



Seacrest Village Newsletter

December 2023

~ Strata Council ~

What are strata levies?

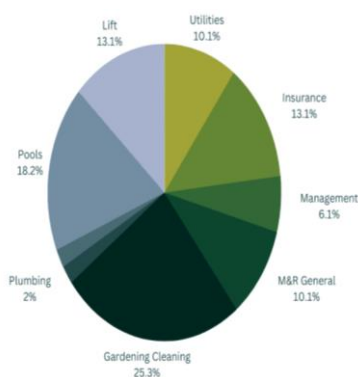
Strata levies are contributions that are paid by the owners of lots in a strata scheme to help fund the costs of maintaining and managing the common areas of the building and the property.

Strata levies are typically paid on a regular basis, such as monthly or quarterly, and are determined by the owner of the strata company (the governing body of the strata property) at each Annual General Meeting (AGM). The amount of the strata levies set, is usually based on the funding requirements for the Strata Company's budget that is also set at the AGM. The levies are collected by the Strata Company and used to pay for the ongoing costs of running and maintaining the property.

The decision to increase the levies must be approved by a majority vote. It is important to note that your Strata Manager cannot decide to increase your Strata levies, and any decisions to approve or increase Strata levies will be documented in the meeting minutes of the AGM.

Several factors will determine whether the Strata Levies should be increased and by how much.

Below is a sample breakdown of what strata levies cover for a strata complex.



Inflation: The cost of utilities and services can drive up the Strata levies on your property. Your Strata Company must account for inflationary increases in the cost of water, gas, and electricity when setting the Strata Levies of your property.

Increased cost of building materials, or shortage of qualified trades: Market factors may create a shortage of materials, or a shortage of trades based on several factors. Usually, they are most affected by the economy, or environmental disasters. Both factors can greatly affect the supply and cost of building materials, which in turn may greatly affect the costs of maintenance and repairs. Additionally, a shortage of qualified trades, will also increase the expected hourly rate that many of them will charge, resulting in an increase in expenditure.

Insurance and building management: Strata levies are also used to cover building's insurance and any administration, accounting and compliance fees related to the overall management of your building and property. The amount payable by each lot owner is determined by the unit entitlement of your lot, which is set out on your property's Strata Plan. Some lots may attract a higher Strata Levy than others, so you may end up paying more or less than your neighbours. There are many factors that decide how the Units of Entitlement are determined.

The larger or higher, your lot is in comparison to other lots in the complex, the more unit entitlement it has, and so higher Strata levies will be payable.



~ Village News ~



A warm Seacrest welcome to our newest residents, especially as we herald in the festive season.



Your Strata Council wishes all owners and residents a happy and safe Christmas. May we celebrate this joyous period with family, friends, and neighbours.



Lodge residents are reminded that the two parking bays at the entrance to the lodge are visitor parking, except at the end of the day if no designated bays are available. Please be considerate of your fellow residents.



Lodge lock boxes are causing a few issues, and so far, we have had only two reports of code numbers that we can record, which would allow us entry in case of emergency. If you have issues with your lock box, please contact Kevin and he will advise you how to set up or sadly (at your cost) replace.



Craig from WellStrategic has taken photos of the Village to be uploaded to our recently refurbished website. A big thank you to the bowlers who posed and also to Sandra Johnson, Jan Thomson, Betty Gregory, Peter Bucktin and Dave Gibb for their hard work in assisting with presentation. We couldn't have done it without you.



Need to "clean up" for Christmas? A skip bin will be ordered and be on site on the week beginning the 18th December.

~ Village News ~



It is with great sadness that we say goodbye to a Seacrest Village stalwart. Kaye Smith was a very active member of our community and served on the Strata Council from March 2015 to November 2023.

Nothing was ever too much trouble for Kaye, whether it was visiting the sick, welcoming the newcomer, cooking a meal for someone in need. Kaye was indeed the "heart and soul" of our community.

The family have advised that Kaye's funeral will take place at the **East Chapel, Pinnaroo on Saturday 16th December at 10am.**



The Alpha Group invite owners and residents to join them on **Wednesday 20th December at 6.30pm** in their annual Christmas Carol walk around the village, and then join them for Christmas cake and sherry in the lounge room at the conclusion. Bruce Okely and the Barber Shop singers will entertain us in the lounge room with a Christmas sing-along.



The December **movie 'Choice of 3 movies'** will be held on **Friday 10th at 2pm.**



Games Day Saturday 30 December at 1.30pm. Everyone is welcome so come along and have some fun.

~ Social Club ~

~ CHRISTMAS LUNCHEON ~

SUNDAY DECEMBER 10TH

Sherry at Noon. Seated at 12.30

Entrée

Prawn or Fruit Cocktail

Buffet Service

Roast Pork and Roast Beef with
Accompaniments

Roast Potato and Roast Pumpkin

Broccoli and Carrots

Cauliflower Cheese

Gravy

Garden Salad

Bread Roll and Butter

Dessert

Plum Pudding with Brandy Sauce

or

Chocolate Mousse

\$25 per head includes raffle ticket.

This is a RESIDENTS ONLY event.

PERTH VARIETY ENTERTAINERS WILL
ENTERTAIN US AT 2.30PM



CHRISTMAS HAPPY HOUR

WITH



MR SANTA

PAUL ROBINSON

FRIDAY 22ND DECEMBER @ 5PM

FLYER AND LIST UP SOON.



