



# Tallong Park Newsletter

Number 4, October 2016

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## Contact Us:

**Anelle Tory**

Administrative Assistant

### Office Hours:

Tuesday, Wednesday &  
Friday, 9:00am to 3:00pm

### Phone:

(02) 4841 0377

### Email:



1 - Spring Flowers in the Estate

## Notes from the Chairman's Desk

Welcome to our Spring Newsletter.

For those that are new in the Estate, we hope that you are settling into your new home and loving the Estate and all that it has to offer. When you bought your new home here you would have received a Welcome Pack, however, if that is not the case please drop into the office when it is open and pick one up. This will provide you with lots of information about the area and how it is run. You might also like to attend an open forum at the Office Meeting Room on the second Friday night of each month at 7pm and make yourselves known to the Committee. This time is set aside to answer questions that members might like to ask and you will always be welcome to attend.

Shortly you will receive a mail out advising you of the date for the Annual General Meeting where we will ask you to vote on accepting the budget for the 2017 – 2018 years expenditure for running the Estate. We would urge all to attend. Perhaps you might also like to think seriously about nominating for the Committee for the coming year. It can be very satisfying to play a part in the actual running of the Estate, and all should be prepared to take a turn on the Committee to ensure that our Estate continues to grow and prosper.

You will recall in the last Newsletter I spoke of the wood collection from the fire trails. Sadly a few people have not paid attention to the instructions on the permits, and have been cutting wood on days and at times outside those permitted, while others have employed professional wood cutters to cut wood for them and some have taken quantities well in excess of expectations, removing the main trunks of the trees, which has left little wood other than scraps for those who are working and not able to cut wood during the week. Needless to say this is far from satisfactory and has caused the Committee to recommend to the incoming Committee that the wood permits be altered to try to stop these practices.

tallongpark@bigpond.com

**After Hours:**

Urgent Estate assistance  
after hours please contact  
your Duty Committee  
Member on:

**0428 119 595**

**Committee Members:**

**Cliff Danckwardt**

Chairperson

**David Bruce**

Vice Chairperson

**Sue De Mamiel**

Secretary/Editor

**Doug Tipping**

Treasurer

**John Darragh**

Committee Member

**John Lombard**

Committee Member

**Ian Mitchell**

Committee Member

**Sharon Porter**

Committee Member

**Colin Barnes**

Public Officer

On a more pleasant note, your Committee has during the year been able to contain costs and operate within budget constraints while still being able to make some improvements to the common areas. To continue in this vein we will be proposing a budget with a levy component of a similar figure to last year, but with a small increase commensurate with projected CPI cost of living increases during the period.

As this will also be the last Newsletter for the year, I would like to wish you all a very Merry Christmas and a Happy New Year with the hope that all your new year wishes come true.

*Cliff Danckwardt* – Chairperson, Tallong Park Association Inc.

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## Message from the Editor

After a refreshing winter, the days are finally getting longer. The Estate is looking great with the spring blooms flowering as the warmer weather arrives.

As the Chairman mentioned in his report, our Annual General Meeting is coming up and I would encourage all Lot Owners to attend. If you are considering nominating for the Committee, please feel free to contact me if you have any questions. Or alternatively, you may wish to attend the Open Forum which is held prior to our regular Committee Meetings on the 2nd Friday of every month at 7pm; the next being on 11 November 2016. Please ring or email Anelle in the office prior to the meeting date to register for the Open Forum.

Bye for now.

*Sue De Mamiel* – Secretary/Editor, Tallong Park Association Inc.

## Did You Know?

It takes 1 person about 1 hour to clean up the litter thrown on the road verges on Mulwaree Drive each week?

That can cost up to \$1,300 a year, or more than 1 levy payment!!

**Don't be a "Tosser" take your rubbish home!!**

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## Annual Levy - 2<sup>nd</sup> Instalment Due

For those Lot Owners who have chosen to pay by the Instalment Plan, please note that the 2<sup>nd</sup> instalment is now due.

