, please let us know by newsletter@acaciagardens.com.au.

If you would not like to receive the newsletter in the future, please email us on the same email address and we will remove you from the distribution list.

If you have any questions, feedback, requests or would like to make any suggestions, please get in touch!

Thanks for reading!

Acacia Gardens Strata Committee