NEW YEAR'S EVE



Join us in a good old-fashioned
singalong, play a few games, tell a few
jokes, share a few memories.

Midnight will arrive sooner than you
think. **8pm start.**

~ Trades & Services ~

These companies pay us to have their
business listed. Please support our sponsors
whenever possible.

Aged Care Services

Comfort Keepers – Janice 9492 8920

Right at Home Care – Steve 6202 8033

Home Instead - Michelle 6310 0400

Air Conditioning

Crispair Air Conditioning - 9240 1817

Car Detailing

Detail West – John 0412 472 007

Cleaning - House

Chrissy – Village Resident – 0433 156566

Cleaning - Window, Carpet & Grout

4 Eva Kleen – Eva 0405 412 361

Chemist

Pharmacy 777 Sorrento - 9448 9299

Computing & Technology

Perth Geeks Support & Repairs - 0481 221 329

Electrical

Limit Electrical – Jamie 0497 187 992

Floor Coverings

Trevor's Carpets Joondalup - 9300 3633

Hairdresser - Mobile

Louise Triggs - 0433 600 452

Kitchen & Bathroom Renovations

Granite Transformations - 9240 8111

Kitchen/Bath & Cabinet Makeovers - 0433933411

Locksmith - Mobile

Guv'nor Locksmith – Deb 6555 7792

Maintenance/Handyman

Jeff Brown – Village Resident – 0438 552 548

Medical Center

Sorrento Medical Centre - 92461455

Photography

WellStrategic - Craig 0434 116 429

Plumber

Northern Suburbs Plumbing - Bob 0412 320 270

Printer

Mustang Print & Memorial Booklets – 9300 2844

Real Estate

Ray White – Rosemarie 0408 858 807

Peard R/E – Mick Evans – 9245 3999

Security, Doors & Windows

Action Glass - 9249 2429 (24 hours)

Inno Green Smart Home - Arian 0405 209 233

KNA Security – 9561 2956

Travel/Tourism




Best 4 Travel – Steve 9203 7555

Rod's Day Tours – Rod – 0411 700 336



Seacrest Village Calendar December 2023



| Monday | Tuesday | Wednesday | Thursday | Friday | Saturday | Sunday | | |
|---|---|---|---|--|--|---|--|--|
| | | | | 1 | 2 | 3 | | |
| | | | | 9.00 Lawn Bows 9.00 Whiffords Bus 7.00 Night Bows | 6.30 Bingo | 9.00 Lawn Bows 4.30 Get Together | | |
| 4 | 5 | 6 | 7 | 8 | 9 | 10 | | |
| 9.00 Lawn Bows 1.30 Carpet Bows 7.00 Night Bows | 10.30 Catholic Liturgy 12.00 Craft 5.00 Pool (8 Ball) | 9.00 Lawn Bows 10.00 Chair Yoga 2.00 Alpha Group 7.00 Night Bows | 9.00 Bridge 10.00 Station Café 5.00 Pool (8 Ball) | 9.00 Lawn Bows 9.00 Warwick Bus 2.00 Movie Day 7.00 Night Bows | | 9.00 Lawn Bows 12.00 Xmas Lunch 4.30 Get Together | | |
| 11 | 12 | 13 | 14 | 15 | 16 | 17 | | |
| 9.00 Lawn Bows 1.30 Carpet Bows 7.00 Night Bows | 10.30 Catholic Liturgy 12.00 Craft 5.00 Pool (8 Ball) | 9.00 Lawn Bows 10.00 Chair Yoga 7.00 Night Bows | 9.00 Bridge 5.00 Pool (8 Ball) | 9.00 Lawn Bows 9.00 Whiffords Bus 7.00 Night Bows | | 9.00 Lawn Bows 4.30 Get Together | | |
| 18 | 19 | 20 | 21 | 22 | 23 | 24 | | |
| 9.00 Lawn Bows 1.30 Carpet Bows 7.00 Night Bows | 10.30 Catholic Liturgy 5.00 Pool (8 Ball) | 9.00 Lawn Bows 6.30 Xmas Carols 7.00 Night Bows | 9.00 Bridge 5.00 Pool (8 Ball) | 9.00 Lawn Bows 9.00 Warwick Bus 5.00 Happy Hour 7.00 Night Bows | | 9.00 Lawn Bows 4.30 Get Together | | |
| 25 | 26 | 27 | 28 | 29 | 30 | 31 | | |
| Christmas Day  | Boxing Day  | 9.00 Lawn Bows 10.00 Chair Yoga 7.00 Night Bows | 9.00 Bridge 5.00 Pool (8 Ball) | 9.00 Lawn Bows 7.00 Night Bows | 1.30 Games Day | 8.00 NYE Party  | | |
| January Sneak Peek Australia Day Party: Friday 26th <p style="text-align: center; color: red;"><i>See flyers on notice board and the Village website</i></p> | | | Activity Contacts Alpha Group Frank Lounge Room Bingo Sandra Bingo Room Bowls Carpet Don Coffee Lounge Bowls Lawn Don Bowling Green Bridge Merle H Bingo Room Catholic Liturgy Paul Lodge Lounge | | Chair Yoga Jenni Craft Jan/Corry Get Together Peter Happy Hour Paul Pool Peter Station Café Frank Bingo Room Bingo Room Lounge Room Lounge Room Games Room Lounge Room | | | |