As stated in the last Newsletter, invoices for the 2<sup>nd</sup> and 3<sup>rd</sup> instalments will no longer be sent and we suggest that you put the reminders in your phone.

The dates and amounts for each instalment were listed at the bottom of the invoice sent, dated 1<sup>st</sup> July 2016. However if you have misplaced it, the dates and amounts are as follows:

1 <sup>st</sup> Instalment	\$590.00	Due no later than <b>31<sup>st</sup> July 2016</b>
2 <sup>nd</sup> Instalment	\$300.00	Due no later than <b>31<sup>st</sup> October 2016</b>
3 <sup>rd</sup> Instalment	\$295.00	Due no later than <b>28<sup>th</sup> February 2017</b>

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## A Very Important Date!!

Please put this date in your diary now!!

The **Annual General Meeting** will be held on the **27<sup>th</sup> November 2016** at the Tallong Memorial Hall.

Please consider nominating for a position on the Committee as it is a very rewarding experience and also gives a great insight into how the Estate runs.

It will be especially nice to see all our new residents, and even better to see more of our old residents, attending.

Further details will be mailed in the next few weeks.



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## No More TPA Receipts

The Committee has decided, as from the 7th October 2016, to abolish the mailing of receipts. With stamps now at a \$1 each, along with the cost of paper, envelopes and printer toner, this change will help reduce the costs associated with running the Office.

Most Lot Owners are now paying by bank transfer which, like a receipt, is evidence of payment. Similarly, presentation of a cheque is evidence of payment. However, for cash transactions, receipts will still be issued on payment by cash at the Office.

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## You Can Help...



...by slowing down a little as you drive through the Estate. The life you save could be your own.

Many cars and even heavy vehicles have been observed driving at speeds well in excess of those posted throughout the Park. There have been cases in the past where cars have run off the road and ended up through front fences, while in one case a utility rolled over on Mulwaree Drive. On other occasions vehicles have been forced off the road by people driving inappropriately. All of these things can be easily avoided if each of us takes a little more time and is a little more considerate of other road users.

Once again, please remember that the railway bridge is quite narrow and you are required to give way to traffic turning off Highland Way to enter the Estate. Fines are expensive, but accidents are far more so.



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## Are You Fire Wise?

The official Fire Season will now start on November 1st, having been put back one month due to the amount of rain we have had during the winter months. If you require help to establish a fire plan then call into the local RFS at the Tallong Brigade Shed on a Tuesday night and pick up some brochures to help you to establish a fire plan for yourself, your loved ones and pets.

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## NBN Update

Discussions continue with the NBN regarding the supply of broadband to our area, as detailed in our last Newsletter. The area currently requires additional surveying to be carried out and detailed engineering reports prepared to allow for the NBN to evaluate the process of installation. After these processes are completed, we will continue discussions to determine a satisfactory outcome for the Estate regarding the installation and License Agreement to allow access.

However, this may take some time, and may extend into the New Year, but, we will continue to inform members of progress from time to time via the Newsletter or email.

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## Landcare

We should all be concerned about our land, in particular our own piece of it, as well as the roadways, verges and the Common Land on the Estate.

To improve natural habitat on our Common Land and limit erosion, the Committee has established a Landcare group of around 20 volunteers to assist in planting out vegetation to reduce erosion and provide cover for species living in the park. Our first project is to undertake remedial work at the South Lake. If you would like to join this group give John Darragh a call on 4841 0455. Our first project is currently under way.

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## TPA Website

Go to [www.tallong.com.au](http://www.tallong.com.au) and click on "Tallong Park". This will take you to our home page from where you can click on Tallong Park Association and the sub-pages for the estate.

There is also a "Members only" page. This is password protected, and contains the latest Corporate Governance documentation which is designed to allow members to be aware of current projects being undertaken by the Committee of the day and what has been completed during the year. This document is updated after each monthly Committee Meeting. While the password for this area may change in the future, the current password is tpa1234.

