

**** SWIMMING POOL CLUB NEWS ****

A meeting of the Swimming Pool Club Members and other interested residents was held on Sunday 5th July. The meeting discussed concrete and modular pool types, their pros and cons and technical aspects, and pool maintenance equipment. This was done with the help of Mr Jon Morro of Capri Pools, who was present at the meeting, and who costed various alternatives for us. Other matters discussed were the draft rules, and the wording of the motion to go before the AGM.

We decided to pursue the concrete pool option. Mr Morro's quote, the only one we can realistically budget for is 40' x 20' by 3'6" x 5'6". This would cost \$11,795. Estimated costs are:

Pool (steps in shallow end):	\$11,795
Fencing ARC 5' wire mesh type:	1,500
Pool surround exposed aggregate 40 sq.m.	650
Automatic chlorinator:	600
Provision for automatic cleaner connection:	80
2 Pool lights:	400
Ladder (for deep end):	150
Electrical connections:	200
Pool blanket:	540
TOTAL:	<u>\$15,915</u>

We have not budgeted for automatic cleaning equipment or for heating: these costs would have to be met in future years.

Thus, we need to raise about \$17,000 - this allows for some costing imprecision and for price increases. In case we cannot raise the amount, and to ensure that we can make the final decision from the best available options, we are obtaining quotations from another concrete pool contractor, and from two modular pool contractors. Our final decision, assuming we obtain approval from the Body Corporate, is contingent on the available finance.

At present we have 20 financial members, 6 promises, and a number of possibles. A firm membership of 30 is likely. At \$450 per member, our total is \$13,500. It is obvious more money is needed for a concrete pool from Capri Pools. The contribution rate can be raised, or more members could purchase extra shares, or we can attract more members. Of course, all three means could be used.

2.

The individual contribution needed to raise \$17,000, according to the number of members is:

<u>No. of members</u>	<u>Amount</u>	<u>No. of members</u>	<u>Amount</u>
25	\$680	35	\$485
26	653	36	472
27	629	37	459
28	607	38	447
29	586	39	435
30	566	40	425
31	548	41	340
32	531	42	283
33	515	72	236
34	500		

The AGM will decide whether or not we can proceed. If the vote is affirmative, we would aim to have all monies in, and to sign a contract by the end of September to mid-October by the latest. The final decision as to pool type, which is dependent on costs, would be made then.

For further information, please contact Margaret Healy (No. 43, 317624) or Donna Christie (No. 27, 317585). Tony Pratt (No. 18, 317589) is the person who is collecting the money.

SPECIAL URAMBINNEWS

SWIMMING POOL

At its meeting on December 9, 1981, the body corporate committee (BCC) gave approval for a pool to be built east of the Community Centre. The extract from the minutes is attached.

FURTHER WORK NEEDED ON PLANS.

Some residents living near the proposed pool have expressed concern about the adequacy of noise control (ie mounds and plantings) and have requested the BCC to seek further advice from a professional experienced in designing noise barriers. The BCC is seeking appropriate advice.

HOW THE BCC PROPOSES TO MANAGE THE POOL

The BCC still has to decide how the pool shall be managed. A meeting to finalise these details and approve the final plans will be held on Feb 3rd (Wed) at 8pm in the Community Centre. Please come along if you have any suggestions. Here are the current thoughts of the BCC:

i) Rules

Users of the pool will be required to join the Swimming Pool Club. Members will be required to give a written undertaking to abide by the Rules of the Club. Copies of the rules were circulated to all residents prior to the last AGM. The BCC has asked the Pool Club to prepare for circulation to members an updated and consolidated set of rules. These will be available to all residents upon request from the Pool Club (see Margaret Healy, House 43, or Donna Christie, House 27).

