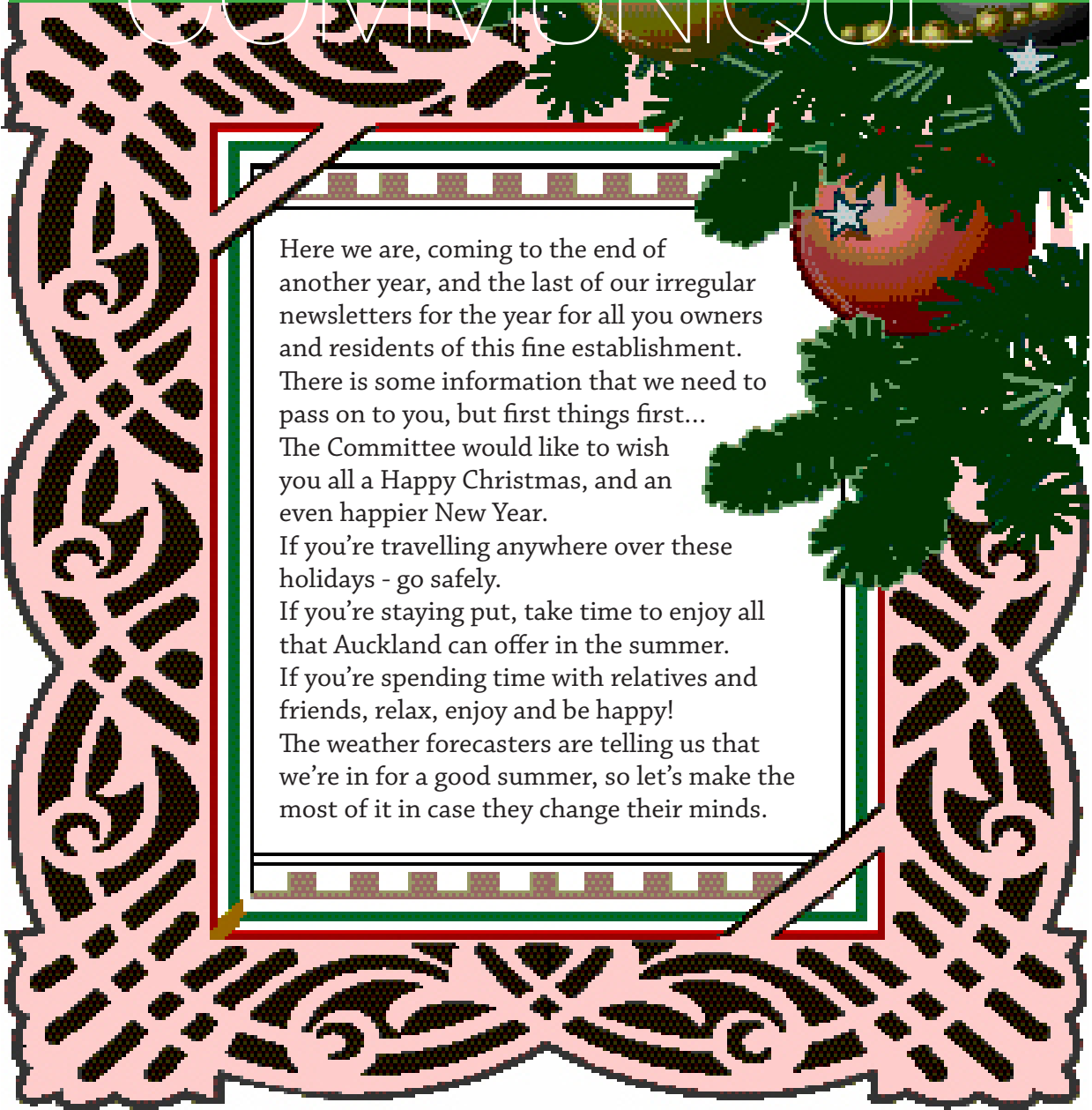


# THE DEVON PARK BODY CORPORATE COMMITTEE COMMUNIQUE



Here we are, coming to the end of another year, and the last of our irregular newsletters for the year for all you owners and residents of this fine establishment. There is some information that we need to pass on to you, but first things first... The Committee would like to wish you all a Happy Christmas, and an even happier New Year. If you're travelling anywhere over these holidays - go safely. If you're staying put, take time to enjoy all that Auckland can offer in the summer. If you're spending time with relatives and friends, relax, enjoy and be happy! The weather forecasters are telling us that we're in for a good summer, so let's make the most of it in case they change their minds.

Summer means of course that our pool is open and in use most days and this is an opportune time to remind everyone that there are Pool Rules to follow...

The pool is primarily for the use of owners and residents (and not members of the local community who feel they can 'pop in for a dip') and if you have children or grandchildren under the age of 12 who want to use the pool you have

to accompany them and supervise them (this is not just a Body Corporate requirement... it is a recommended from Water Safety New Zealand). Pre-school children especially must be supervised very carefully.

You should also accompany any of your visitors who want to use the pool to avoid embarrassing moments for them and for Dennis, whose job it is to monitor these things.

*Continued on page 2*

And of course appropriate swimming apparel must be worn in the pool.  
If you live in the tower please ensure that you dry off thoroughly before you get into the lift. Water on the lift floor can be dangerous and it creates work for Dennis who has to clean up before anything corrodes, dissolves or de-grades.

Another recommendation from Water Safety New Zealand that we follow is that we do not allow alcohol in or near the pool.

We also ask that whenever you are in the pool, and especially with children, that, out of respect for your fellow residents, noise levels are kept to a minimum. Of course children – especially young children – will make some noise when they are happy and enjoying themselves.

