

# Seacrest Village Newsletter

## January 2024

---

### ~ Strata Council ~

Owners may be aware that the Strata Council at various times may be challenged on any number of issues by an owner or group of owners who may not agree with Village by-laws, decisions of Council or the maintenance or lack of issues pertaining to common property.

During 2023 Council were challenged on the charging to use the laundry machines in the lodge. The applicant felt any charge was unfair to lodge residents and should be included in the strata levy and be deemed illegal.

The SAT matter went to a Direction Hearing, Mediation and the Tribunal where the Magistrate ruled in favour of the Council. Lodge residents therefore, must continue paying to use the laundry machines.

More recently the Council have been challenged on the cost to a group of owners in achieving their applications of Exclusive Use. A hearing was held on the 8th of December 2023, and both parties were directed immediately to Mediation.

No satisfactory agreement was reached; therefore, we will return to Mediation on the 8th of January at 2pm. Should Mediation again fail, then both parties will be asked to attend a Tribunal hearing where a final decision will be delivered by a Judge or Magistrate. The procedure is further explained below.

After an application has been accepted by SAT the next step in the proceeding may be:

- a directions hearing – to decide how to move forward,
- a final hearing – to hear the parties' arguments,
- or a decision based on the documents.

At a directions hearing, the matter may be scheduled for:

- another directions hearing,
- an Alternative Dispute Resolution option such as a mediation or compulsory conference, or
- a final hearing.
- A directions hearing is held before a SAT member or judge, and all parties are expected to attend. The parties may attend in person or be represented by their lawyer or another representative.

In a directions hearing, the SAT member or judge will try to identify the issues in dispute and plan how the application will proceed, including whether the application should be referred to mediation or a compulsory conference.

A final hearing provides all parties with the opportunity to present their case. Parties can:

- give evidence.
- call witnesses to give evidence.
- ask questions of witnesses.
- tender documents; and
- make submissions.

Usually, the applicant will present their case first and the other parties will follow.

At the end of the final hearing, SAT will consider the matters. Its decision and order may be delivered immediately orally or may be held over for detailed consideration (reserved).

A decision may be reserved for up to 90 days. SAT gives reasons for all its final decisions.



## ~ Village News ~



A warm Seacrest welcome to our newest residents Gary & Nghi Tompkins and Stuart Smith



**AGM** Our 2024 AGM is set for **Tuesday 26 March 2024**, with registration commencing at **1.00pm** and the meeting at **2.00pm**. Remember you will not have the right to vote if you have any levy or other debt outstanding.



Recently there have been a few incidents whether physical, accidental or threatening. The Council wish to advise that all incidents need to be reported and filed because of any "follow-up" action. Forms are available from office staff. Threats or violence need to be reported directly to the Police by the individual.



**Who should get vaccinated against shingles? People aged 65 years and over.**

Free shingles vaccination under the National Immunisation Program is available for eligible people most at risk of complications from shingles.



Bike storage for Lodge residents is very limited. Should you live on the ground floor, please store your bike in your court yard.

If your bike is no longer used and gathering dust, please have it removed or sold.

## ~ Village News ~



With Deepest Sympathy...



We sadly say farewell to our dear friend Richard Thompson. A tireless volunteer in his work in raising funds for the Duncraig Lions.



This January movie will be screened on **Friday 12<sup>th</sup> January at 2pm.**



**Games Day Saturday 27 January at 1.30pm.** Everyone is welcome so come along and have some fun.



Complaints have been received of anti-social behaviour in the pool room. The complainants claim to have felt uncomfortable when entering the area to have a game of pool. Those who were present were drinking to excess, using bad language and made the area into an unwelcoming environment.

Please ensure you and your guests behave in a sensible and appropriate manner, so all residents feel welcome and can enjoy our facilities.



~ Social Club ~



# AUSTRALIA DAY

FRIDAY 26<sup>TH</sup> JANUARY

5.30PM IN THE POOL  
RESORT AREA

FOR AN AUSSIE BBQ

**\$10 PER HEAD PAY ON  
ENTRY**

BURNT HAMBURGERS AND  
ONIONS

OVER-DRESSED SALADS

AUSSIE LAMINGTONS AND  
CREAM

BUSH SONGS AND POETRY

FIREWORKS (YEAH  
RIGHT 😊)

