

PUNNY NEWS

Introduction

Well folks, winter has definitely left its mark on South Punyelroo and surrounding areas. On a recent trip to the Blanchetown Recycling Centre, I took note that in 60 years of travelling along Murraylands Road I have never seen it looking greener. There is grass in areas where I have never seen any growth and the countryside looks fabulous. We have had a serious amount of rain in the area which is certainly welcome given a few dry years post flood.

As expected over the winter months the amount of road and river traffic has reduced significantly due mainly to the very cool conditions, but I did notice a small group of extremely hardy water skiers pass by one frosty morning and thought that they deserve recognition for braving the chilly conditions, whoever they were.

Since the Autumn Newsletter, the SPPAi committee has been very busy dealing with a range of responsibilities, including: property and membership enquiries, leaseholder changes, building approvals, meetings with Council representatives, meetings with law firms re lease time frame changes and, we are pleased to report some very good news.

999 year lease

Well folks, some terrific news from the committee - approval has been granted for us to change our lease period from 5 up to 999 years, which is fabulous news and a real game changer for all of us! There is still more work to be done by the committee to make changes to the leases so that they reflect the new time period and there will be more work needed to make changes to the SPPAi constitution and rules and regulations going forward as part of this change, should this change happen.

While this is an exceptional opportunity for all of us, it is now essential that every lease holder understands that for this change to happen, for this benefit to be realized, it must be voted on and be carried by a minimum of 75% of SPPAi leaseholders at the upcoming AGM, which will be held at the Kensington Gardens Bowling and Tennis club on Monday 19th October at 7.00pm. Your vote on this matter is critical, so if you are not able to attend, then please ensure that you arrange a proxy vote. This change may not happen if you do not put in your vote and we do not achieve the required 75% majority as required by the SPPAi constitution.

Changes have been made to make the process of a proxy vote much easier, so if you are not able to attend the upcoming AGM then please ensure that you take the time to complete the required proxy form which will be sent out to you by the secretary, with the notice of the AGM or alternatively the form is available on the SPPAi website.

Mid Murray Council CWMS costing proposal

Various committee members have spent time attending information sessions, meeting and communicating with various Mid Murray Council (MMC) representatives regarding their “proposed” Community Waste Water Management System costing proposal. The committee also provided written feedback to the MMC but it appears that our feedback may have been sidelined as recent increases through the MMC rates have reflected. The committee has not had any response from the MMC following our feedback, but it appears that contrary to our response, requesting further information on just how the CWMS forward costings were actually established, the MMC has progressed to increase the annual CWMS charges in spite of our feedback. The committee are now attempting to establish just what the situation will be going forward, but it is expected that there will be similar increases in the future.

More on this as it becomes available.

Potential road upgrade

You may have noticed that the road coming into South Punyelroo is lined with star droppers with pink ribbons attached to them. These are surveyors’ pegs put in place by the MMC, on behalf of the Department of Environment and Water (DEW). Why? because the MMC has been funded by DEW to undertake a feasibility study to raise the height of the road in some areas in an attempt to make ongoing access into South Punyelroo possible in times of very high river. The feasibility study will conclude in December, and only then will a decision be made to decide if DEW will fund the actual build of the project. The discussions had with the MMC representative overseeing the study, established that the plan is to raise the road by 600mm in some parts and potentially up to 900mm in other parts. Should this project go ahead then it would also need to include the trimming and even the removal of some trees along the causeway. Should that section of road be raised by 600mm then it would make that area difficult and, in some cases, impossible for higher vehicles to access.

More on this as information comes through but it is unlikely for us to receive any update until the end of the year.

New can and bottle trailer

In the coming weeks you will notice quite a change to our can and bottle trailer. Our much loved 40-year-old can and bottle trailer, which was gifted to the association by a long-time resident Jeff Offler, is being replaced by a larger, safer, galvanized trailer. The old trailer is at the point where safety was becoming a factor, so the committee has purchased a unit that will hold at least a third more cans and bottles, meaning that trips to the Blanchetown Recyclers will be less frequent but more lucrative.

The extra space will also be valuable once the planned wine bottle deposit scheme comes into effect, which according to the information the committee has received should be early to mid-next year. As always, please only place recyclable cans and bottles into the trailer. We are pleased to report that moving the trailer over to the community shed has significantly reduced the amount of non-recyclable items being placed into the trailer.

Thanks for your support.

Common Land

The work that some of our members have done to clean up items that they had out on the common land should be acknowledged. The committee (and many members judging from the comments received) appreciate that some folks have put in a considerable effort to tidy up within the time frame set by the committee. To those people, thank you! You may recall

that the committee set a 90-day time frame for cleanup, with the opportunity to request “special circumstance” should there be a reason why the time frame would prove impossible to meet. I can report that only one member requested special circumstance, which was then approved by the committee. Unfortunately, we still have members who have items left on the common land, which now makes further work for volunteer committee members chasing up those responsible to clean up their items.

The committee plans to have the common land slashed as soon as the weather permits and given the amount of rain we have had, there will be considerable growth to be removed. We cannot (and we do not) expect our contractor to have to slash around numerous excess items left on the common land, as the job and the cost to each and every one of us, is only increased should they need to. If you still have any items on the common land other than a shipping container within the two-year time frame, or building materials for immediate use, then please remove them asap. Please do not make extra work for volunteer committee members by ignoring the request to clean up any of your items still on the common land.

Building approvals

It appears that there is confusion amongst some SPPAi leaseholders who believe that they do not need to receive approval from the SPPAi committee regarding ANY building or construction work on their site. Please let me clear the confusion so that the required process is clearly understood. As SPPAi leaseholders, we have all signed a lease with the SPPAi that states that everyone of us will follow the Rules and Regulations of the Association. The lease and the rules and regulations state clearly that before any work can be undertaken, you must present plans for approval to the committee prior to presenting those SPPAi approved plans to the Mid Murray Council. So, should you wish to undertake any building or construction work on your site, then you must present the plans to the committee for approval prior to presenting them to the Mid Murray Council. That is the process that everyone of us has agreed to undertake when we signed our lease.

Should you need any further clarity or have any questions on this subject then please feel free to contact me by email at President@sppai.org.au and I will get back to you asap. Plans for any building/construction work can be sent to the committee through the following email address Secretary@sppai.org.au.

Your committee

As this will be the last Newsletter before the AGM, which once again, will be held on Monday 19th October, I would like to take this opportunity to thank the SPPAi volunteer committee members for their efforts. There is a lot of work that goes on behind the scenes and your committee members work hard to ensure that things are dealt with as and when they need to be. I would like to thank all of our committee members for their ongoing work and commitment and would like to pass on special thanks to our Secretary Ross Musolino and Treasurer Jon Thomson for the work that they have done for all of us since the last AGM.

See you there

So, I hope to see you at the AGM, if not then I hope to see your proxy form.

As we move on from the chilly cold of Winter and into the promising warmth of Spring, we can all start to come out of hibernation, get outside, and enjoy the very best spot on the river - South Punyelroo of course. See you there!

Mark Olson

On behalf of the SPPAi committee