

# Seacrest Village Newsletter

## February 2024

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### ~ Strata Council ~

Incorrect and duplicated Village by-laws are being addressed by the Strata Council.

Mr Mark Atkinson a highly respected solicitor, met with some residents, the Council and Jake Kneebone our strata manager, on Wednesday 23<sup>rd</sup> January to discuss these issues.

As a result of this meeting, a report will be received from Mr Atkinson with his recommendations in due course.

### What is a By-Law?

Following is a summary of everything you need to know about By-Laws, breach of By-Laws, Management Statements and House Rules:

- By-Laws are a set of duties, obligations, procedural matters and behavioural rules for owners, occupiers and visitors of a Strata property.
- All Strata complexes have By-Laws - some of which will be default By-Laws (as seen in the Strata Titles Act), others may have been amended or added over time.
- By-Laws differ from "House Rules" as By-Laws are enforceable.
- If owners, occupiers or visitors do not comply with the strata company By-Laws, they can be issued a breach notice or be taken to the State Administrative Tribunal (SAT).

By-laws are grouped into two sections - Governance & Conduct:

- **Schedule 1:**  
The Governance of the strata scheme.
- **Schedule 2:**  
The Rules of Conduct within the scheme.

**Schedule 1 By-Laws** outline the **Governance** of the Strata Company, as well as duties and procedures that are required of owners and the Strata Company.

**Schedule 2 By-Laws** are intended to manage the **Conduct** of all residents, to ensure that residents within the complex can live harmoniously.

Negative behaviours for example, excessive noise, littering or parking in ways that cause a nuisance to others - are all breaches of these By-Laws.

### Complaints and Incident Reports

The person making the complaint or incident report is required to put the details of the incident in writing.

It is important to note that these complaints are **not private** and may be used to give evidence in legal or SAT proceedings. They will also form part of the Strata Company records.

Some of the details that are needed to be captured are as follows:

- Brief and detailed description of the incident including date/s and time/s of the incident.

If this information is not provided, the Strata Company may not be able to take action to resolve the matter.



## ~ Village News ~



A warm Seacrest welcome to our newest residents Peter & Jennie Yujnovich



Our 2024 AGM is set for **Tuesday 26 March 2024**, with registration commencing at **1.00pm** and the meeting at **2.00pm**. Remember to check your next **invoice** to ensure you have no debt to allow you to vote. If you cannot attend the meeting, please consider submitting a **proxy** form.



### Dress Code

Residents are requested to respect the rules and By-Laws of living at Seacrest Village.

Once again there have been reports of residents being only partly clothed and barefoot whilst walking through the lodge and community building, including the swimming pool area. Being wrapped in a towel is not considered clothed.



Complaints have been received regarding smoke ingress. Our village By-Law states in part. **An Owner or Occupier** Must **NOT** smoke on common property. Must **NOT** permit any invitee of that owner or occupier to smoke on common property.



The professional photos taken of the Village, for our website, are now available for owners to use when advertising their properties for sale or rent.

## ~ Village News ~



Many reports have been received from owners regarding improper use of parking bays and parking on roadways.

Lodge owners and residents are reminded that it's a case of "first in best dressed" for you. No parking bay has been allocated for your exclusive use, especially the bays closest to the lodge entry.

The visitor bay near villa 96 is often used by a visitor who uses the bay for extended stays on an overly regular basis. This is not allowed as it restricts visitors' access.

Furthermore, trailers are not to be parked in a parking bay. Leave your trailer at a family's property and collect when needed.

**FINALLY**, ~ please don't take shortcuts through the gardens after parking your car. Use the footpath 😞



Holidays are over, well not for most of us 😊 All our regular activities will "kick in" at the beginning of February. Station Café ~ Thursday 1<sup>st</sup> February and Alpha Group ~ Wednesday 31<sup>st</sup> January



Carpet bowls restarted again on Monday 29<sup>th</sup> January. New players are very welcome and are encouraged to attend.



The February movie '**The Italian Job**' will be held on Friday 9<sup>th</sup> at 2pm.



**Games Day** Saturday 24<sup>th</sup> at 1.30pm

## ~ Social Club ~



The Social Club will hold its Annual General Meeting on Monday 5<sup>th</sup> February at 10.30am in the Bingo Room.

