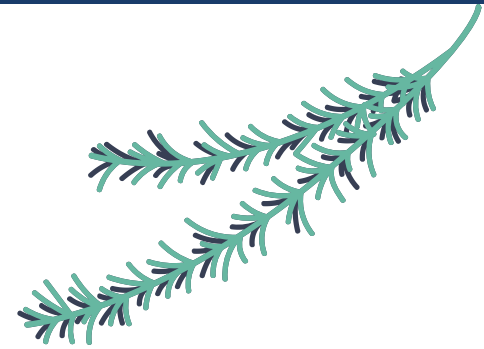


Cessnock City Council Anzac Day 2023 DAWN SERVICE 5:30AM Tuesday, 25 April 2023

WHERE:
Kearsley Remembrance Garden
22 Allandale St Kearsley, 2325



REFER A FRIEND

Enjoy a bonus from us



LINCOLN PLACE
CREATING COMMUNITIES

*Ask us for more information
on our referral promotion*



Community Welcome



So far this year we have welcomed eight new homeowners to our Campbell Estate Community. Please make them welcome:

- Michael - Site 144
- Jan - Site 74
- Kay & Peter - Site 50
- Sharon & Richard - Site 49
- Cathy - Site 6
- Linda - Site 112



SHARED ZONE



The Campbell Estate
Speed Limit
is strictly 10km per hour
for all residents, visitors
and trades.

Speed signs will be
installed in June/July.

10km is similar to a
walking pace!



Community Update Resident Q&A

Below is summary of the key points covered in our Community Update and Resident Q&A session held in the Clubhouse on Tuesday the 4th of April. Dates of completion are estimates only.

Civil Works in the Estate are on track for completion at the end of April.

Sport Pavilion and Bowling Green

Construction of the Bowling Green is well under way, expected completion is end of June. The Green will have flood lights installed so it can be used at night and sun cover with seating. The steps to the Pavilion will be removed as the Bowling Green will be made level to the Pavilion for ease of access.

The Workshop & Craft Room Building will include a common outdoor area, storage and coffee & tea facilities. Expected completion is end of July.

Caravan Storage will contain approx. 27 spaces which will be secured with lights, cameras and a wash bay. Expected completion is end of July.

Concept plans for the Bowling Green, Workshop and Craft Room and Caravan Storage Area have been posted on the wall of the Dining Room in the Clubhouse.

Security Upgrade

New security gate intercoms have now been installed in most homes and TVs tuned to the Campbell Estate channel. In the coming weeks we will notify you when content has been loaded to the Community channel which will primarily contain resident event information and relevant updates of happenings in the Community. We will provide a 'how to' for using the Intercom.

Calling between houses via the intercom will not be available due to privacy related issues and the inability to enable individual settings.

All residents will be issued with a new "all-in-one" security device which will enable access to the security and pedestrian gates and Clubhouse facilities. We will notify you when the new devices are available for collection.

Clubhouse Accessibility

The pathway to the Clubhouse will be widened to ease mobility access to the Clubhouse and Pavilion Bowling Green.

Street Signs

A site map will be erected at the front gate to help with deliveries and visitors to the Estate. Street name signs will also be erected in July, please note this will not alter residents' mailing address, it is internal signage only and to assist deliveries and visitors.

BBQ Area

A weatherproof awning is planned for BBQs at the Clubhouse, our aim is to have it installed by July.



Community Update Resident Q&A continued...

Solar

The Development Team advised the Solar Farm was a concept plan only which will not be proceeding. Residents wishing to install solar can complete a 'Request to Modify Form' noting the details of the proposed installation which will need to support a 2.8kW system with a 2.5kW inverter to ensure the system can support Estate wide solar installation.



Any issues arising from the installation of solar will be the responsibility of the solar installer and may void Hunter Valley Homes warranty if related to the solar installation.

Our embedded network provider, b.energy will be providing Campbell Estate residents with a solar offer which we will distribute to all residents. You can however engage a provider of your choice, there is no requirement to use the b.energy offer.

A resident's Solar installation will be able to feed back into the grid at their financial benefit.

