

# THE DEVON PARK BODY CORPORATE COMMITTEE COMMUNIQUE

**W**elcome to another of our 'occasional' newsletters in which we bring you up-to-date with happenings and recent events here at Devon Park and where we can give you a 'heads-up' on things about to happen...

**T**he recent run of fantastic weather has been much appreciated, and for the first time for a long time some of us are a bit confused about the lack of wind! There was a time when you could confidently say that it was always windy at Devon Park, but that has not been the case lately. Let's hope that it stays that way.

**B**ut we are realists, and we know that it won't be long until 'Indian Summer' hands over to 'Inconvenient Winter'. Hence the picture below, taken by Rosalie McRae a year or two ago.

**C**oming up on our calendar are one or two things you should be aware of:

For everybody...

1. The pool has closed.
2. The Annual General Meeting will be held soon; typically this would be towards the end of May.

More details of both will be found later in this newsletter. ■

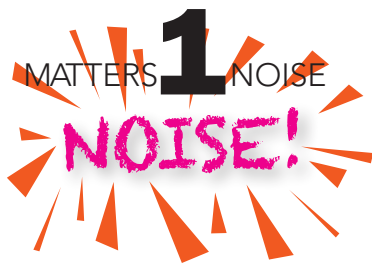
*Ready for Winter...*

*The pessimist complains  
about the wind.*

*The optimist expects it to change.  
The realist adjusts the sails.*

*William Arthur Ward.*





There have been some complaints about excessive noise emanating from apartments that are having extensive alterations. The Body Corp requires owners who are planning significant work on an apartment to ensure their tradesmen follow a set of rules aimed at limiting the effect of their work on other residents.

These rules cover such things as parking, use of lifts, hours of work, cleanliness and noise. With the best will in the world there are some tasks, such as the use of drills, that will create noise, and we understand this can be excessive.

It is a requirement that the Building Manager must be given advance notice of noisy tasks; and he should be able to notify affected residents before the day or days in question. In fact, if you have hired **any** tradespeople to do **any** work in your apartment, no matter how trivial, you should let the building Manager know – this is one of our 'Operational Rules'. There may be aspects of the work that he can advise on (rubbish disposal for

example).

Your committee is looking at all aspects of this matter and will report in due course. And while we are on the subject of noise, it is worth reminding all of us that if you are about to do even minor work which entails sawing or drilling or banging or thumping, it would be a courtesy to let at least your immediate neighbours know, as well as the Building Manager, what's going on, and for how long.

As we know from experience, these sorts of sounds travel a long way and it's worrying to be disturbed by unexpected noises of indeterminate origin and of unknown duration! ■



The pool usually closes at Easter but this year, because of the great weather we decided to close the pool on April 30. ■



Not a highly visible improvement, but one which has caused concern from time to time and has now been corrected; the telephone main distribution frame has been replaced. This is to overcome random problems that have occurred with apart-

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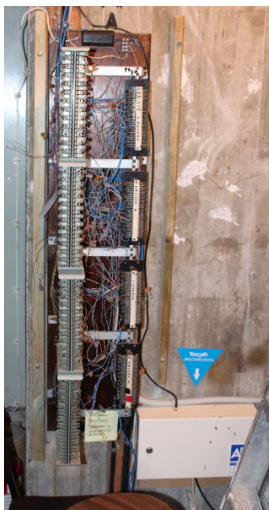
## MATTERS 4 TREES

Long term residents will appreciate that this is an on-going matter: concern has been expressed from time to time about the effect of trees on residents' views.

The committee has been able to undertake some trimming of cliff-top Pohutakawas this summer, and further work is expected in the bush area soon.

However, the work we undertake is strictly

limited by council rules; specifically in the area 20 metres back from the edge of the water in the harbour at Mean High Water Springs – an area designated the 'Coastal Protection Yard'. To modify any of the trees in this area requires a 'Council Consent' and the committee has employed a consultant arborist to assist in the preparation of the required documentation and implementation of such consents. ■



*Telephones: continued from page two*

ment telephone connections (and sometimes disconnections) that have plagued the system for some time now.

As you can see (left photo), the original installation, of many years ago, using what is now outdated technology, was a bit of a 'mare's nest', and any problems took an age to track down and correct.

The new solid-state technology (right photo) will be much more reliable, and comes with the added benefit of clearer connections. ■



## MATTERS 5 WATER PRESSURE TEST

On Monday April 14 a water valve on the tower roof was tested. This involved a 20-second burst of water from the valve on the south-east corner of the tower roof to test that in the event of a fire, water pressure is consistent throughout the complex. We can report that the test went well and everyone was happy with the result. ■

## MATTERS 6 FIRE ALARMS

We take the matter of fire alarms seriously and know from experience that when an alarm goes off, many of our residents are not sure what they should do.

Is it a drill? Is it serious? Is it a false alarm? How do I know which is which?

To help us all better understand what to do we have revised the 'Fire Alarm Check Sheet' which has been distributed to every apartment.

Please read it and then put it in a safe, but easily accessible place for quick reference if required. ■

## MATTERS 7 LAUNDRY & RULES REMINDER

**DRYING LAUNDRY ITEMS. STORAGE ON BALCONIES. CURTAINS, BLINDS AND WINDOWS**

One of our rules of living at Devon Park is that washing/drying must not be visible. Rule 5 states: "You must not hang or display in such way as to be visible from the outside of the building, laundry, signs, decorative items or window films or any other articles, and will not store or place any articles on any balcony, veranda, passageway or roof, or paint or decorate the external portion of any balcony or hang or fit to any window blinds and/or curtains in such colour or description which the committee resolves may constitute a detraction in any way from the general appearance of the building.."

The Building Manager enforces this rule. If you do dry clothes in the open air please ensure that they cannot be seen from outside. Opening the windows but closing the curtains is a good way to conceal drying washing. ■

## MATTERS 8 YOUR AGM

The date and time for the AGM has been set – Wednesday May 28th, starting at 7pm. It will be held, as usual, in the lift lobby. An agenda and committee member nomination form will be distributed to owners very soon... and all owners are urged to attend if at all possible. Put this date in your diary