The BCC also proposes that certain rules regarding the use of the pool should be incorporated by Special Resolution into the Articles of the Body Corporate. (These Articles have the force of law, and are designed to protect the rights of residents) The rules proposed for incorporation in the Articles relate to times of use, noise control and safety. The proposed Articles will give the BCC power to prohibit certain activities, and it is proposed that these activities should be the same as those prohibited by the rules of the Pool Club. Attached is a copy of the proposed additions to the Articles and the relevant portions of the existing rules of the Pool Club.

ii) Relevant Committees and Complaint Mechanism

The pool and the area inside the pool safety fence will be managed by a Pool Management Committee (PMC), acting on behalf of the Body Corporate Committee as a sub-committee. The PMC is expected to function in much the same way as the Community Centre Sub-Committee now operates. It will be convened by a member of the BCC (nominated by the BCC) and be made up principally of active pool users. Its main tasks will be to organise maintenance of the pool and its surrounds, and to regulate behaviour within the area of the pool. The BCC will, of course, retain its overriding powers of intervention.

The BCC proposes that the pool club should each year elect from within its own membership a secretary, treasurer and maintenance/development officer to act on the PMC. These persons, together with the convenor, and others as required will constitute the PMC. The BCC proposes to give Notice of Motion for the next AGM to formalise the composition of the PMC as outlined above.

A safety fence will be erected around the pool and entry will be by way of a key-operated, automatically-closing gate. The PMC will be responsible for the issue of keys to the gate, and will have power to deny entry to or expel any person who fails to observe the rules.

Complaints may be made to the PMC or the BCC. The BCC would urge all members of Urambi who may have any complaints about the pool (behaviour, noise, financial, anything else) to discuss it straight away with the PMC. It is probably not in the best interests of either the pool users or non-users to mumble about something that appears dissatisfactory and leave formal complaint until the problem has become a major one and more difficult to deal with.

iii) Maintenance Costs

Users of the pool will be expected to pay maintenance costs of the pool, ie. "user pays". The maintenance cost will be calculated by the PMC. Members of Urambi who do not wish to use the pool have agreed to its installation as long as they, as non-users, do not have to pay any associated costs. The BCC feels that the "user pays" principle is a very fair basis of operation and does not anticipate any problem from recalcitrant future users. However in order to protect formally the interests of those who do not wish to use the pool and those who do wish to use the pool (ie to prevent a situation arising where a user may freeload unfairly on other users) the BCC intends at the meeting to be held on Feb 3rd. to give Notice of Motion for the next AGM to be held in June that a Special Resolution be passed to institute a special levy on pool users for maintenance costs.

As an interim measure, the pool will operate on the basis that users will contribute to maintenance and those wishing to use the pool may apply to the BCC for a key.

iv) Initial Capital Cost

The initial capital cost of the pool has been arranged by donation from existing members of the Pool Club. All residents of Urambi may join. However, in fairness to foundation members of the Pool Club, the BCC expects that those owners joining the Pool Club subsequently will make a contribution approved by the BCC to the capital cost of the pool.

v) Tenants

Tenants of non-member owners may use the pool by buying a season ticket and undertaking in writing to abide by the rules of the pool club.

FURTHER INFORMATION

Swimming Pool Statistics as at 23 January, 1982

	<u>Households</u>
Current membership of Pool Club	30
Expected additional members	7

Note: i) The total of 37 households does not include tenants who may wish to swim

ii) The 37 households presently comprise 103 people-----59 adults and 44 children.

Current bank balance.....	\$ 14,282
Funds outstanding from members.....	\$ 3,350

Additional funds from expected members.....\$ 3,850
TOTAL FIRM FUNDS.....\$ 17,632
TOTAL EXPECTED FUNDS.....\$ 21,482

Swimming Pool Plans

The pool plans will be available at the meeting on Feb 3rd. and can be viewed before that at Geoff MacAlpine's house (no. 17) before the meeting.

BODY CORPORATE COMMITTEE VACANCY

Joan Maher, a much loved member of Urambi, who was a member of the BCC, has moved to Victoria. She did a great job on the BCC and chaired the Community Centre Subcommittee. She will be greatly missed. This creates a vacancy on the BCC. We have a couple of nominations and would like to hear from anyone else who would like to nominate. Please see Mary Hodge (House 42, 317746).

