

Summary of Proceedings – HOC Q and A Session 6 February 2023

Lawn Bowls Blinds Issue

Question: The manual blinds in the Lawn Bowls area are dangerous in strong winds. The bar that runs across the bottom of the blind is heavy and if wind gets behind it, as often happens in Woodend, it becomes a potential missile for some unsuspecting homeowner when rolling the blind up or down.

Can we have Auto blinds or an alternative screening system (e.g., glass fence, shutters, etc) installed before an accident occurs?

HOC Response: The HOC will write to the Park Owner highlighting the issue from an OHS perspective and propose auto blinds or another solution that addresses the OHS issue.

Lawn Bowls Duck Poo Issue

Question: The amount of duck poo on the green is increasing. In the long term duck droppings will cause deterioration of the artificial grass, which will be expensive for GemLife to replace.

Can we please look at some preventative measure to keep the ducks away from the bowls green?

HOC Response: The HOC would welcome any solution proposed to solve the bird poo issue. Request bowls club to do some research and advise.

Presidents Note: Subsequent to the Q&A session, the bowls co-ordinator has provided details of an electronic deterrent system which will be forwarded to GemLife for consideration.

Caravan Park Timeline

There is still no van storage area for residents other than those who first entered the Park. What is the timeline for the opening of the larger caravan park area in GemLife Woodend?

HOC Response: HOC has no influence on when the caravan park will be completed. In December 2022 the HOC made inquiries re expected installation of vegetable gardens and other recreational facilities along the construction road next to the lake. The GemLife response was:

“Gemlife are unable to confirm a time line as to when the construction road will be rehabilitated. This situation can only change when the use of the construction road for construction vehicles will no longer be required and this will rely on the completion of the building component of the resort to be finalised”.

Unfortunately, the same response applies to the caravan facility. That is, it will not be built until the end of the construction period and the exact timeline is unknown.

Caravan Loading/ Unloading

Question: The lack of an onsite caravan park is agitating some people in the village who are complaining about caravans taking up road space or parking space when vans are being loaded or unloaded in front of houses.

Can homeowners be reminded that caravaners are permitted to have their vans outside their houses, or in the case of GemLife Boulevard in the parking area across the road, for loading and unloading purposes.

Answer: The HOC will include a notice in the next newsletter reminding homeowners that caravaners can park their vans outside their houses for loading and unloading purposes for a 24-hour period. Also, it is important to note that even when the Caravan Park is built, there will be insufficient space between vans to allow loading and unloading in the van park. Vans will still have to be loaded and unloaded at the caravaner's residence.

Interest Group – Allocation of Time and Space

Question: Why does the HOC have to be involved in approving interest group usage of clubhouse facilities?

HOC Response: The HOC is the approving authority for the regular programming of interest group activities for the following reasons:

- The HOC can ensure that proposed time and space does not conflict with commitments to other interest groups for the same time and space.
- The HOC can ensure that the Interest group activity is covered by the HOC Liability insurance
- The HOC can ensure that the activity or space usage does not conflict with the facility's owner (GemLife) policy on space usage.
- The HOC can ensure that the interest group is publicised through the HOC website and via the notice board.

Additionally, if the interest group is recognised by the HOC, the group can apply for funding from the HOC to support its activities.

Private versus Public Functions

Question: What is the difference between a Private and Public function?

HOC response: A private function is defined as a small function usually with a limited invitation list. The private function policy can be found on the Woodend Gemlife website under the 'Guidelines' tab.

The HOC does not approve or disapprove private functions. That is the role of local GemLife Management. However, in accordance with the HOC BYO policy, which can be found under the 'Guidance' tab on the website, if the numbers at your private function are expected to be greater than 20 the Bar Manager is to be given the opportunity to open the bar. This is to trigger a risk assessment of the event in accordance with our liquor licence governing requirements.

The private function policy also states that organisers are encouraged to let the HOC know when and where the private function is being conducted so the HOC can ensure that scheduled and planned public events do not conflict with the proposed date for private events.

Public events to be held in clubhouse facilities are open to all homeowners and are subject to HOC approval. If you want to organise a public event you can do so using the event proposal form, which can be found under the 'Guidance' tab on the website.

Swimming Pool Compliance

Question: The swimming pool guide rail does not meet regulatory requirements in terms of post thickness and stability. Also, the submerged platform near the stairs into the pool is dangerous and not regulatory compliant.

HOC Response: A few years ago, following a HOC request, the submerged platform was modified to include a white tile edging to make it more visible. The GemLife position is that the pool meets regulatory requirements. However, if a homeowner can cite the particular regulation that the pool is in breach of, the HOC will take up the issue with GemLife.

Social Club Formation

Question: Why is the HOC against the formation of a Social Club?

Response: The HOC is not against the formation of a Social Club. If anybody, or group of persons, wants to form a social club and propose events they can do so. The only thing the HOC is against is giving the Social Club a monopoly on approving/ arranging events. Under the current system any person or groups of people can propose an event using the events proposal form. That goes straight to the HOC via the HOC Events Co-ordinator for approval, funding and programming.

Car Wash Facility

Question: Why isn't there a car wash facility at GemLife?

Response: Some time ago the HOC requested GemLife provide a car wash capability at the GemLife Woodend facility after car washing was banned to prevent unwanted solvents and cleaning residue entering the lake through the drainage system. At the time GemLife rejected the proposal on the basis of cost. In December 2022 the HOC asked the question again noting that there were now over 500 cars at GemLife and no commercial or public car washing facilities in Woodend. GemLife have agreed to reconsider their original decision. We are awaiting further advice.

The HOC confirmed that you can wash down a car with water (no detergent).

Bar-B-Que pavilion Wind Break Proposal

Question: Is it possible to install a wind break at the BBQ pavilion? Can be very cold and windy for groups using the facility.

HOC Response: The Homeowner asking the question has been requested to forward a diagram and details explaining exactly where the blinds should be placed. The HOC will then forward a request for GemLife consideration.

Presidents Note: Subsequent to the Q&A session, the Homeowner has provided details of what blinds should be fitted where on the Pavilion and a request has been forwarded to GemLife for consideration.

Gymnasium Equipment

Question: Would the HOC consider a submission for the purchase of exercise bikes for the Gymnasium?

Response: The HOC would consider submissions for gymnasium equipment. In the first instance the request for funding would be forwarded to GemLife for consideration and, depending on their response, the HOC would then consider the cost. Any submission should address:

- What the new equipment offers in terms of exercise that is not covered by existing equipment

- Equipment safety considerations (note some gym equipment requires special instruction etc otherwise people not familiar with the equipment could hurt themselves)
- Where the equipment would be located in the gym
- Equipment specification and cost.

President's Note: Subsequent to the Q&A session, the HOC has received details re the purchase of an exercise bike for the gym and that will be forwarded to GemLife for consideration.

Solar battery Update

Question: Can the HOC get an update from GemLife on the status of the solar battery project?

Response: The HOC will write to GemLife seeking an update on the solar battery project.