YOU JUST CAN'T WAIT TO  
PUT YOUR NAMES ON THE

LIST. BE HONEST 😊



~ 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 January 2024



Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday																																			
<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>																																			
<p><b>New Year's Day</b></p>	<p>10.30 Catholic Liturgy 5.00 Pool (8 Ball)</p>	<p>9.00 Lawn Bows 10.00 Chair Yoga 7.00 Night Bows</p>	<p>9.00 Bridge 5.00 Pool (8 Ball)</p>	<p>9.00 Lawn Bows 7.00 Night Bows</p>		<p>9.00 Lawn Bows 4.30 Get Together</p>																																			
<b>8</b>	<b>9</b>	<b>10</b>	<b>11</b>	<b>12</b>	<b>13</b>	<b>14</b>																																			
<p>9.00 Lawn Bows 1.30 Carpet Bows 7.00 Night Bows</p>	<p>10.30 Catholic Liturgy 12.00 Craft 5.00 Pool (8 Ball)</p>	<p>9.00 Lawn Bows 10.00 Chair Yoga 7.00 Night Bows</p>	<p>9.00 Bridge 5.00 Pool (8 Ball)</p>	<p>9.00 Lawn Bows 9.00 Whitfords Bus 2.00 Movie Day 7.00 Night Bows</p>		<p>9.00 Lawn Bows 4.30 Get Together</p>																																			
<b>15</b>	<b>16</b>	<b>17</b>	<b>19</b>	<b>19</b>	<b>20</b>	<b>21</b>																																			
<p>9.00 Lawn Bows 1.30 Carpet Bows 7.00 Night Bows</p>	<p>10.30 Catholic Liturgy 12.00 Craft 5.00 Pool (8 Ball)</p>	<p>9.00 Lawn Bows 10.00 Chair Yoga 7.00 Night Bows</p>	<p>9.00 Bridge 5.00 Pool (8 Ball)</p>	<p>9.00 Lawn Bows 9.00 Warwick Bus 7.00 Night Bows</p>	<p>6.30 Bingo</p>	<p>9.00 Lawn Bows 4.30 Get Together</p>																																			
<b>22</b>	<b>23</b>	<b>24</b>	<b>25</b>	<b>26</b>	<b>27</b>	<b>28</b>																																			
<p>9.00 Lawn Bows 1.30 Carpet Bows 7.00 Night Bows</p>	<p>10.30 Catholic Liturgy 12.00 Craft 5.00 Pool (8 Ball)</p>	<p>9.00 Lawn Bows 10.00 Chair Yoga 7.00 Night Bows</p>	<p>9.00 Bridge 5.00 Pool (8 Ball)</p>	<p><b>Australia Day</b> 9.00 Lawn Bows <b>5.30 Aus Day BBQ</b> 7.00 Night Bows</p>	<p>1.30 Games Day 6.30 Bingo</p>	<p>9.00 Lawn Bows 4.30 Get Together</p>																																			
<b>29</b>	<b>30</b>	<b>31</b>																																							
<p>9.00 Lawn Bows 1.30 Carpet Bows 7.00 Night Bows</p>	<p>10.30 Catholic Liturgy 12.00 Craft 5.00 Pool (8 Ball)</p>	<p>9.00 Lawn Bows 10.00 Chair Yoga 2.00 Alpha Group 7.00 Night Bows</p>																																							
<p><b>February Sneak Peek</b></p> <p>Happy Hour: Friday 22rd</p> <p style="color: red; text-align: center;"><i>See flyers on notice board and the Village website</i></p>			<p><b>Activity Contacts</b></p> <table style="width: 100%; border: none;"> <tr> <td>Alpha Group</td> <td>Frank</td> <td>Lounge Room</td> </tr> <tr> <td>Bingo</td> <td>Sandra</td> <td>Bingo Room</td> </tr> <tr> <td>Bowls Carpet</td> <td>Don</td> <td>Coffee Lounge</td> </tr> <tr> <td>Bowls Lawn</td> <td>Don</td> <td>Bowling Green</td> </tr> <tr> <td>Bridge</td> <td>Merle H</td> <td>Bingo Room</td> </tr> <tr> <td>Catholic Liturgy</td> <td>Paul</td> <td>Lodge Lounge</td> </tr> </table>		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	<table style="width: 100%; border: none;"> <tr> <td>Chair Yoga</td> <td>Jenni</td> <td>Bingo Room</td> </tr> <tr> <td>Craft</td> <td>Jan/Corry</td> <td>Bingo Room</td> </tr> <tr> <td>Get Together</td> <td>Peter</td> <td>Lounge Room</td> </tr> <tr> <td>Happy Hour</td> <td>Paul</td> <td>Lounge Room</td> </tr> <tr> <td>Pool</td> <td>Peter</td> <td>Games Room</td> </tr> <tr> <td>Station Café</td> <td>Frank</td> <td>Lounge Room</td> </tr> </table>	Chair Yoga	Jenni	Bingo Room	Craft	Jan/Corry	Bingo Room	Get Together	Peter	Lounge Room	Happy Hour	Paul	Lounge Room	Pool	Peter	Games Room	Station Café	Frank	Lounge Room
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	Bingo Room																																							
Craft	Jan/Corry	Bingo Room																																							
Get Together	Peter	Lounge Room																																							
Happy Hour	Paul	Lounge Room																																							
Pool	Peter	Games Room																																							
Station Café	Frank	Lounge Room																																							