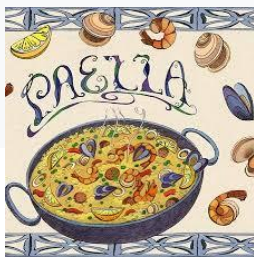


Meat and Salad rolls will be on the menu once again commencing Tuesday 6<sup>th</sup> February. \$5 only for roll plus soft drink.

## ~ Senioritas and Senors ~

### Ven a nuestra Paella Party

Viernes 23 de febrero a las 18 h.



## ~ Translation ~

Paella Party by the Pool

Friday 23<sup>rd</sup> February @ 6.00 pm

## Sneak Peek



An afternoon tea for all residents will be held in the Dining Room, on Sunday 10<sup>th</sup> March free of charge.

## ~ Trades & Services ~

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

### **Aged Care Services**

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 Centre**

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 February 2024



Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	
			<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	
			9.00 Bridge 10.00 Station Café 5.00 Pool (8 Ball)	9.00 Lawn Bowls 9.00 Whiffords Bus 7.00 Night Bowls	6.30 Bingo	9.00 Lawn Bowls 4.30 Get Together	
<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>	<b>11</b>	
9.00 Lawn Bowls <b>10.30 Social Club AGM</b> 1.30 Carpet Bowls 7.00 Night Bowls	10.30 Catholic Liturgy 12.00 Lunch Rolls 12.00 Craft 5.00 Pool (8 Ball)	9.00 Lawn Bowls 2.00 Alpha Group 7.00 Night Bowls	9.00 Bridge 10.00 Station Café 5.00 Pool (8 Ball)	9.00 Lawn Bowls 9.00 Whiffords Bus 2.00 Movie 7.00 Night Bowls	6.30 Bingo	9.00 Lawn Bowls 4.30 Get Together	
<b>12</b>	<b>13</b>	<b>14</b>	<b>15</b>	<b>16</b>	<b>17</b>	<b>18</b>	
9.00 Lawn Bowls 1.30 Carpet Bowls 7.00 Night Bowls	10.30 Catholic Liturgy 12.00 Lunch Rolls 12.00 Craft 5.00 Pool (8 Ball)	9.00 Lawn Bowls 2.00 Alpha Group 7.00 Night Bowls	9.00 Bridge 10.00 Station Café 5.00 Pool (8 Ball)	9.00 Lawn Bowls 9.00 Warwick Bus 7.00 Night Bowls	6.30 Bingo	9.00 Lawn Bowls 4.30 Get Together	
<b>19</b>	<b>20</b>	<b>21</b>	<b>22</b>	<b>23</b>	<b>24</b>	<b>25</b>	
9.00 Lawn Bowls 1.30 Carpet Bowls 7.00 Night Bowls	10.30 Catholic Liturgy 12.00 Lunch Rolls 12.00 Craft 5.00 Pool (8 Ball)	9.00 Lawn Bowls 2.00 Alpha Group 7.00 Night Bowls	9.00 Bridge 10.00 Station Café 5.00 Pool (8 Ball)	9.00 Lawn Bowls 9.00 Whiffords Bus <b>6.00 Paella Party</b> 7.00 Night Bowls	1.30 Games Day 6.30 Bingo	9.00 Lawn Bowls 4.30 Get Together	
<b>26</b>	<b>27</b>	<b>28</b>	<b>29</b>				
9.00 Lawn Bowls 1.30 Carpet Bowls 7.00 Night Bowls	10.30 Catholic Liturgy 12.00 Lunch Rolls 12.00 Craft 5.00 Pool (8 Ball)	9.00 Lawn Bowls 2.00 Alpha Group 7.00 Night Bowls	9.00 Bridge 10.00 Station Café 5.00 Pool (8 Ball)				
<b>March Sneak Peek</b> Afternoon Tea: Sunday 10 <sup>th</sup> Happy Hour: Friday 22 <sup>th</sup>  <i>See flyers on notice board and the Village website</i>			<b>Activity Contacts</b> Alpha Group Frank Lounge Room Bingo Sandra Bingo Room Bowls Carpet Coffee Lounge Bowls Lawn Peter W Bowling Green Bridge Merle H Bingo Room		Get Together Happy Hour Pool Station Café	Peter Paul Peter Frank	Lounge Room Lounge Room Games Room Lounge Room

