

# Hunterford Estate



April 2025



## Association Committee

At the AGM held on the 20th January 2025, the following owners were elected to the Association Committee:

- Ravindra Naidoo (Chairman)
- Ken Bunt (Treasurer)
- Bill Sutton (Secretary)
- Greg Neilson
- Peter West
- Ron Bowditch
- William Chen
- Mario Christodoulou
- Yue (Kate) Xing



**Celebrate Easter with other Hunterford families at the clubhouse on Thursday  
17th April 5.30 - 7 pm**



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## Maintenance Works

- 1) The **wooden bridge in Brookside Park** had its decking replaced by Bloom Carpentry during January and received a fresh coat of paint by DecoPaint.
- 2) The **seats in the Grove**, that were showing signs of damage from wood rot, have now been repaired by Bloom Carpentry to ensure their future service life.
- 3) North Rocks Concrete has been booked to **clean the walkways on both the Upper and Lower Cascades** using their industrial scrubber unit. Once done, any loose / uneven pavers will be reset & all gaps between pavers will be filled with an application of polymeric sand.
- 4) Masterfix Projects Pty Ltd undertook works during March to fix **uneven / broken pavers around the Clubhouse** forecourt and inside pool area (including filling gaps between pavers with an application of polymeric sand to negate future movement), reseating / replacing pavers on the snake water feature at top of lower Cascades and replacing pavers in the Mews following the excavation for plumbing repairs.
- 5) Mario Christodoulou (Licenced Electrician) has completed the replacement of the **Clubhouse switchboard** – here is a photo of the new compliant unit - A very professional job!



## Tennis Court

- 6) The Tennis Court metal **halide light fittings** were replaced with 4 x new 400w black asymmetrical LED slimline tennis court lights on the 18th March by Sydney Sports Lighting. The lighting within the tennis court has now been returned to its original design specifications. The light poles have also been painted by DecoPaint.

Courtmaster is scheduled to resurface the tennis court commencing on the 30th April (weather dependent) which will entail the court being **closed for around 1 week** to allow work to be undertaken.

Bookings to use the Tennis Court are in a 1-hour block & must be made on the Hunterford Estate Website to ensure hassle free access.



## Clubhouse

The Community Clubhouse is available for bookings by Hunterford residents. The booking form and details are available on our Community Website [www.hunterfordestate.com.au](http://www.hunterfordestate.com.au). Please note that the following restrictions apply:

- 1) Pool and Tennis courts close at 10pm (no other ball games on court and pool gates must be kept closed).
- 2) Clubhouse to be vacated by 11pm and please be mindful of excessive noise disturbing adjacent properties.
- 3) Clubhouse to be left in clean condition including scrubbing of BBQ plates if used.

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## FOGO

Residents are to be reminded that with the new FOGO garbage / recycling bins recently supplied by Parramatta City Council they are to ensure that, as per By-Law 6.2, all garbage containers are hidden from outside the Lot. Noncompliance will be reported.

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## Gardening

Mulching of the garden beds along Pennant Hills Road has been done and the soft fall material in the Tree Tops Park play area has been replaced.

Both jobs done by our new Gardening Contractors, RGS Landscape Care.

The Estate Garden irrigation system is to be inspected to determine repairs required, costing and ongoing viability

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## Dog Owners

As per By-Law 12.5 1c, Owners /Tenants must keep the dog under control, on a lead and clean up after it when it is on any part of the community property other than their lot.

## Property Repairs

By-Law 11 of the Community Management Statement allows the Community Association to issue a breach notice to Owners requiring them to comply with certain works / repairs where it impacts on the Community. This particularly applies to fences which are in disrepair and unsafe. Owners are therefore requested to undertake these repairs as this matter will be followed up by the Community Association to maintain the overall appearance of the Estate

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## Pool

Swooping hawk duck deterrents have been installed within the pool area. These are doing a very good job of keeping ducks (and their mess) away from our pool, which coupled with the use of the new robotic pool cleaner, leaves the pool water in a pristine condition. Unfortunately, two units were destroyed by unknown persons and then needed to be replaced. (These deterrents are not toys and should be left alone.)



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## Upcoming Social Events

The Social Sub-Committee has advised the following events to be held in 2025 at the Community Clubhouse:

- 1) **Easter** Event on Thursday 17th April from 5:30-7pm
- 2) **Halloween** Function on Friday 31st October from 6-8pm
- 3) **Christmas** Celebration on Saturday 6th December from 6-10pm

Further details will be released closer to dates.

KEEP UPDATED AT OUR COMMUNITY WEBSITE: [WWW.HUNTERFORDESTATE.COM.AU](http://WWW.HUNTERFORDESTATE.COM.AU)

LATEST INFORMATION IS ALSO DISPLAYED ON OUR 2 COMMUNITY NOTICEBOARDS AT THE CLUBHOUSE. THIS INCLUDES BOTH AGENDAS AND MINUTES FROM ASSOCIATION COMMITTEE MEETINGS & AGM'S

TO CONTACT THE ASSOCIATION COMMITTEE: E-MAIL [INFO@HUNTERFORDESTATE.COM.AU](mailto:INFO@HUNTERFORDESTATE.COM.AU)

TO CONTACT PREMIER STRATA: TEL: 9630 7500 OR [TOMB@PREMIERSTRATA.COM.AU](mailto:TOMB@PREMIERSTRATA.COM.AU) (MR TOM BLACK)