So please – do your best to keep their natural exuberance to a minimum. Get them to confine their activities to one side or the other so that anyone wanting to actually swim can enjoy a clear 'lane'.



*May Santa's sock of happiness  
be full for you this year.  
And may the warmth of  
Festive Season  
bring you bags of cheer.*

## THINGS TO REPORT

### OPEN HOMES

The trial period for the running of open homes has gone and the committee has used the experience to formulate a set of 'rules of conduct' for real estate agents which we hope will allow owners with property on the market to maximise exposure to potential buyers – and for the rest of us to have as little disruption as possible. A local agent was consulted and the rules have been distributed to local real estate agent's offices. We now go into a second phase trial to evaluate how these rules are implemented/managed. This process will be discussed at the next AGM as matters arising from the minutes of the 2012 meeting, but if any owners would like a copy of the rules please contact Dennis.

### WEB SITE

A proposed design for a new web site has been prepared and placed with a web construction company for comment and quote. There were some technical limitation problems for this first supplier which compromised the design. The proposal is about to go to another supplier who has indicated that there will be no compromises if he prepares the site. We await his comment and quote early in the new year.

In the meantime we need to access new photography highlighting the views, the gardens, the bush etc. If anyone has digital photos that could be used to advantage on the new site please label them, put them on a USB stick and pass them to Dennis... your contributions would certainly be welcome. And in the meantime we are developing new material, writing new copy and checking the details that will appear on the site.

### SOLAR HEATING

Considerable time and effort has been spent with consultants in recent months looking at ways and means to maximise the benefits of our solar heating system. Our aim is to have the system performing at a level which both contributes to useful savings on our gas bills and ensures that the working life of the installation is not compromised. The work has been done and we are now monitoring the results.

## THINGS TO REPORT

### CANOPY SPOUTING

We have been concerned for some time about the deterioration of parts of the canopy roof and spouting. A number of contractors have been approached and asked to submit estimates for the work. The work has not yet been placed but we would like it completed before the end of this summer.

### FOYER GARDEN WALL

The condition of the garden wall in the foyer has given us cause to consider removing it and saving its annual/ongoing cost as part of our debt reduction strategy. Refurbishment of the wall will be necessary and cost/time estimates for this work are being obtained.

### BUILDING EARTHQUAKE COMPLIANCE

With fallout from the Christchurch earthquakes continuing and the recent call for all multi-story buildings to be checked by the relevant councils, your committee has been pro-active and arranged for an Initial Evaluation Procedure (IEP) to estimate the building's compliance with the latest regulations. This was done by seismic engineering consultants on December 5th.

The resulting information (the IEP) would be supplied to the council (who would be requiring it anyway,

but done under their auspices) and eventually would be included on the DevonPark LIM.

Any any recommendations that follow this initial report will be considered on their merits by the Committee in due course.

It is worth noting that we had already contacted the architect and the original structural engineer employed when DevonPark was built and they have assured us that the structure was built to a standard exceeding those applicable at the time and there should be no problem meeting the new standards.

### ST JOHN AMBULANCE ACCESS

There are people in the tower at DevonPark who have St John's personal medical alarms, and activation of these alarms could result in the need for the St John's Ambulance service to gain entry to the tower through the security door at any time of the day or night.

The committee believe they should be able to do this themselves (at the moment they have to contact Dennis to let them in).

To enable this to happen, while still maintaining adequate security, the supplier of a medical alarm service (Kiwi Concern) has offered, free of charge, to have a small secured key-box installed next to the intercom board in the entrance lobby.

This box would contain a copy of the security door fob key and would be accessible to any ambulance crew because the box's code number would be lodged with the ambulance dispatch service.

The committee is looking into some administrative details (ie. will we have written agreement from St John's confirming management of the box code?) but this should not alter our intention to provide the service for tower residents.

We think it's a great idea.

Affected residents now, and in the future, can be assured of a service that is independent of the building's security features and is both quicker and more efficient than the current system.

**"I suggest that you mail all your packages early so the post office can lose them in time for Christmas."**

Johnny Carson



**"Bloody Christmas, here again... let us raise a loving cup, peace on earth, goodwill to men, and make them do the washing up."**

Wendy Cope

### FIRE ALARMS (AND THE CONSEQUENCES)

Today's fire alarm drill raised some interesting points. We are required to hold these drills at least twice a year and if they are not taken seriously we could be lulled into complacency, with dire consequences.

There are concerns about the time it takes residents to leave the building – some were still leaving after some 12-14 minutes and this is not good enough. We don't want you to rush, but we do expect you to move briskly via the stairs to the assembly area – where you should remove your apartment identity tag from the evacuation board and put it in the container on the pool wall corner.

We do have some residents who are not able to move quickly and may need assistance. If you are a close neighbour by all means help and support them down the stairs. But if you can't do this relatively easily, leave it to the Fire Service teams who will refer to the 'Assistance Required Register' to do this when they arrive.

If you will need assistance when there is a fire, check with Dennis to see if you are on this register. And if you are not on it, get him to add you immediately. So – we need to take these drills seriously... they are a nuisance, but they are important.

### HERB GARDEN

A herb garden is being established (and is thriving) on the North East corner of the grounds (next to the guest car parks, near the rubbish bin area).

Residents are welcome to contribute plants to this communal effort and we will all enjoy the benefits of the combined input. If there are herbs that you would like to add, please do so.

We simply ask that when you do take herbs would you please use scissors to cut them... this avoids the plants being pulled out of the ground.

And when you do take herbs, always leave some of the plant/crop for the next 'herber'.

If you have any enquiries about the herb garden they should be directed to Dennis.