



LOXTON

Retirement Village

Community Living

Newsletter

Winter Issue

August 2018



RESIDENT
'GET TOGETHERS'

4 / 9 / 2018 - 2pm

4 / 12 / 2018 - 2pm

Loxton Bowling Club

Administration Officer:

Eve Will

Phone: 8584 8060

Tues: 8:45-4:30

Wed: 9:00-1:00

Thurs: 8:45-4:30

WELCOME NEW CEO - DAVID BEATON

Welcome new CEO

Council are very excited to have David Beaton commence as our new Chief Executive Officer on Monday 2nd July. David was Chief Executive Officer of the Berri Barmera Council for 14 years and has extensive and diverse experience in Local Government as he has worked at a number of Councils in SA and interstate.

We look forward to the exciting times ahead once David has settled in.

I would like to extend my thanks to Timothy Tol who has been in the position of Acting Chief Executive Officer since March.

LOXTON RETIREMENT VILLAGE CARETAKER / GARDNER

Residents would be aware that tenders were called for the contract position of Caretaker / Gardner for the Retirement Village. I am pleased to say Trevor Manuel was the successful tenderer and has accepted and will continue providing a fantastic service throughout the Loxton Retirement Village to ensure the facility is maintained to the highest levels.



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



Welcome to
the following
people who
have moved
into the Village

**Graham & Audrey
Kruschel**

Barbara Jones

Committee Members Residents

Warren Falting
Keith Munchenberg
Melvin Fielke
Anne Lehmann
Maureen Turley
Thora Rohrlach
Gloria Pluckhahn
Les Pankhurst
Connie Kelly
Stan Zimmermann
Yea Schoenhenzel
Joyce Neumann



Frank Petch Court Kitchen / Bathroom Replacement

Open inspections of the units was for selective Contractors to assist them with their quotation.

The project is complex in terms of working with residents, keeping inconvenience to residence as little as possible and coordinating contractor and resident timeframes and expectations.

Dates have been set for the first 4 units commencing in September 2018 with the completion being at the end of November. The next group of units will be organized in December for refurbishment to commence in early 2019.

10 Year Inspections

Inspections of these units were also conducted with Contractors in conjunction with the inspections for Frank Petch Kitchens and Bathrooms. Refurbishment will commence in early August and be completed early September 2018.

Refurbishment of Units – Changeover

We currently have 100% occupancy rate in the Village.

2018-19 Budget

The Budget, as recommended, has been adopted by Council.

Exterior Painting

Patty Reynolds has completed the majority of the external painting. A section of Leatrice Pfitzner Court totaling 16 Units is scheduled to be completed. Advice from Patty was to wait until the cold weather passes and complete in warmer weather to allow the paint to apply better and dry faster.

Rain Water Tanks

Advice has been sought from two companies regarding the rust issues in a number of the Loxton Retirement Village Rain Water Tanks. A report will be presented to the committee once written advice has been received.

Recreational Vehicle Facility

Residents who make use of the RV facility will be pleased to see the back fence has now been modified into a lockable gate. The pad lock is keyed alike so the same key will fit both ends of the gate.

A **REMINDER** for Residents who do currently use this facility to please return your forms for the use of this facility to the Loxton Council Office as soon as possible.

If you have any questions, please direct them to Eve.



2018-2019 Budget & Maintenance Fee Increase

Thank you to the people who participated in the public consultation for the 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 2 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 HWS, air-conditioner, flooring, kitchens, taps, major repairs etc.

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 2018-19 Annual Business Plan was approved at a special Council meeting held on Friday 1st June 2018. This means the Maintenance Fee will increase to \$170.16 per fortnight as soon as we have had our LRV AGM.

Current Fee (f/n)	166.00
New Fee (f/n)	170.16
Nett Increase (f/n)	4.16

If you have further questions or would like more explanation please contact me.

The LRV Maintenance Budget, including the proposed maintenance fee of \$176.16 per fortnight will be presented at the Annual Meeting of Residents.

