



*SUMMER*CHRISTMAS*NEW YEAR*HOLIDAYS*



SANTA'S NAUGHTY & NICE LIST



NAUGHTY LIST *(more of a plea from your fellow residents)*

- 1. Parking, parking, parking** – there will be LOTS of **genuine visitors** so please do not allow your family or friends to park in our visitor carpark and take off to Bali for two weeks. The Ranger will be called. Please **ONLY** utilise your car bay – do NOT tell your visitors they can park in a marked resident's bay if it is empty. This is just wrong. Speak to us for assistance rather than **IGNORING** the visitor parking rules.
- 2. Bin Rooms:**
 - a) Chutes** – Christmas means lots of wrapping and packaging – please do NOT **block the bin chutes** with oversize **packaging & polystyrene** – take it to the **red bins** in the service bay B1. Our lovely cleaners will be so grateful if they do not have to spend hours **unblocking your bin chutes** over Christmas. And your neighbours will be very happy they have an operating bin chute over Christmas!
 - b) Dumped personal goods** - **your bin room is NOT a dumping ground for unwanted goods**. We have found and carried out plant pots, floor rugs, shelving, linen, vacuum cleaners. It is only **your responsibility** to dispose of these at the Council tip OR keep them stored until the bulk verge pickup in January. It is NOT the cleaner's job, or they would have no time to clean! If you need help – ASK.
- 3. Pets** – please do not go out **all day**, leaving your dog on the balcony **barking** at every moving object and noise. Please clean up “accidents” promptly especially in the lifts, foyers, and Atrium areas.
- 4. Allowing access to unknowns** – sorry to harp on this BUT it is important all residents are **security conscious** and do not give access to foyers or lifts to anyone “unknown”. Keep everyone safe. A reminder to please collect your Uber Eats promptly from the delivery person **at your entrance**.
- 5. Front door slams** – it is WINDY! Please do not let your front door slam behind you. (please tell your children too) It reverberates throughout your building and literally wakes babies...





NICE LIST (short but sweet like shortbread)

1. A warm festive welcome to **new** residents!!
2. New Facebook page for all oval residents: **Claremont on the Park Residents Group 2023**.
3. A **new garden** is being nurtured between buildings – please keep pets off this area.
4. Cathartic **clean out** – CHECK the locked bike cage in B1, have you an **old bike** that can be donated to a good cause? Let us know! Alternatively, if you do NOT use your bike, please pop it in your storage cage rather than taking up a space in the B1 bike cage which is for regular bike riders. Colin has removed several bikes from the B1 locked bike cage that look abandoned and in poor shape (not locked) so please let us know if your bike has been moved. We will direct you to its new home. Unclaimed bikes will be donated by the end of January.
5. **EVENTS at Claremont Showgrounds**
 - a) SNACK Festival **New Years Eve 31st Dec 4PM – 1AM**
 - & b) WILDLANDS Festival **Saturday January 6th 12 NOON – 11PM**

There will be road closures in place for both events – there is more information in mail rooms and B/Strata and your property managers will send you a Notice of Events as well.

We aim to promote a friendly, welcoming complex that is community minded and considerate of neighbours. We appreciate all those residents who, during the year, have informed us of issues, offered their assistance and followed the “house rules” for the betterment of everyone’s **home** environment.

Thank you!

On that note Colin & Wendy-Ann wish you:

SEASON’S GREETINGS! MERRY CHRISTMAS! HAPPY NEW YEAR! & JOY TO THE WORLD!



Your Reserve Grandstand Council of Owners also wish to extend their best wishes to all residents for a very happy, healthy Christmas and New Year.

Christmas Building Management Hours

Your Building Management Team will be taking a break:

from 1pm Friday 22nd December, until 9am Wednesday January 3rd

Your **emergency** contact will be your Property Manager or the

B/Strata **After Hours Emergency** contact number: **1300 722 445**