The Communications Sub-Committee will be continuing to review the status of the website and looking at further development and improvement in this area. If you would like to be part of that, join the Sub-Committee and have input into the decision making process by calling the Chairman, John Lombard on 4841-0265 for more details.

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## The Bushfire Season is Here!

Are you FIRE WISE?

Do you have a FIRE PLAN?

Hopefully the answer to both these questions is "YES".

If the answer is no, then you should get some information pamphlets from the local RFS Fire Station and devise a fire plan that suits you and your family. You need to know and plan your actions in advance. For example: Are you going to go or stay and defend your property. If the decision is to stay, then you need to have the skills to do so, and the preparation work done NOW, not when the smoke and flames arrive on the doorstep. If you plan to go, then you need to think about what you are taking away with you, and getting that put together in a convenient location in your home so you can pack your vehicle quickly and get out safely, including your pets (if any) as well.

The emergency evacuation assembly point in the Park is the Car Park at the Swimming Pool, and for Tallong Village it is the Tallong Memorial Hall adjacent to the Rural Fire Station. If a fire occurs in our area, updates on the situation can normally be obtained from the Rural Fire Station.





## TALLONG PARK BUSHFIRE STRATEGY

### THINGS TO DO BEFORE THE FIRE SEASON

1. Have available non-power dependent telephone (ordinary type with cord to phone plug).
2. Prepare a list of ill or indisposed people who may need extra assistance and hand this to the Committee. There will be a safety officer appointed who will be available to assist.
3. Replace plastic hose fittings with metal ones.
4. Create a supply cache with battery radio, drinking water, torches, first aid kit.
5. Develop supply of gutter blockers for fitting into gutters.
6. Remove flammable material from house vicinity.
7. Clean gutters and close any gaps around this area.
8. Pinpoint and hoard wool or cotton clothing, solid footwear and goggles.
9. Fit an external sprinkler system and have available a power generator, if possible, to run your pump in case of power outage. The Estate supply will be severely taxed.
10. Enclose any external gas cylinders. It is also recommended to replace glass fibre gauze screens with metal.
11. Check window and door sashes for litter and clear.

### WHEN FIRE IS REPORTED OR THREATENS

- Make a decision whether to stay or go. Incapacitated or people with breathing difficulties should definitely go.
- There is just one safety exit from Tallong Park Estate; that is Mulwaree Drive.
- The designated secure gathering point is the Tallong Memorial Hall. This provides adequate facilities for emergency living.
- Tallong Park Estate golf course is also considered a reasonably safe area (not the office area).
- Fires normally come from the direction of Marulan. If you wish to go there make certain the way is clear because potential danger may exist on that road.

### WHEN THE FIRE IS FAST APPROACHING

1. Close up the house
2. Keep everyone together
3. Fight fire outside as long as possible
4. Watch carefully for any fire entry and have buckets or spray packs of water ready.

### AFTERWARDS

1. Check outside for embers and extinguish.
2. Let people know you are safe.

This advice should be considered in conjunction with the excellent detailed guidance published by the Tallong Community Focus Group.

This advice is prepared in conjunction with the appropriate authorities by the Tallong Park Association.

## From the 19th Hole...



Greetings fellow golf tragics. Welcome to our Spring issue.

The course was recently closed to perform annual maintenance so our golfing group took the opportunity to play at Sylvan Glen at Penrose. It is a challenging course and a great day was had by all.

Our course is looking good and will continue to improve with the planting of some new trees.

Our club championship is currently underway and some impressive scores have been posted. You have until 24 November 2016 to complete

72 holes off both the yellow and red markers, so there are still a few weeks to get your name on the leader board.

Special mention goes to Geoff Clark who hit a hole in one on the 5<sup>th</sup>. Geoff now has his name on the Hole in One trophy twice! Well done Geoff.

