



Trust Newsletter

May/June 2024

MONTHLY MAINTENANCE FEE & RESIDENTS BUDGET MEETING

The Trust has been carefully analyzing the Resident's Budget for 2024/2025. With the rise in expenditure and inflation, an increase of the Monthly Maintenance Fee will be necessary to cover upcoming expenses. Currently the Fee is set at \$420 per month. **The proposed increase is \$30 per month - taking the monthly figure to \$450.**

We will be distributing the budget with notes to all residents no later than Wednesday 22nd May and the Residents Budget Meeting will be held on **Wednesday 29th May at 10am** in the hall - morning tea will be provided by the Trust. We hope to see you all there.

INSURANCE

Our Insurance has been renewed again for 2025. Having gone to market with 2 different brokers we have remained with Gallagher as our broker (formally Crombie Lockwood) who have offered competitive cover by changing from QBE to NZI with the same comprehensive cover. We are pleased to say the outcome for this renewal was better than the grim picture that was painted at last years review and has had a positive impact on the budget.

CONTENTS INSURANCE

All residents according to clause 25.1 of their ORA are required to maintain your own insurance policy to cover risks of loss or damage to your own possessions in the Dwelling and on the Site. You must also maintain insurance cover for your motor vehicle(s) for a minimum of third party, fire and theft. It is important that you ensure that your contents insurance is up to date.

You can contact Gallaghers on 0800 276 624 if you would like to discuss the contents insurance policies they have in place.

- Insurance will be discussed further at the Residents Budget Meeting on Weds 29th May.

STORMWATER DRAIN

Stage 1 is complete with the stormwater drain having a clear out as well as some clearing of toxic trees and weeds. WDC have contracted surveyors and geotechnical engineers who have been onsite this month to perform surveys and tests. WDC informs us that they will have a further update after their meeting at the end of this month.

INTERNAL HOUSE INSPECTIONS

With some of the Units now aging we are finding that some resident's who come to the end of their time at NRV may not have the capacity to upgrade their unit to a satisfactory standard for re-sale. It is important to have regular home maintenance to ensure maximum equity return upon ORA action, and the maintenance standard of our Village. With this in mind we are taking a pro-active approach and introducing internal house inspections. These will be completed by our Trustee's Rita Gibson and Maggie Lawson who hope to start doing the 'rounds' in a couple of weeks. They will be contacting you with further info and an appropriate day and time. If you have any questions please feel free to contact Rita - 027 4347456, Maggie - 0226823687 or drop a line to Emma nrtrust@gmail.com. Thank you for your cooperation.

EMERGENCY HANDBOOK

Our chairman Terry is in the final stages of completing an emergency handbook which will be distributed to all residents. This will include what to do in an emergency, Fire Warden contact details, evacuation door hanger and helpful tips. Thanks to our volunteer Fire Wardens - Murray Madden, Pat Milich, Colin Wyatt, Jane Gibson and Gaye Marshall. Each warden has a designated area to cover. Handbook coming soon!

GROUNDS & WATER

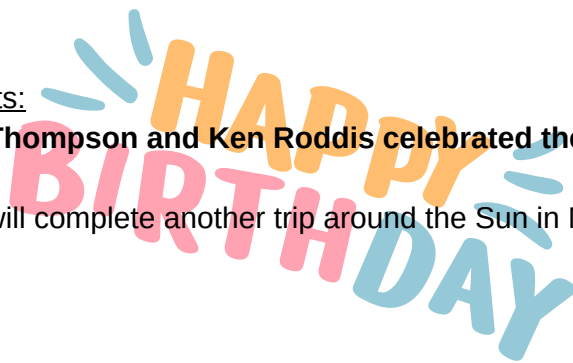
Thanks to our local contractors Waiotoi Contracting and Pikopiko Gardening for the great work cleaning up the village grounds. Special thanks to Murray Madden for continuously making sure the vilage water is clean and healthy - another positive test back with no e coli detected.

SOCIAL CLUB NEWS:

Birthday greetings to our April and May birthday residents:

Margaret Pengelly, Kath Johnston, Pat Milich, Blue Thompson and Ken Roddis celebrated their birthdays in April;

and Allen Dennis, John Whitehead and Linda Hunwick will complete another trip around the Sun in May. Hope you enjoyed those choccys from the singing duo!



Welcoming Morning Tea:

Mary and Ross from Unit 26 are all but settled in and we all enjoyed the morning tea put on by the Villagers and Trust. I know there is a certain contingent within the Village that are very excited to learn that they are avid bowlers. Look out the 'Rest of the World' next year for our Bowling Challenge!!

Gardening Club:

Please don't be surprised if you see some people (ladies) oohing and aahing over your prize hibiscus or Iceland poppies etc. The Gardening Club have been invited to take a stroll though the village and view our home and garden plots. This will happen on Thursday and after their walk, they will be having a light refreshment stop in our Hall. They welcome chats with homeowners who garden.



Ngunguru Dairy aka Bob's Shop:

I have been approached by Jack from Bob's Shop who is keen to let you know of a service that they are offering. If you contact them, they are more than willing to do your purchasing and delivering to you on the same day. I told Jack that I was sure there were residents who would take advantage of this offer and thanked him on your behalf. He really is sincere in this offer as he almost considers himself one of the villagers by living on our boundary!!!!



Future Events:

- Our main Social Club event is our **mid-year Xmas dinner**. Word has it that we are in for a delightful surprise item..... Keep the 11th July free!!! **SAVE THE DATE**
- Deni has resigned from being our Events Co-ordinator, but is still a keen social club member. We have a couple of vacancies on our committee if anyone is keen to help out. Just let one of us know and you will be lassoed into the next meeting. Our current members are: Allen Dennis, Phi Wilson, Pat Milich, Linda Hunwick, Murray Madden, Deni Roddis. (Many hands make light work).
- Bingo (fortnightly) has become a 'must attend' for some villagers and public, and this has reflected in the increase in prize money. Commences at 12.30pm, but tickets on sale from 11.30am.

By The Way:

- The Trust has signalled our Budget Meeting for May 29th in our Hall. Morning tea will be on offer. This is an important meeting where we are informed of our monthly maintenance payment for the incoming year 1 July 2024, and the reasons behind it. **It is wise to attend.**
- A reminder that the Resident Trustees are available at the Village Hall on the 1st Monday of the month at 1p.m. for any discussions.
- The Trust meets on the 2nd Monday of the month at 3p.m. for its monthly meeting.
- Next Social Club meeting is on 13th May.

Cheers!
Phi Wilson



Beautiful night sky over Ngunguru