A Campbell Estate resident has a contact who owns a local solar company, MV Solar at Denman who may be available to also offer residents an installation deal. More information will be made available if this offer is confirmed.

An Estate information pack regarding Solar will be distributed to all residents within the next 2-3 weeks.

Clubhouse

Clubhouse & Pavilion Outdoor Furniture - new, dark colour outdoor cushion covers are on order.

The size of the Clubhouse will not be extended.

-New light weight foldable dining furniture will be ordered to support large functions in the Clubhouse.
-If more space is required for a large one off annual resident event, we may be able to hire a Marquee to support the function (budget restrictions apply).

The Clubhouse gas cooktop requires a commercial license for gas which has proved difficult to obtain, we are therefore going to install bottled gas. There are still some modifications required before the cooktop will be operational. Timing is yet to be confirmed.

Poor acoustics in the clubhouse - there are no current plans to rectify this issue, but they are under consideration.

Site Fees - The Estate facilities currently in the Development pipeline will not be linked to a Site Fee increase. Increases in the Site Fees will be as per the Site Fees indicated in your Residential Site Agreement. User pays facilities planned or in the future may be provided at additional fees e.g. caravan storage.

Dog Park

The Dog Park, located next to the Community Garden is almost complete and a great way for our furry companions to socialise. Please remember to bring your doggie poop bags.



Bus - At this stage there is no set date for an Estate run Community Bus. The NCCCA (Northern Coalfields Community Care) Bus is currently running approx. every 6 weeks for residents to visit Green Hill Shopping Centre. The NCCCA is also keen to offer the bus for other events and services. Please contact the Community Manager for assistance to discuss bus options with the NCCCA.

Emergencies

Your Community Manager is the Estate Fire Warden. Although it is not a requirement of Land Lease Communities to have fire evacuation drills we acknowledge our resident requests for these practice drills which we will arrange in the coming months. Please note there are two emergency assembly points - the Clubhouse parking area (in front of the swimming pool) and at the Ferguson Street entrance gate. Please see the last page of the Newsletter for the Estate Emergency Procedure.

Community Rules are an industry standard across over 55 Communities. They are designed to protect residents. All residents were provided with the Community Rules as part of their Agreement process when purchasing their home.

For all 'Request to Modify' applications contact your Community Manager to assist you with your request and discuss your individual requirements.

More Garbage Bin Bays will to be provided during the next stages of construction.

Blue Taps - the blue taps scattered around the Estate are for Operator use only (Landscaping and Maintenance). These taps have been installed for cleaning and watering the common Estate areas only.

Swimming Pool

There is a new robotic cleaner in the swimming pool, we will aim to remove it during peak swimming times. Please do NOT remove the cleaner from the pool as it runs on a timer and if it's out of the pool during a timed cycle it could destroy the robot's electronics.

With the cooler months approaching we have increased the temperature of the pool to the maximum.

Check out your local Arts Centre

Cessnock Performing Arts Centre (CPAC)

Live entertainment experiences in a 466 seat theatre.

Brilliant Australian and international theatre productions:

- Expressive dance
- Comedy
- Live music



The facility is home to several organisations including the Cessnock Senior Citizens group, ADFAS (the Australian Decorative and Fine Arts Society), Hunter Drama's weekly drama classes, and a number of Cessnock City Council civic events.

Check what on at <https://www.mypacc.com.au/Whats-on>

Located at :198 Vincent Street CESSNOCK NSW 2325

Phone: (02) 4993 4266

Current List of Resident Activities

Craft Group

10am - 12pm every Tuesday in the Clubhouse.

Bingo

10am - 12pm every Thursday in the Clubhouse.

Happy Hour

4pm every Thursday in the Clubhouse. BYO nibbles & drinks.

Monthly Birthday Celebration Afternoon Tea

2pm on the last Wednesday of every month. Come to the Clubhouse for a shared afternoon tea to celebrate Community birthdays.

Community Garden

Each day from 9am - Noon.

Social Club Christmas in July Lunch

12pm 19th of July.