Our Monday competition is still starting at 2pm until further notice and our Thursday competition is now starting at 9am.

For any new residents who are interested in playing, please do not hesitate in phoning Geoff Clark on 4841-0577 or Noel or Sue De Mamiel on 4841-0484.

Well that's all to report. Stay safe and hit straight.

Till next time.

*The Air Swinger*

### Away Games Golf Results

Date	Event	1st	2nd	3rd	Nearest Pin
8 Sep	Sylvan Glen Stroke Event	S Carey	C Danckwardt	N De Mamiel	5th – S Carey 9 <sup>th</sup> – M Morris 12 <sup>th</sup> – H Godsk 18th – B Matthews
8 Sep	Sylvan Glen Stableford	C Danckwardt	N De Mamiel	M Morris	

### Monday/Thursday Golf Results

Date	Event	1st	2nd	3rd	Nearest Pin
1 Aug	Stroke	D Bruce	S Gallagher	B Matthews	6th – I Mitchell 8th – I Mitchell
4 Aug	Stroke	R Montgomery	C Danckwardt	D Bruce	6th – M Morris 8th – B Matthews
4 Aug	Stroke	S Gallagher	R Montgomery	M Morris	13th – Nil 18th - Nil
8 Aug	Stroke	N De Mamiel	B Matthews	S Sanna	6th – D Bruce 8th – Ms S De Mamiel
11 Aug	Stroke	C Danckwardt	M Morris	N De Mamiel	6th – H Godsk 8th – C Danckwardt
11 Aug	3 club stroke	M Morris	B Matthews	S Gallagher	13th – S Gallagher 18th – Nil

Date	Event	1st	2nd	3rd	Nearest Pin
15 Aug	Stroke	G Clark	Ms S De Mamiel	S Gallagher	6th – D Bruce 8th – I Mitchell
18 Aug	Stroke	O Neilson	Ms S De Mamiel	S Gallagher	6th – O Neilson 8th – H Godsk
18 Aug	Stableford	C Danckwardt	B Matthews	R Montgomery	13th – S Carey 18th – C Danckwardt
22 Aug	Stroke	P D’Alcorn	M Morris	B Matthews	6th – Nil 8th – P D’Alcorn
25 Aug	Stroke	H Godsk	D Bruce	S Gallagher	6th – N De Mamiel 8th – M Morris
25 Aug	Stroke	S Gallagher	D Bruce	Ms S De Mamiel	13th – Nil 18th – Nil
29 Aug	Stroke	Ms S De Mamiel	G Clark	I Mitchell	6th – M Morris 8th – D Bruce
1 Sep	Stroke	N De Mamiel	D Bruce	I Mitchell	6th – Nil 8th – N De Mamiel
1 Sep	Stableford	M Morris	B Matthews	S Carey	13th- S Carey 18th – M Morris
15 Sep	Stroke	M Morris	D Tipping	H Godsk	6th – R Montgomery 8th – M Morris
15 Sep	2 person Ambrose	S Carey D Bruce	N De Mamiel B Matthews	Ms S De Mamiel S Gallagher	13th- D Bruce 18th – Ms S De Mamiel
19 Sep	Stroke	B Potter	H Godsk	S Carey	6th – P D’Alcorn 8th – M Morris
23 Sep	Stroke	D Bruce	I Mitchell	S Carey	6th – Nil 8th – S Carey
23 Sep	Stroke	S Carey	D Bruce	Ms S De Mamiel	13th – Nil 18th – S Carey
26 Sep	Stroke	H Godsk	S Carey	P D’Alcorn	6th – M Morris 8th – M Morris
29 Sep	Stroke	S Carey	B Matthews	N De Mamiel	6th – S Carey 8th – S Carey
29 Sep	Stableford	B Matthews	S Carey	N De Mamiel	13th – S Carey 18th – Nil
3 Oct	Stroke	H Godsk	D Tipping	M Morris	6th – P D’Alcorn 8th – M Morris
6 Oct	Stroke	B Matthews	S Gallagher	H Godsk	6th – C Danckwardt 8th – S Gallagher
6 Oct	Stroke	S Gallagher	S Carey	P D’Alcorn	13th – S Gallagher 18th – Nil
10 Oct	Stroke	M Morris	P D’Alcorn	C Danckwardt	6th – H Godsk 8th – P D’Alcorn
13 Oct	Stroke	D Bruce	R Montgomery	H Godsk	6th – S Carey 8th – R Montgomery
13 Oct	Stroke	M Morris	D Bruce	A Binder	13th – M Morris 18th – B Matthews
17 Oct	Stroke	D Tipping	M Morris	S Carey	6th – I Mitchell 8th – M Morris
20 Oct	Stroke	P D’Alcorn	C Danckwardt	S Carey	6 <sup>th</sup> - P D’Alcorn 8 <sup>th</sup> - P D’Alcorn
20 Oct	Stableford	P D’Alcorn	S Carey	M Morris	13 <sup>th</sup> – S Gallagher 18 <sup>th</sup> – S Carey

