

RALEIGH PARK COMMUNITY ASSOCIATION ANNUAL GENERAL MEETING 25th August 2020

CHAIRMAN'S REPORT

At the end of the third and final year of holding the office of Chair of the Executive Committee, I am happy to say that the Raleigh Park Estate is now in a better state than it was when I first purchased a home here in 1992, some 28 years ago. Apart from the lawns in the parks being significantly improved in terms of the quality of the grass and effective drainage, the estate's facilities have been greatly enhanced. The renovations to the swimming pools in the last few years, the refurbishment of the Community Hall, the installation of a shade sail over the playground, the superior landscaping at the front of the Sherwood Apartments, the planting of flowering annuals and shrubs, the vast improvement in the health of the many hedges in the estate, the replacement of inappropriate trees with varieties that are both attractive and sensible and the construction of new garden beds have added immeasurably to the pleasant environment of Raleigh Park.

No less important are the policies and procedures introduced to remedy the ad hoc way in which various administrative issues were approached. Transparency in the administration of the estate has been achieved through various means including my initiatives in setting up a Raleigh Park website and instituting better lines of communication. As a result, the internecine warfare between the strata block owners and the neighbourhoods has largely abated.

The Executive Committee and, in particular, the Architectural Review Subcommittee, has been diligent in maintaining and enforcing in a fair manner the estate's architectural standards. Regretfully, past failures to ensure compliance with these standards have left us with a number of homes with security grills and window and door treatments and other structures that are not in keeping with the design language of the estate. Steps have been taken to make all incoming owners aware of the need to seek approval for proposed renovations.

Since the last AGM, the following capital works have been carried out:

- Sandblasting of the Community Association portion of the perimeter fence along Todman Avenue which was in very poor condition;
- Installation of a new CCTV system;
- Rectification of the peeling and blistering surfaces of the walls bordering the water race between Brompton Avenue and The Serpentine caused by the breakdown of the waterproofing membrane between the walls and the adjacent garden beds;
- Removal of rust and repainting of all balustrades and light poles within the estate;
- New signage;
- Replacement of artificial grass and Installation of a large shade sail over the children's playground.

The total cost of the work exceeded \$ 400,000. Notwithstanding this large outlay, there remains over \$223,000 in the Sinking Fund. This has allowed the Executive Committee to reduce the FY 2020-2021 sinking fund levies from \$180,000 to a nominal \$ 30,000. Residents of the Neighbourhoods and the Sherwood Apartments will be pleased to know that there will be no administrative or sinking fund levies in respect of the two swimming pools. The plan will be to build up the Community Association Sinking Fund over the next five years or so. Administration expenses grow year on year because our three major contracts (security, management and gardening) include CPI escalation clauses. However, because of the significant reduction in Sinking Fund contributions, overall Community Association levies for FY 2020-2021 will not increase.

I take this opportunity to thank members of the Executive Committee, especially those who have served on various Subcommittees, for their long hours of service. It is appropriate to express, on behalf of the Executive Committee, our appreciation of the imaginative and cost-effective work of the head gardener, Michael Maroney of Green Options, in presenting the estate grounds and gardens in such wonderful condition. A leisurely stroll around the estate is a most pleasant way to end the day. On behalf of the Executive Committee, I also extend my thanks to Chris Kontis of Jones Lang Lasalle for his management of the estate and acknowledge the considerable unpaid overtime he works to ensure that residents are able to enjoy fully all that Raleigh Park has to offer.

B C Hung
Chair, Executive Committee
Raleigh Park Community Association