Mothers Day High Tea - 10:30am 10th May



Australia Day



2023 Australia Day Thong Throwing Competition Winners

Russell Lewis (Male Category)
Debbie Grant (Female Category)



Mothers Day High Tea

When: 10:30am the 10th of May

Where: Campbell Estate Clubhouse

Please bring a gold coin donation

RSVP: Margaret at #73



Mothers Day Gift Table

A Gift Table will be on display at the Mothers Day High Tea until 2pm in the Clubhouse with beautiful handmade craft gifts and delicious treats for sale to spoil your loved ones.



Raffle Prizes

Mother's Day Raffle Tickets

\$2 for one ticket

\$3 for five tickets

View prizes in the Clubhouse.

Raffle drawn at High Tea on 10th of May.

Tickets available from Sheila at #69



Social Activities – Craft Group

Craft Group has enjoyed crocheting, paint throwing and needle work classes over the past few months. All residents are welcome, each Tuesday from 10am in the Clubhouse.



Emergency Procedure

IN THE EVENT OF AN EMERGENCY (such as fire)

EVACUATION ASSEMBLY AREA:
Pool/BBQ Hut & Main Entrance

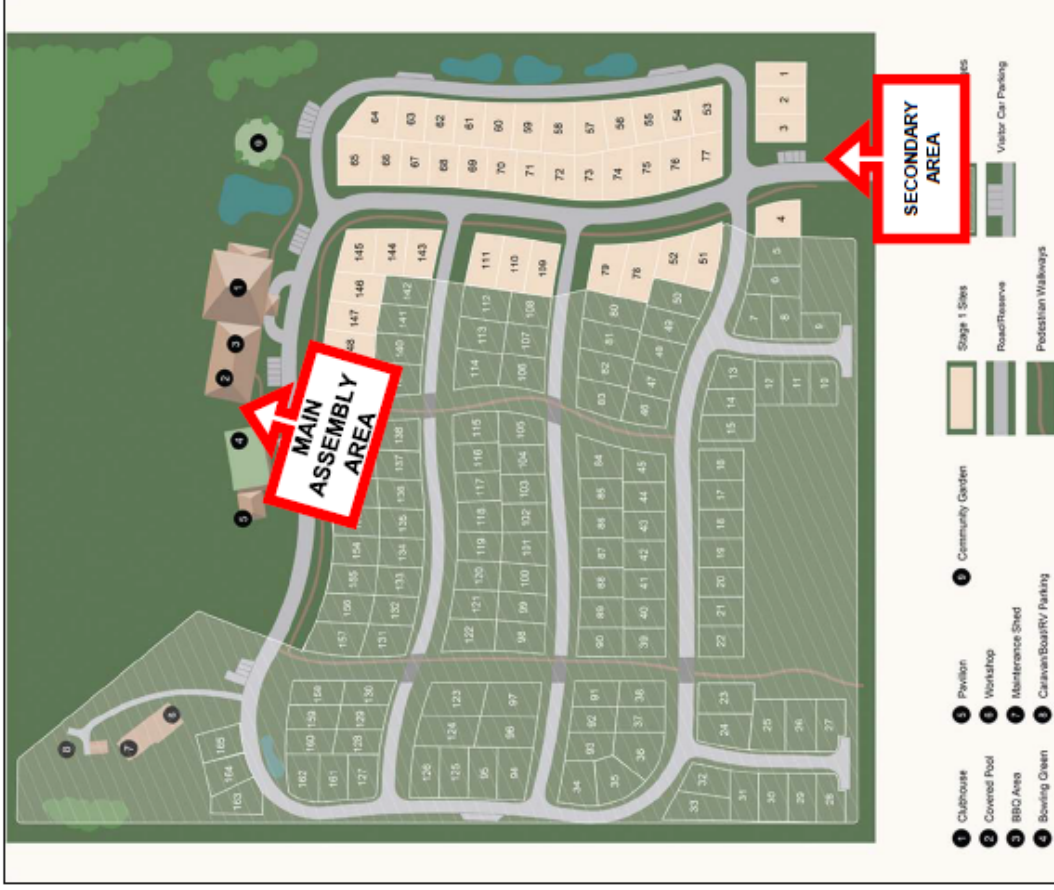
Emergency Services – Dial 000

Community Manager
Simone Davis

Contact No.
0400 446 596

We recommend you have your own evacuation preparedness kit; this would include items such as:

- Important documents – passport, medical items, insurances, driver's license
- First Aid Kit
- Essential prescriptions
- Hygiene products – toothbrush/toothpaste
- Change of clothes
- Items for pets – leash, crate.



