

WELCOME TO HUNTERFORD

We welcome you to the Hunterford community and hope you will enjoy the facilities that are on offer. Hunterford is a planned medium density community and as such we need to be aware of each resident's needs and responsibilities to make the community a happy and safe environment for us all. This document is produced and circulated to give all proprietors and occupiers guidelines and information to make living in our community easier for us all. Additional information can be found on the Hunterford website at www.hunterfordestate.org.au.

The Executive Committee is elected annually and is responsible for the day-to-day running of the estate. An Agenda for each Executive Meeting will be posted on the Community Notice Board at the Community Centre at least 72 hours prior to any meeting. A Proprietor or their nominee is welcome to attend these meetings, but only the committee members are eligible to speak (unless authorised by resolution of the committee) or vote at the meetings. Any item to be placed on the Agenda for discussion needs to be given, in writing, to the managing agent Premier Strata, attention Sonal Shah, 6/175 Briens Road, Northmead, 2152, Ph 9630 7500, Email sonals@premierstrata.com.au. Minutes of the Executive Meetings will be posted on the Notice Board on the wall of the Community Centre within seven days of each Executive Meeting. These Minutes will remain on view for 2 weeks. Proprietors not residing at Hunterford may have Minutes and Agendas mailed to their postal address. Resident Proprietors may request copies of Minutes and Agenda. Minutes of all past meetings of the Association and its Executive Committee are archived in a forum accessible from the Executive page of the Hunterford website.

All proprietors should have received a copy of the By-Laws pertaining to Hunterford. If you have not received these, they should be available from your Solicitor as they were part of the purchasing contract. These By-Laws are also available on the Hunterford website at www.hunterfordestate.org.au. Please refer to these By-Laws in relation to living in our community. Proprietors and Property Managers are to inform Occupiers of the restrictions placed on them in accordance with these By-Laws. Failure of Occupiers to comply with the Estate By-Laws could result in rental lease termination and fines for Proprietors. If you need any assistance with any matter, please feel free to speak to a member of the Executive Committee.

Public Transport

Sydney Metro Bus (M54) and Hillsbus (#625) buses travel along Pennant Hills Road with bus shelters just outside Hunterford on each side of Pennant Hills Road. These buses go to Parramatta, Pennant Hills (via Carlingford Court) and Epping Stations. The M54 bus also goes to Macquarie University, Macquarie Shopping Centre and Macquarie Park station. Phone the Transport Infoline 131500 or visit the website <https://transportnsw.info/> for further details and information. Carlingford Railway Station provides a limited service with a change at Clyde Station. Parramatta and Epping Stations are both easily accessible from Hunterford.

Shopping Centres

We are in close proximity to three major retail shopping centres. These are Parramatta Westfield at Argyle Street Parramatta (all major chain stores), Carlingford Court at the corner of Pennant Hills and Carlingford Roads (Target, Coles and Woolworths) and North Rocks Westfield at the junction of North Rocks and New North Rocks Roads (Coles, K-mart, Franklins and Aldi). Two local shopping villages are close by. These are the Kingsdene shops in Felton Road, Carlingford and the Belmore Street Shops in Belmore Street, Oatlands. There are take-away food shops at both villages with a restaurant (Castiel's on Felton) at Kingsdene. The Service Station on the corner of Bettington Road and Pennant Hills Road sells groceries, milk and papers.

Essential Services

Hunterford is located within the City of Parramatta Council, Ph 9806 5050 To arrange **electricity connection** contact Integral Energy, Ph 131 002. To arrange **gas connection** contact AGL, Ph 131 606. To arrange **phone connection** contact Telstra, Ph 132 200.

Oatlands Post Office is located in the Belmore Street shops.

Doctors' surgeries are located in both Kingsdene (Dr Marks Ph 9683 3144) and Belmore Street shops (Oatlands Family Practice Ph 9630 3125). **The nearest hospital** is Westmead Hospital, which is in Hawkesbury Road, Westmead

Newspaper deliveries can be arranged through the newsagent serving the estate. They are at 272 Church Street Parramatta, Ph 9635 9477 or through the newspaper website.

Garbage bins are required to be kept hidden from view from outside your lot. They need to be put out for collection early Tuesday morning and taken back in as soon as possible after collection. Red lidded bins (for general garbage & green waste) are collected weekly, yellow lidded bins (recycling materials) are collected on a fortnightly basis. For information about bins and the waste service see the Council website at <https://www.cityofparramatta.nsw.gov.au/living-and-community/waste-services/other-waste-services>.

Please note there are four free large rubbish collections per year, organised by the Community Association through the Council. You will be notified of these at least two weeks prior.

Television The estate has a cable system used for the reticulation of free to air television. The digital off air television signals are received, processed and re-transmitted through the cable in the UHF band using channels 43 to 48. The best way to receive these is to set a TV receiver to auto-scan as this will tune in the full range of digital channels. If any problems occur with television reception, contact Premier Strata, attention Sonal Shah, 6/175 Briens Road, Northmead, 2152. Ph 9630 7500, Email sonals@premierstrata.com.au.

Foxtel can only be obtained by having Foxtel install a satellite dish on a residence and then subscribing for a package directly with Foxtel, Ph 131 999. The Foxtel dish should be installed so that it is not readily visible from the street in front of the house. Applications for the installation of a dish should be made to Premier Strata, attention Sonal Shah, 6/175 Briens Road, Northmead, 2152. Ph 9630 7500, Email sonals@premierstrata.com.au.