POOL NEWS

1982

The water temperature went way over 13°C recently, so soon the hardy types (Victorians, Celts, rugby players, economists) will be jumping in — even those of lesser stock will be wanting to try out the best sun-oriented grass slope in Wambi for those early season tans.

WORKING BEE

10 A.M. THIS SUNDAY 10 OCTOBER

— to do more landscaping, prepare the children's pool site, get ready for bricklaying — and maybe even mow the lawn!

BRICK PAVING

This is the main job remaining. We've discovered the cheapest way to get good quality paving around the pool is for members to supply labour for a professional brick-layer employed on an hourly basis. This saves many hundred (non-existent) dollars over a full laying service. The mortar mixing and carrying involved isn't hard — but it is imperative that we have one or a few volunteers available all the time the layer is at work — which will be over some of the next six weekends or so. Don't leave it up to the favoured few; join in and let's get the pool completely ready for summer (except perhaps for the electronic starting blocks — they have had to be redesigned!)

POTENTIAL MEMBERS

Don't forget the price 'inflates' to \$620 on 1 November, plus this season's \$50 levy — so get in now at bargain rates. If you doubt this, take a look at the bath-tub sized pools with the Willemssen houses in Mawson which are priced at something over half that of our pool — here you get a decent sized, swimmable pool, pleasant landscaping and good company for \$600 odd, not \$10,000 plus (— not to mention the price of those houses!).

SWIMMING POOL CLUB

NEWSLETTER

4.11.82

1. The first stage of bricklaying around the pool is scheduled to commence ~~tomorrow~~ (Friday, 5 November). The pool will be closed to all users until further notice to protect this work.

2. RULES.

→ Monday 8 Nov.
The initial set of rules about usage of the pool were always intended to be kept under review, and suggestions for modification in the light of experience made to the Body Corporate Committee for approval. The pool management committee wishes to form a Rules sub-committee to under-take this continuing review.

Ideally, we would like to have representatives from all interested groups on this sub-committee; working adults, parents of small children, school-age children, and nearby residents. If you wish to volunteer, please contact Margaret Healy (House 43, 317624) next week. If you have any comments on the initial rules (Copy attached), please write them down and send them to Margaret.

3. While the pool is not yet officially open, we are permitting limited use on an experimental basis. Keys to the interim locks are available on loan from the Healys (House 43) and the McAlpines (House 17). This interim arrangement can only continue if users exercise high standards of responsibility and cooperation. If we fall down in this, the pool will have to be closed until it is properly finished, including the final locking system. Obviously, we can finish the pool sooner if more people turn up at the working bees that are arranged regularly. Too much of the burden has been falling on too few.
4. One person has been seen scaling the fence to use the pool. This is VERBOTEN. All users should remind themselves about the rules and abide by them.

Terry Healy

(Convenor, Pool Management Committee)

Junk mail can be fun!! Please read yours!

Working Bees

Working bees will be held on the next two Sundays. Jobs include chipping, finishing the steps to the lawn, and the steps down from the gate, roofing the pump shed, preparing the area for the kids' pool and sundry other McAlpine specials.

To tempt the reluctant, and to allow subsequent attention to autonomous activities, working bee times will be from 9-1 p.m. on the following dates:

Sunday 28 November) 9 - 1 p.m.
Sunday 5 December)

Funds

More money is always needed. Rumour hath it there is a liquidity surplus in some areas. Urambi Swimming Pool Club has a unique forward maintenance payment system, with an inflation adjustment. Contributions (preferably with a lower limit of \$200) are welcome and encouraged. See Chris Lang; House 39, phone 317353 who can give you all the financial details. Funds are required for paving, water and electrical connections, the lock, the keys, completion of pump shed, sundry reimbursements, plants, pool cover and roller, etc, etc.

