



LOXTON

Retirement Village

Community Living

Newsletter

July 2019 Winter Issue



Welcome to the following people who have moved into the Village

Archie & Grace
Altschwager

Save the
DATE!

LRV Social Get Togethers Loxton Bowling Club

Monday August 12th - 12pm

Monday December 9th - 2pm

Administration Officer:

Eve Will

Phone: 8584 8060

Mob: 0439 631 664

Mon: By Appointment

Tues: 8.45am - 4:30pm

Wed: 9:00am - 1:00pm

Thurs: 8:45am - 4:30pm

Fri: By Appointment

Maintenance and Refurbishment

Frank Petch Court Kitchen / Wet Area Upgrade

Stage 2 refurbishment is complete. I hope the residents in Frank Petch Court are enjoying their new kitchens and wet areas.

Peter Jackson Court Wet Areas

Residents in Peter Jackson Court will be contacted soon regarding the upgrade to their wet areas. This project will take place in the 2019/2020 financial year.

10 Year Inspection

10 year refurbishment in the 2018/2019 budget has been completed. Inspections for the coming financial year will commence soon.

Units that are due for 10 year inspection in the 2019/2020 financial year will be contacted soon for unit inspections.

Underground Plumbing Investigation - LFC & JCC

Investigations into the units in Winn Circuit have been completed. Minor issues were reported and repair work was carried out immediately.

Rain Water Tanks

The rain water tank replacement program is progressing well. Some Residents were lucky enough to collect some much needed rain to fill their tanks.

Leatrice Pfitzner Court - Watering System

Investigations are continuing to ensure the upgrade to the water system is successful so that all lawns receive the same amount of water during the watering cycle.

2019-2020 Budget & Maintenance Fee Increase

Thank you to the people who participated in the public consultation for Council's Annual Business Plan (Loxton Retirement Village Budget sits within this plan).

I thought it might be a good idea to recap how the Maintenance Fee is structured.

The Maintenance Fee has two components:

1. The maintenance fee equals the annual maintenance - it is the total of **all the expected costs** (total operating expenses) for 12 months and includes:

- Building insurance for all units
- Contents insurance for each unit to the value of \$33,500.00
- SA Water charges
- Electricity - caretaker's/men's shed & gazebos
- Council rates for all units, including NRM levy, kerbside waste collection, CWMS (community wastewater management system)
- Administration - including Administration Officer wages, office materials, advertising, telephone, internet
- Contractors - including caretaker/gardener, electricians, plumber, handyman, painter, pest inspection
- Materials – garden and general e.g. weed spray, fertiliser, globes, washers, batteries etc
- Council labour & plant - costs associated with council employees providing services/use of council machinery
- Office FCA - costs associated with financial management, auditing

2. Each year an amount equal to 15% of maintenance expenses is also transferred to the Refurbishment Account. This account funds the refurbishment of units, both when vacant and occupied. Items such as replacement Hot Water Service, air-conditioner, flooring, kitchens, taps, major repairs etc.

Current Fee (f/n)	\$170.16
New Fee (f/n)	\$172.52
Nett Increase (f/n)	\$ 2.36

These two components are combined to form the total Maintenance Fee, which is divided equally between our 100 units and is paid fortnightly by residents.

The only way the LRV generates the income it needs to pay its maintenance expenses is through the Maintenance Fee - no government grants are received.

The 2019/20 Annual Business Plan was approved at Council Meeting. This means the Maintenance Fee will increase to \$172.52 per fortnight after we hold our LRV AGM.



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Caretaker: Leave a message if no answer
Trevor Manuel 0429 846 009

Administration Officer 8584 8060

If you cannot reach either number
and the matter is urgent - call 8584 8000

CALL 000 for fire, police or ambulance

Residents Committee Members:

Warren Falting
(Chairman)
Melvin Fielke
(Vice Chairman)
Keith Munchenberg
(Secretary)
Anne Lehmann
Maureen Turley
Thora Rohrlach
Gloria Pluckhahn
Les Pankhurst
Connie Kelly
Stan Zimmermann
Joyce Neumann



Where:

Winn Circuit Gazebo

When:

Every Friday night
(weather permitting)

Time:

Summer 5pm
Winter 4pm

Loxton Retirement Village Flag Pole.

Over the years there has been some confusion regarding the flag pole situated on Leatrice Pfitzner Crescent.

I am happy to announce Martin & Evelyn Obst have kindly accepted responsibility for the flag.

Should you have any requests regarding the flag please ensure you notify Martin or Evelyn so they can act and lower the flag as requested.

Loxton Retirement Village Community Centre

Thankyou to all residents who attended the first consultation meeting on Wednesday 12th June 2019 at the Loxton Bowling Club.

Purpose of the meeting was to share information and photos of what was seen during visits to Renmark & Lobethal Retirement Villages.

Basic Floor Plans are currently being drawn and will be shared with you once complete. This will allow us to get a better understanding of the type, size and cost of the building being considered.

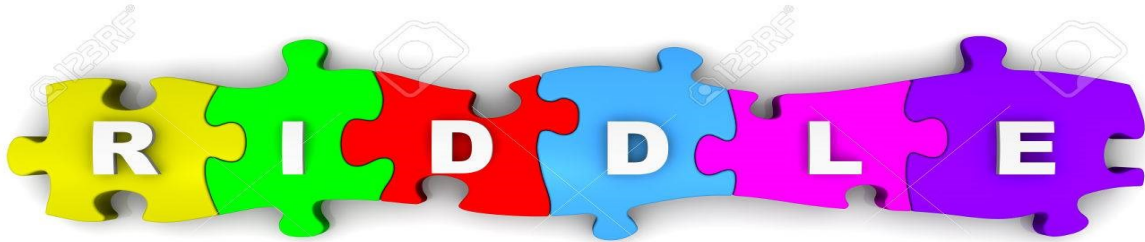
Further consultation regarding the plans will be held in the near future and you will all be invited to share your opinions.

Loxton Retirement Village - Soup & Bread Day

Residents have kindly donated Soup & Bread to share at the upcoming Resident Get Together at the Loxton Bowling Club on Monday August 12th at 12.00 PM

Come along and support a fun filled village luncheon at a small cost of **\$5 per person**











Some months have 30 days, some months have 31 days; how many have 28?

I have keys but they don't open anything, there is space but no room, you can enter but will go no where. What am I?

I have cities, but no houses. I have mountains, but no trees. I have water, but no fish. What am I?

Jimmy's mother had three children. The first was called April, the second was called May. What was the name of the third?



Available on fruit trees behind Unit 3 Leatrice Pfitzner Crescent for all LRV Residents.

Please come and help yourself to oranges & lemons before it's too late!