

AUTUMN NEWSLETTER

Dear Residents,

A WARM WELCOME TO OUR NEW RESIDENTS! Settling into a new community can take time and effort, but we are here to help with your questions and assist with a smooth assimilation!

We have an excellent website that answers many questions:

reservegrandstand.com.au (newbies press the “Request a Login” tab)

And our community Facebook page: Claremont on the Park Residents Group 2023

IN THIS EDITION: *REMINDERS FOR OLD HANDS & HOUSE RULES FOR NEWCOMERS

*PROGRAMMED WORKS *COMING EVENTS

1. Please **do NOT walk across the Oval** when there is training in progress. This is most weekday afternoons between 4.30pm and 8pm. Footy Fixtures on the weekends will be published on the lift notice. The Oval gates are locked for ticketed games, and you must use the footpaths around the buildings. Parents, please supervise your children and do not let them play on the Oval during training. Pet owners need to keep all pets OFF the Oval for training. And pick up after the pooch.
2. **Bin Rooms** (established residents are rolling their eyes) BUT we must constantly remind residents:
 - a) The rubbish chute is for small, bagged kitchen rubbish only (not doonas, pillows, bags of clothes & shoes, cardboard boxes, polystyrene, and anything that will **BLOCK** the chute and cause much grief and expense). **Extra** red bins are placed in the visitor carpark in B1 – next to the **blue cardboard bins** which take your flattened cardboard.
 - b) Your **yellow recycle bin** is for **CLEAN** recyclable items, not stained pizza boxes, dirty takeaway containers, greasy takeaway bags, or **PLASTIC** bags.
 - c) Nothing is to be left on the floor of your bin room for the “magic fairy” to take away. She doesn’t exist. Your “stuff”, your responsibility. **ASK** us if you need assistance.
There are a lot of “do nots” in the above but we do appreciate the majority of residents who are considerate when disposing of their rubbish – thank you.
3. **Parking** (education is everything!)
 - a) The visitor car park is for visitors (thus the name). If you have two vehicles and one car bay, the visitor car park is **NOT** an option. **ASK** us for alternatives as we have rental bays available. And if any resident has a spare bay to rent, please let us know.
 - b) Do not park in any bay marked **No Parking Authorised Vehicles Only** – these bays are all paid for by residents. The Town Ranger will be called and a fine issued to offending vehicles.
 - c) Do not park in someone else’s allocated G or R car bay (just because it has been empty for a month doesn’t mean you can park there.... the new resident will arrive, and you will **NOT** be popular).

PROGRAMMED WORKS

- **Reserve Grandstand Site's main water tank clean – Tuesday April 9th.**
Bypass will be utilised so there will be no loss of water.
You may notice a decrease in water pressure, especially on higher floors.
Also you may like to drink bottled or filtered water for 48 hours after the service as there may be a slight “aftertaste” to the water.
See the BStrata notice for more information.
- The EV Charging Stations require upgrading. **Number 1** is not operational and will be temporarily allocated for motorbike parking (two motorbikes maximum).

COMING EVENTS

- Souled Out Music Festival at Claremont Showground **Sunday March 31st 11.30am – 10.30pm**
NB Road Closures in place
- First WAFL **TIGERS** home game at Revo Stadium – **Saturday 6th April 2.30pm**
Did you know the Tiger Bar at the footy club is open every Thursday from 4pm. You do not have to be a member – just head over for a catch up with friends and a meal (menu in mail rooms).
- **OWNERS** - Reserve Grandstand AGM at Claremont Football Club – **Thursday 11th April 5pm**
Please ensure you complete a proxy if you cannot attend. See Wendy-Ann if you need assistance with returning your proxy to BStrata.
- The Muster Rodeo & Music Festival at Claremont Showground - **Saturday 13th April 10am – 11pm**
- 3 in 1 Markets at Claremont Showground **Saturday & Sunday 20th & 21st April 9.30am – 4.30pm**
WA's largest collection of antiques, collectibles, furniture, vintage clothing, retro wares, vinyl records, handmade crafts, and food products.
- Wedding Expo at Claremont Showground **Sunday 28th April 10am – 3pm**

Your BM Team will not be on site over Easter (Friday 29th March – Monday 1st April).

Tenants please call your Property Manager for issues inside your apartment.

For after hour **emergencies only** please call the BStrata emergency number 1300 722 445.

If you have any questions about the above, please contact:

admin@reservegrandstand.com.au

Happy Easter from your BM Team and Council of Owners!