Paving

You may have noticed during this recent warm spell that the pool has been closed while the paving is being done. If so, you will be cheered to know that the contractor has signed an undertaking (with a penalty clause) to finish the paving around the pool on Wednesday 1 December. This is also the day upon which the government is supposed to come clean under Freedom of Information. Cynics are offering odds about which is the most likely.

Rules

The Rules Sub-Committee thanks members for their contributions and suggestions. Further comments are welcome. The Sub-Committee met last week, and the PMC has considered the results of that meeting. The PMC rep on the BCC (and BCC rep on the PMC) will put the following proposals to the BCC's December meeting -

- 1) That the exercise swimming time should commence from 6 a.m. instead of 7 a.m.
- 2) That visitors be permitted in the weekends and school holidays between 11 a.m. and 6 p.m. instead of between 2 p.m. and 6 p.m.

Members will be advised if the BCC approves these changes.

Members are reminded that when school holidays begin on 18 December, more relaxed conditions will apply. General use is permitted from 9 a.m. - 8 p.m. Thus we can monitor the rate of usage, the number of visitors, and the noise level, and further amendments to the rules can be based on the experience of our first season.

The Sub-Committee meeting was attended by nearby residents who commented on the noise level to date. So far, so good, except for a couple of occasions when the noise level rose beyond acceptable levels.

Members are asked to keep the noise level down, especially that made by squealing children.

Consideration is being given to the use of lilos and other pool aids. Until there is a rule on this, the PMC suggests that care in the use of lilos, etc be exercised, and that such equipment should be under the direct supervision of an adult and not be left at the pool.

Members have now been provided with copies of the rules. These will also be displayed at the pool.

Work is underway in compiling a list of pool members, with the details of their offspring. When completed, this list will be available to members.

Other

The AGM will be held sometime in February. Details will be circulated in a forthcoming instalment. People may wish to consider nominating for the PMC.

Keys should be available shortly.

GALA OPENING ? ? ? ?

We will keep you posted on this.

Suggestions welcome.

Margaret Healy
Secretary PMC

URAMBI SWIMMING POOL NEWS

Our paving contractor, Brian Davey, is seriously threatening to finish on time. The Body Corporate Committee (BCC) therefore agreed to have a special meeting last night to consider rule changes so that they could be in place by the time the pool opens.

All proposals put forward by the Pool Management Committee (PMC) were approved.

These were:

That the following variations of the pool rules and associated matters be approved:

1. the starting period for exercise swimming be 6 am (in place of 7 am);
2. on weekends and in school holidays, day visitors be allowed to use the pool as guests between 11 am and 6 pm (in place of 2 pm to 6 pm);
3. for a trial period (from when the pool re-opens until school holidays start on 16 December) the pool be available for general use by members and guests on weekdays from 9 am to 8 pm (in place of the present sub-division of this period into sessions for (i) children plus supervisors, (ii) adults, (iii) children plus supervisors and (iv) general use); and
4. usage of the pool during the trial period under item 3 be monitored by the Pool Management Committee with a view to proposing any desirable revisions of the rules to the Body Corporate Committee following the pool club's scheduled AGM in February 1983.

The BCC had some reservations about item 1 because it could cause annoyance if users do not confine their activities to exercise swimming. The PMC has been asked to keep a strict eye on this, and will do so. All early morning users should ensure that others do not threaten this privilege by making excessive noise.

Item 3 is, in effect, a trial suspension for a week or so of the arrangements originally worked out in a series of meetings last year to give different groups of users a fair go. Users inconvenienced by this trial should note any problems and let me know. This feedback will be used to formulate proposals to the pool club's AGM in February.

While it is planned to open the pool as soon as possible, we still want to give it a celebratory launching. Volunteers to organize this are needed urgently, including someone with a fiendish imagination. Otherwise we will be stuck with something dull, such as the human equivalent of a greasy pig chase.

Margaret Healy
Secretary PMC

(House 43, 31 7624)

30/11/82