

Hunterford Estate



November 2025



Stormwater Plumbing

A Style Plumbers accessed the large and deep stormwater detention tanks located around the Estate. Accumulated debris, which had been restricting drainage, was cleaned out using a heavy-duty vacuum truck. A smaller stormwater pit, located in Brookside Park, was also cleaned out along with needed drainage work. This is an expensive exercise but regular maintenance is required for flood mitigation within Hunterford.



Vacuum truck and interior of one of the 6 underground detention tanks

Solar Batteries

A Solar Battery information sheet for Hunterford Estate residents was produced by our Maintenance Sub-Committee and copies are now posted on our Community Notice Boards and uploaded to the FAQ section on our community website.

Parking

There have been ongoing concerns with vehicles, not owned by Hunterford residents or approved visitors, being parked within Hunterford Estate for extended periods. Hunterford is a Private Estate and parking spaces are strictly for use by residents. Likewise, visitor parking spots are only for approved short term visitors. Action will be taken against offending vehicles. Please also be advised that blocking of footpaths by vehicles is a breach of the Disability Discrimination ACT 1992.

Medical Urgent Care

An urgent medical care clinic is now open at **122-128 Station St. Wentworthville from 8am - 10pm daily (tel. 8868 3865)**. This clinic offers free, immediate treatment of non-life-threatening conditions, providing priority care without the need for Hospital Emergency Department visits.

Maintenance Update

1) **Cleaning of the lower Cascades waterway and Brookside Park ponds** was undertaken by RGS Land Scape Care on the 4th September following much debris being washed in by persistent heavy rainfall over the last few months. Over the weekend of 20th September, A P Pool Solutions undertook cleaning and rectification works to the upper Cascades waterway and chemically dosed the water to ensure its pristine and healthy condition.



2) A booking has been made for the 20th November with Powertek Fire Services Pty Ltd for our **Annual Fire Inspection** Report and for replacement of 3 fire extinguishers in the Clubhouse & Plant room which will shortly exceed their tagged service life.

3) A **tree permit application** (TA/564/2025) was made with PCC for removal of a dead Manchurian Pear Tree outside 5 The Grove. This was approved on the 24/10/2025. Removal of this tree & maintenance pruning / dead wooding of the other trees within the Grove was undertaken on the 30/10/2025 by Forest Tree Service. A new replacement tree will be planted within the Estate.

4) A small number of **ducks** continue to be a nuisance around and, in our **pool**, making a mess which requires cleaning by our pool maintenance contractor and volunteers. Please help by chasing away these pests if they are sighted around the pool. Whilst the pool and surrounds are serviced on a very regular cycle, pool users are encouraged to access the pool scoop and retractable water hose in assisting to maintain the pool in its pristine & healthy condition.



PCC Kerbside Bulk Household Rubbish Collection – FREE

There has been a recent spate of Illegal dumping of rubbish around the Estate, namely a very large double door refrigerator and a car tyre outside the Mews and assorted bags of old children's toys, 2 strollers and a car seat outside the Clubhouse which all had to be disposed at a significant cost to Hunterford. Parramatta City Council offers **4 free clean-ups yearly** (bookings via online or call 1300 580 811. Illegal dumping will be reported to PCC and fines will apply. Please take any rubbish away with you when using the Pool or Tennis courts to ensure cleanliness for other users of these facilities. (It is not up to our hard-working volunteers to tidy up after you).

Insurance Policies

Following a review undertaken by the Association Committee on the 17th July, Hunterford Estate Insurance Policies with CHU Underwriting Agencies Pty Ltd were renewed at an increase of 2% on the prior year's premium. This compares very favourably with the prior year expense for equivalent coverage. This minor cost increase is seen to be a direct reflection of the risk reduction programs and associated maintenance work undertaken by the Association over the last 2 ½ years.

Christmas Party – Save the date



Do not miss out on the Hunterford Estate Community Christmas Party. Please note this date - further details to be advised.

Halloween Celebration



Our Hunterford Estate Halloween Celebration was held in our Clubhouse precincts on Friday 31st October from 6 to 8pm – it was an amazing event with over 70 big and little kids in attendance having a very spooky time undeterred by rain showers.



Premier Strata Connect App

All Hunterford owners are encouraged to access this valuable resource to stay connected with the latest information. Use QR codes below to download the app.



Android



Apple

KEEP UPDATED AT OUR COMMUNITY WEBSITE: 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
TO CONTACT PREMIER STRATA: TEL: 9630 7500 OR TOMB@PREMIERSTRATA.COM.AU (MR TOM BLACK)