



## **Welcome**

Dear Residents, welcome to our May newsletter. I trust you all had a happy Easter.

During April and May we carried out the annual Pest treatment and in order to comply with legislative requirements, Smoke detector testing has also been completed.

## **Window cleaning**

The Window cleaners have been interrupted by bad weather and high winds and have been forced to start and stop. Residents are reminded that cleaners may be visible outside the building.

## **Building Lighting**

You may notice the new garden lighting that has been installed and upgraded to low voltage LCD Pylon Lighting around the existing gardens and lawn.

Poor visibility early in the evening on many of the lower levels also prompted adjustment of existing building timers to activate common area lighting earlier for winter.

## **Plumbing Works**

Major plumbing works have been carried out recently on the hot water banks on the rooftop. Over the Easter long weekend it was pleasing to note there were no emergency calls for hot water issues as we had in the past.

## **Foyer Flowers**

The committee have been busy organising new flower arrangements for the foyer areas that have been installed to freshen up the foyer.

## **Car Park Bookings**

A reminder that if you need to book visitor car parks they can be booked online via google and residents can arrange access via the Office.

## **Levies information from the committee**

Our previous Body Corporate managers set the first levy of each year at a low level and then raised the levy in the following two billing periods. Our present BC managers have not adopted this practice and have set the first levy for next year at a relatively high value. If there is no need for a substantial budget increase for next year, then the remaining two levies for 2015 will, of course, be lower.

Strata Dynamics have informed the committee that levy notices will be issued at the end of May. Owners are required to be given 30 days' notice of this payment.

## **Staff Movements**

We are happy to announce that Peter Costigan joined our team at the beginning of the year, as our Facilities & Maintenance Manager at Admiralty Quays. He is a qualified tradesman, with a wide range of experience in facilities, maintenance and repairs. Peter also has experience with audio visual/TV system installations, and was previously onsite residential building manager for PK Property Management in Los Angeles.

Our new groundsmen Carlos and Fernando joined our team earlier in the year and continue to maintain our common areas to a high standard.

Tony Bond is our new plumber. Tony has a vast range of experience in all aspects of residential and commercial plumbing and is available for all plumbing works by contacting the Office.

Kind Regards

Trina Willis & the Admiralty Quays  
Management Team