

RALEIGH PARK COMMUNITY ASSOCIATION
EXECUTIVE COMMITTEE
CHAIRPERSONS REPORT
2022-2023. FISCAL YEAR.

At the beginning of the year when I took on this role, I said three things to the members

A problem is not a problem unless you make it a problem.
If you bring a problem to our attention, please bring your solution with it.
If you are not a part of the solution, then you are a part of the problem.

It has been a privilege and a pleasure to serve the Community Association as your Chairperson over the last 12 months. I thank you for having put your trust in me to carry out the valuable work of leading the executive committee, in a way that is transparent and accountable.

There are many people to thank for their support. My thanks go to each member of the executive committee and the additional roles which they have taken on in working on subcommittees. Most of them volunteering to serve on at least two if not three committees.

A vote of thanks goes to Penny who was a most efficient secretary and has now moved on to live in a new area. Her diligence and secretarial skills will be greatly missed.

I also give a vote of thanks to Chris Kontis in his role as the Estate Manager at Raleigh Park. On many occasions he has gone above and beyond what his designated role is and often made himself available to us. Chris's attention to detail in obtaining quotes for any projects that we are involved in has been most thorough and professional.

A special vote of recognition also goes to Michael our horticulturalist and landscape gardener who has ensured the grounds are kept in pristine condition. Michael has also saved us thousands of dollars on various projects with his special skills and access to materials.

AGREEMENTS AND CONTRACTS

A new agreement was signed with JLL in February this year for the ongoing management of the Raleigh Park complex.

The gardening contract with Green Options expires shortly. Consequently the management contract for landscape gardening has been put out to tender. The management committee have received 7 submissions and because of that, three of the tenderers have been interviewed. This process is still in discussion prior to a final decision being confirmed.

ARCHITECTURAL STANDARDS.

This subcommittee has been diligent in following through on ensuring that the by-laws are followed in painting schemes in the neighbourhood houses. It is most appreciated when Homeowners work in cooperation and compliance, with these matters.

It is disconcerting when individual owners disregard these requests and the By-Laws. With regards to Solar Panels, the committee are seeking agreement from residents to position new panels in as least an obtrusive position as possible to maintain the visual street scape whilst still obtaining maximum benefit.

Juliette balconies have been replaced on several homes by the owners within Brompton Road as they needed remediation in compliance with architectural standards. Many thanks to the individual residents who have created attractive gardens for us all to see and enjoy. New plants have been installed throughout the landscaped areas to add more colour to the Estate.

THE PARTHENON

There has been pressure cleaning of the retaining walls which has effectively removed the build-up of dirt and black stains

The Parthenon has been greatly improved in its current restoration and is now a standout feature within the Basin area as are the colourful flower beds which are now in full bloom.

SHERWOOD AREA.

Handrails have been installed at the Sherwood BBQ area and Basin reserve steps leading down to the Parthenon sandstone structure.

The installation of other handrails is currently being reviewed.

A new 5m x 5m cantilever shade umbrella has now been installed in the Sherwood pool area which we hope will be appreciated and enjoyed by all.

HUNTINGDALE

Extensive remediation works have been completed to the paved driveway of the Huntingdale Strata scheme section of the driveway belonging to the Community Association

RALEIGH PARK TENNIS COURTS

Both courts have now been surfaced with new artificial grass and very positive feedback has been received from users. Each court took 4 days for the contractors to complete.

LINK PARK AND YORK PLACE

To prevent cars from parking on the grass verges and damaging the irrigation system a series of wheel stops has been installed around the edges.

DEFIBRILLATORS

New signage is currently being prepared and will be placed in the swimming pool and tennis courts areas directing the public where to access the defibrillator can be located.

This is kept in the security guard's office, who is trained in its usage.

MENZIES BUILDING

A request was received from Cameron Menzies for the Community Association to consent to a change of use of the first floor of the Menzies building from office space to be converted into a health facility. On receiving this request I felt that it was important to engage in consultation with all other significant stakeholders represented by the Chairpersons of each Strata block and neighbourhood.

I apologise to those of you who feel that it may have been a waste of time and the short notice given for meetings. However I felt that TIME WAS OF THE ESSENCE and that this committee could not make the decision alone.

So thank you to all those of you who turned up and contributed to those meetings. Your input was most valuable and appreciated.

This matter is still in discussion and unresolved and we understand that a DA will be submitted to Randwick Council for approval.

Dot Crisford.

EXCOM. Chairperson
2022/2023

August 25th 2023

Unfortunately there are occasional