In the event of an emergency:

Remain calm. Do not panic. Remember **RACE**.

RESCUE any people in immediate danger (*only if safe to do so*).

ALARM

Raise the alarm

Notify emergency services - Dial 000

Notify the Community Manager or staff onsite

CONTAIN

If practical, close all doors and windows to contain the fire (*only if safe to do so*).

EVACUATE yourself and other occupants from danger, including pets (if applicable) to the assembly area

OBEY the instructions of the Community Manager, our employees and Emergency Services. DO NOT attempt to evacuate using vehicles unless advised to do so by Management or Emergency Services

Proceed to Assembly Area in a CALM and SAFE manner
Main Assembly Area: Pool and BBQ Hut next to Bowling Green - Secondary Location: Main Gate

DO NOT attempt to enter evacuated premises for any reason until given the all clear from emergency services

Emergency Procedure

In the event of an EMERGENCY within the Estate which does not directly involve you or your manufactured home, when hearing the emergency siren or on instruction from staff or Emergency Services:

Secure your valuables

Ensure your manufactured home is safe by turning off Electricity & LPG Bottles

Gather your family, dependents, or visitors and move calmly to the assembly area at either the Swimming Pool or the front of the Estate (security gate).

IN THE EVENT OF A FIRE

- ✓ In the event of FIRE at your manufactured home, you should:
- ✓ Notify the Fire Brigade by dialling 000
- ✓ Notify Campbell Estate by calling 0400 446 596
- ✓ Keep yourself and others at a safe distance from the fire
- ✓ If safe and appropriate, attempt to extinguish fire
- ✓ Do not put water on petrol, oil, fat, or electric fires
- ✓ Turn off Power & Gas
- ✓ Secure your valuables

MOVE CALMLY TO THE NEAREST EMERGENCY ASSEMBLY POINT LOCATED AT: Either the Swimming Pool or the front of the Estate Gate.

DO NOT ATTEMPT TO REMOVE YOUR CAR, BOAT OR CARAVAN AS THIS MAY BLOCK THE ROAD AND HINDER EMERGENCY SERVICES

TECH SAVVY SENIORS

With Sally

A partnership between the
NSW Government and Telstra



Thursdays 10-12 at Cessnock Library with Sally:

- Thursday 20 April - Introduction to computers
- Thursday 27 April - Introduction to the internet - part 1
- Thursday 4 May - Introduction to the internet - part 2
- Thursday 11 May - Managing your digital assets for end of life
- Thursday 18 May - Introduction to email - part 1
- Thursday 25 May - Introduction to email - part 2
- Thursday 1 June - Sharing photos and other attachments online
- Thursday 8 June - Introduction to online banking
- Thursday 15 June - Introduction to transport apps
- Thursday 22 June - Introduction to video calling

Fridays 10-12 at Kurri Kurri Library with Sally:

- Friday 14 April - Introduction to computers
- Friday 21 April - Introduction to the internet - part 1
- Friday 28 April - Introduction to the internet - part 2
- Friday 5 May - Managing your digital assets for end of life
- Friday 12 May - Introduction to email - part 1
- Friday 19 May - Introduction to email - part 2
- Friday 26 May - Sharing photos and other attachments online
- Friday 9 June - Introduction to cyber safety: how to stay safe online



Bookings essential. Book under 'What's On' at www.cessnock.nsw.gov.au/libraries
or call Cessnock Library on 4993 4399 or Kurri Kurri Library on 4937 1638
You can also book at the desk.



CAMPBELL ESTATE
by LINCOLN PLACE