What's Happening

September

99th ANNUAL SPRING SHOW

Sunday 30th September To Monday 1st October



October

RIVERLAND WINE & FOOD FESTIVAL

Saturday 13 October 2018
12pm - 6pm @ Berri Riverfront

SENIORS MONTH EVENT

Monday 15th October 2018
Loxton Bowling Club 2pm - 3pm

REMARK ROSE FESTIVAL

19th - 28th October 2018

ADELAIDE SYMPHONY ORCHESTRA

Saturday October 20th, 2018
3pm @ Chaffey Theatre

JOHN WILLIAMSON

The Butcherbird Tour 25th October 2018
8pm @ Chaffey Theatre

CELTIC ILLUSION TOUR

26TH October 2018 7.30pm
@ Chaffey Theatre

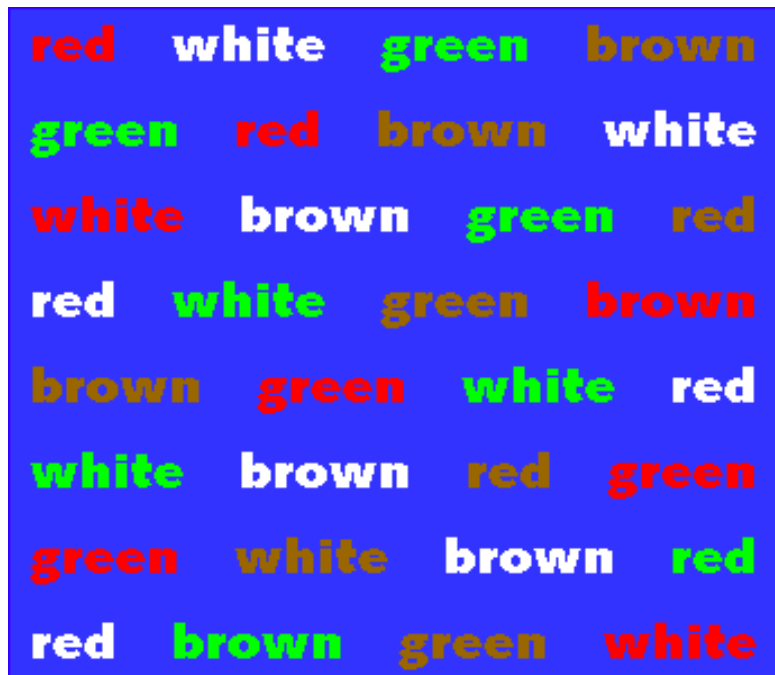
HALLOWEEN TWILIGHT TRAIN

27th October 2018 7pm - 10pm @ Cobdogla
Irrigation & Steam Museum

LOXTON GOLF CLUB

Gourmet Ambrose Open 28th October 2018
9am - 11am tee off @ Loxton Golf Club

Puzzle Page



Quick — say aloud
what color you see
in every word,
NOT the word you
read.

Go from left to
right, from top to
down. Ready. Set.
Go!

How can you
get 30 by
placing the
balls into the
boxes in the
following
equation?



ANSWER:

When you place the balls numbered with 11 and 13, you will get 24.
Then, if you place the ball numbered with 9 but inverted, you will get
24+6=30.

My Aged Care is a national online and phone service to help you find out about aged care services, and what services may be available to help you.

There are different types of aged care services to support you, whatever your needs. When you call the My Aged Care contact centre, the staff will ask questions to help understand your needs. They can help you find out if you are eligible for aged care services.

Call the My Aged Care contact centre on 1800 200 422 or visit www.myagedcare.gov.au





1800 200 422

Mon-Fri 8am - 8pm
 Sat 10am - 2pm






[Getting started](#)
[Help at home](#)
[Aged care homes](#)
[Costs](#)
[Find a service](#)
[Quality and complaints](#)
[Login](#)



Aged care services that work for you

The Australian Government's My Aged Care contact centre and website is your starting point to access a range of aged care services.

[Full story](#)

 See what others have done
  Caring for someone
  Estimate aged care fees
  National Relay Service
  Other languages

Latest news
12 August 2015 Read more about the Commonwealth Home Support Programme, and how cha...



Types of services

- Help in your own home
- After-hospital (transition) care
- Respite care for carers
- Residential aged care homes
- Short-term restorative care



Eligibility and assessment

- How assessment works
- Eligibility for diverse needs



Further information

- For service providers
- For health professionals
- About us
- Legal information