Road Safety in Hunterford

All Hunterford roads are private property and belong to the Community Association. As these roads are narrow, care needs to be exercised when driving on them. Residents and their visitors are requested to only park on one side of any road and not to park across from a T-intersection. Residents are urged to drive at low speed on the roads within Hunterford to minimise traffic accidents. Residents are not permitted to park any vehicle on designated visitor car spaces (By-Law 3.5c). Parking is not permitted in Ivy Lane, The Grove or Peppercorn Lane.

Limited parking is allowed on Hunterford Cres and Governors Way. It is requested that cars only be parked on one side of Governor's Way, (the side opposite the apartments), and only the inside (45 degree) curb of Hunterford Cres. All Residents are required to use their garages and driveways whenever possible.

Community Facilities

These are for the exclusive use of owners and occupiers of Hunterford. Owners and occupiers may invite guests to use the facilities but must accompany them at all times.

Common key for the community facilities

Each Lot on the estate plus each apartment is entitled to have a community facilities key which will provide access to the swimming pool, tennis court and the 2 community centre toilets. These keys have been issued to lots requesting them. A lot may obtain a 2nd key or a replacement for a lost key for \$50 with a limit of 2 keys per premises. Keys may be obtained from our Managing Agent (property owners) or from property agents in the case of tenants.

If using one of the toilets, please close the door so that it locks when you leave.

Swimming Pool The pool can be used between the hours of 6.00am and 10 00 pm. All children 12 years of age and under must be supervised by an adult at the pool. It is recommended that those using the pool shower before entering the pool. No alcoholic beverages or food are to be consumed in the pool area and no glass containers are to be taken into that area. Access to the pool area is through gates which are fitted with key locks requiring use of the community facilities key.

Tennis Court The court can be used between the hours of 6.00 am and 10.00 pm Monday to Saturday and 8.00 am to 10 pm on Sunday. The switch for the tennis court lights is located outside the Plant Room at the rear of the Community Centre. Please be patient as the lights take a little time to illuminate after the switch has been activated. That switch must be physically turned off at the conclusion even if the lights have automatically switched off. Tennis court bookings can be made for 2 consecutive hours. Any resident may only book for 2 hours per week. Tennis court bookings are on the sheets on the Board on the Community Centre wall. Bookings can be made up to four weeks in advance.

Appropriate sports shoes must be worn when using the court and no food is to be consumed on the tennis court. The tennis court is to be used for playing tennis only. Children 12 years and age and under need to be supervised on the court. No food or drink should be consumed on the tennis court. Access to the tennis court is through the gate which is fitted with a key lock requiring use of the community facilities key. Premier Strata can be contacted for further information.

Playground The playground can be used between the hours of 6.00am and 10.00pm. This is for children 12 years of age and under and they need to be supervised in the playground area.

Community Centre The Community Centre can only be used between the hours of 6.00am and 11.00pm except with the consent of the Executive Committee. Residents can book the Community Centre for exclusive use through the diary that is held by the Executive Committee Secretary, Elizabeth Wilson, 15 The Grove, Ph 9630 4518 or 0407 007 945. Please contact Elizabeth regarding availability. Bookings should be finalised seven days prior to any booking.

The maximum number of persons permitted to use the Centre for a private function is 30. (By-Law 17e) All bookings must be accompanied by a non-refundable fee of \$20. A security deposit of \$250 shall be paid when the Centre is booked. That deposit shall only be refundable if the Centre is left in a clean and tidy condition. If not satisfactorily cleaned or if damage occurs, the security deposit shall be used to remedy the situation. (By-Law 17g) Proprietors and occupiers may, with notice, book the Community Centre through the Executive Committee Secretary for meetings which are restricted to residents only. No fees apply for these bookings. Any person using the Community Centre must leave it cleaned and tidied. Cleaning materials are located in the Community Centre. A list of the material provided is on the cupboard door in the kitchen area. Any missing items should be reported to a committee member.

When the Community Centre is booked, a set of keys will be issued to the hirer, being a key for the Centre, 2 BBQ keys and a community facility key (common key for the swimming pool, tennis court and toilets).

Barbeques The barbeques are for the use of residents only. They require the use of a key to start them. As they automatically switch off after 10 minutes, it is necessary to keep operating the key at regular intervals. No bookings are required, although the barbeques may be booked in conjunction with a function in the Community Centre.

After using the barbeques, please make sure they are cleaned, the lid replaced and the area tidied.

Pets

Pets are welcome at Hunterford but not in Hunterford Apartments. All dogs should be on a leash when on public property. Dog owners are responsible for cleaning up if their animal fouls on Community property.

Additions and Alterations to Your Property

Where applicable, permission needs to be obtained from The City of Parramatta Council to make alterations and additions to your property. Written permission from a majority of the Executive Committee is initially needed to make alterations and additions to your property. Any additions and alterations should be in keeping with the "Hunterford at Oatlands Design Manual" (Contact Premier Strata for details). The application form for submission is available on the Hunterford website or available from Premier Strata.

Paint colours for some exterior surfaces can be found on the Hunterford website.

Gardens

All gardens visible from Lot 1 (the streets) are required to be kept in a clean and tidy condition.

Damage to and Misuse of Hunterford Property

If you see any damage or misuse of Hunterford property or any incidents of vandalism, inform Sonal Shah of Premier Strata, in writing, of the incident and/or contact one of the committee members.

The Executive Committee thanks you for your continued support. Please contact any committee member with suggestions or questions. We are here to help and assist you. Other information can be found on the Hunterford Estate website www.hunterfordestate.org.au.

***By working and playing together in harmony
we can all make this a very pleasant and desirable living environment***

Updated November 2017