

Hunterford Estate



August 2026



2026/2027 Insurance Policy

After a comprehensive review and assessment of the insurance policy renewal report for Hunterford Estate - DP270218, your Association Committee has resolved to accept the 2026 /2027 policy offer from **CHU Underwriting Agencies Pty Ltd at a cost of \$21,281.09 (inclusive)**. This is a **reduction of just on \$7,500** on the 2025/2026 insurance policy expense (for equivalent cover) and is viewed as a reflection of our excellent claims history following the ongoing maintenance and risk assessment / reduction programs put in place by the current Association Committee.

Clubhouse Maintenance

A **Fujitsu 8.5kw split system air conditioner** was installed in the Clubhouse on Tuesday 5th May. The remote control is to be issued to Clubhouse users on day of booking with instructions that the temperature settings are to be maintained at 22 degrees for cooling and 23 degrees for heating (with doors to be closed during operation).

The 6 monthly **fire inspection of the Clubhouse**, as per the requirements of AS1851 was done by Powertek Fire on 5th June – Passed & extinguisher tags date stamped.

Pool – Duck Repellents Trial

Ducks have returned to being a winter nuisance in our swimming pool and causing a daily mess. We are currently testing the **Pestrol Ultrasonic Duck Repeller** units to humanely end their visits. These are Solar Powered with Motion Sensor Activation (only activated for movement within the pool area – not outside the pool fence) and emit sound and strobe lights to scare ducks away.

We are also testing the **Pestrol Solar Powered Motion Detector Sprinkler System** that sprays water on ducks (Supposedly ducks don't like being sprayed with a water stream?). Following a successful outcome, these will be used during the non-swimming season to keep pool surrounds clean resulting in both a reduction in pool chemical dosage required to maintain the pool water in a pristine condition and the daily work required by volunteers in cleaning.



Cascade Maintenance

A new **high lift sump pump** (replaced under warranty) was reinstalled on Sunday 12th July to have the Lower Cascades Waterway operational again. Thanks to Andrew Pedersen (our Pool Maintenance Technician) and Mario Christodoulou (our Volunteer Master Electrician) for their work in taking care of this repair.

Delivery Hours

Delivery trucks (Coles & Woolworths home food delivery vehicles especially) **should not be in Hunterford Estate prior to 6am daily**. This complies with PCC regulations for garbage trucks and is to ensure a peaceful environment for all residents within Hunterford.

Community Recycling Center

The new Parramatta Community Recycling Centre (CRC) is located at Grose Street, North Parramatta (opposite Doyle Ground). **It is a free, drive-thru service for residents to drop off household problem waste, including paint, gas bottles, batteries, e-waste and oils.** It is open Tuesday to Friday: 8am-4pm and Saturday 8am-12 noon. Residents are encouraged to make use of this facility.

Dog Owners

Dog owners are reminded again that they must always clean up after it whilst it is being walked on Community property. (By-Law 12.5 1c).

Landscaping & Garden Care

RGS Landscape Care (Our Estate Gardeners) have undertaken a **trial planting of Gazina groundcover plants** in Brookside Park and adjacent to the tennis court to determine its viability. This was done free of charge by RGS. If this trial is successful it is intended to approve additional planting of this groundcover, at our cost, to other appropriate bare patches within Hunterford Estate.

Australian Brush Turkeys have been causing disturbances in gardens and parklands within Hunterford Estate. Please note that they are protected under the NSW Biodiversity Conservation Act 2016 and should not be disturbed. The National Parks and Wildlife Service advises against encouraging or feeding Brush Turkeys, as this exposes them to risks such as dogs and vehicle traffic, and can lead to dependency, health problems, and increased aggressive behaviour that may cause conflicts with people and pets.

The **"At Risk" grey gum tree** located in Brookside Park was removed on 31st March – A *Tristaniaopsis Laurina* (water gum) tree of a 25 litres pot size, has been planted in the park as a replacement.

Traffic Safety

A **traffic safety mirror** has been installed (by Handitech Property Maintenance) on the street sign pole at the corner of Hunterford Crescent and The Mews driveway to improve visibility for vehicles exiting both Hunterford Estate and The Mews. A "No Parking - Turn Bay Only" sign has also been installed adjacent to No. 9 The Mews to ensure vehicles exit The Mews in a forward direction only.



Road Speed Limit restrictions (20kph) within Hunterford Estate apply equally to unregistered **E bikes and E Scooters** as to registered vehicles. Action will be taken against offenders who do not comply. These designated speed limits are in place to ensure safety for all within our community.

Unwanted Mail & Advertising Material

Residents are requested to not litter advertising material and/or unwanted mail from their letterbox onto footpaths (letters incorrectly delivered should be returned to a post office or mailbox for return to sender).

Social Events

The Hunterford Estate **Easter Egg Hunt** was held on Thursday 2nd April at 5:30pm at the Clubhouse precinct with around 60 people enjoying an evening of fun and festivity. Lots of Chocolate Easter eggs were discovered (by both the little and big kids). A table spread of goodies provided by attendees was also greatly enjoyed by all. Many thanks to Ken, Barb and the Social Sub-Committee for organising another wonderful event for our community.



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)