



RALEIGH PARK ESTATE MANAGER'S MONTHLY REPORT

February 2023

Raleigh Park Community Association - Annual Thermal Scanning of Electrical Switchboards

Estate Management to engage Thermal Insight to perform the annual thermal scanning of the Electrical Switchboards. The scope of works includes as follows, the inspection of Electrical & Mechanical facilities by a licensed Electrician/Level 1 Thermographer, a detailed report by exception completes with Thermographs and Photos of all faults found. A selection of non-fault images may also be included in the report to show the general condition of the inspected boards. Thermal Scanning/Imaging also allows to identify overloaded or overheating circuits or whether a motor bearing may have failed, ultimately enabling to repair any faulty electricals before they cause damage to your property or indeed harm to persons.

Raleigh Park Community Association - Huntingdale Strata Block Driveway Remediation Works

Estate Management has identified the brick pavers at the entrance of Huntingdale Strata Scheme Driveway in poor condition and represent a trip hazard. The brick pavers are loose and lifted, and the grouting has been compromised to allow the water to penetrate and damage the sand/cement bed. Paving Contractors have been engaged to quote on the remediation works. AA Civil Group are the preferred contractor chosen by the Community Association EC. Remediation works to begin on the week of Monday 6th March. Scope of works to include remove, clean and stack existing pavers on site, preparation of DGB 20 base, relay brick pavers on 30mm thick sand bed and construct new concrete edge along strip drain. Contractor will provide a 3-year warranty.

Raleigh Park Community Raleigh - Severe Storm Tree Damage

A severe storm passed through Raleigh Park Estate on Thursday 9th February at approximately 3:40 pm. A pear tree opposite 5 Brompton Road was up-rooted, Jacaranda Tree at Sherwood Park was damaged, and branches broken, and several large branches broken away from the Large Fig Tree behind properties 10 & 16 The Serpentine. St George Tree Service attended site and completed the clean-up included stump grinding the uprooted Callery Pear Tree and removing all broken branches from Jacaranda and Fig Trees.



Raleigh Park Community Association - Sherwood Swimming Pool Gate

Raleigh Park Security has reported the Sherwood Swimming Pool Gate closest to the BBQ in fault. The swimming pool gate closes yet is unable to lock. Gate can be opened by the child-proof magnetic lock. Estate Management to engage Eastern Suburbs Locksmiths to further investigate and find permanent solution. Eastern Suburbs Locksmiths Technician attended site and install a buffer under the striker plate for the latch to correctly lock. The latch was unable to lock correctly due to wear and tear.

Chris Kontis
Estate Manager
Raleigh Park Community Association

15th March 2023