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## Social BBQ

Our Social BBQ's, every third Sunday of the month, continue to grow in popularity.

Watch the Notice Board at the front gate for the time and location of our next one and get along if you can. It is always good to meet other members of the Association and get to know your neighbours better.

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## Are You Selling Your Property?

If you are selling your property please note the following actions to be taken:



- Seek **approval** from the Committee for the erection of a "For Sale" sign. Refer to **Local Rules Clause: 1.17 & Section 88b** document **Part 2: 1(n)**.
  - Ensure your real estate agent has the latest copy of the **Constitution, Local Rules & Section 88b** document, included with your Contract of Sale, to show potential purchasers,
  - Give the **Administration Office** a copy of the front page of your **Contract of Sale** and advise the name of your real estate agent and solicitor,
  - **Pay** ALL your outstanding **levies** - these will be apportioned pro rata at property settlement, if necessary,
  - When you have a purchaser, advise your **solicitor/conveyancer** to contact the **Administration Office** (on 02 4841 0377 or [tallongpark@bigpond.com](mailto:tallongpark@bigpond.com)) as there are forms that the purchaser must complete before property settlement,
  - At settlement, when you hand over your keys, don't forget to hand over your **security gate remotes** and your **tip pass**.
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## Police Assistance

Goulburn Police have advised that residents of Tallong Park should:

In an emergency—ring **000**

If not an emergency then call Marulan Police Station on **4841 1516**, the phone should connect with Goulburn Police if Marulan Station is not attended at the time.

If unanswered, ring Goulburn Police Station on **4824 0799**.

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## Committee Meetings

The Committee meets the **second Friday of the month at 7pm in the Administration building**.

An open forum is held at the beginning of each meeting and the Committee welcomes and encourages members to attend and offer suggestions and comments. Please contact a member of the Committee, or the Office, to **let them know you are intending to come**. If meetings are rescheduled we can then advise you of any changes.

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## Community Announcements

If you have announcement or event that you would like to share with the Tallong Estate community please advise the Office before the next edition.

# Advertising

## Newsletter Advertising Rates

Size	Per Issue	Yearly (4 issues)
Business Card	\$5.25	\$21.00
¼ Page	\$10.50	\$42.00
½ Page	\$21.00	\$84.00
Full Page	\$40.50	\$162.00

170 copies are emailed to all members within the Estate. Rates can be changed without notice.



### TALLONG PARK OWNERS

Hi, moving right along.

Xmas will be on us before we know it.

2016 has been a year of increase of prices in The Highlands.

Some properties have increased by 100% & others by 50%.

This is the most increase I have seen in my 40 years in real estate.

Please call us for a free market appraisal & our advertising & marketing schedule.

We also have a special Xmas offer for those properties listed before Xmas.

**Henry Ramage – 0428 604 014**

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