

Gateways Newsletter

August 2023

QUARTERLY LEVY PAYMENTS

A thank you to the majority of shareholders who paid the 15 August levy on time and a reminder that failure to do so makes extra work for Board members in reminding and amending, and can incur a late payment fee. You have all signed agreement to:

GATEWAYS DOMESTIC RULES

AS A SHAREHOLDER you agree to:

- 1. Remit levies in advance by Automatic Payment to the Company's bank on
15 February, 15 May, 15 August and 15 November each year.*

If the Automatic Payment method does not suit you please take responsibility to set up a system that ensures on time and correct payment.

N.B. The levy increases to \$2.0776 per share from 15 November, the next payment. All shareholders will be notified of their new levy amount in time to update Automatic Payment details.

ELECTRICITY METERING

The board is currently negotiating with Vector on two matters:

- a)** changing the two Gateways Ltd electricity meters to smart meters. Separate information on this process will be sent to you shortly
- b)** modem updates to apartment electricity meters. This requires entry to the two Board meter rooms only. A few shareholders have received an Email/letter from Vector Metering on this matter already. We propose contacting the company and asking them to schedule this work to be carried out in one or more blocks, in the two meter rooms.

To assist this process it would be good to have advice from shareholders who have received or do in time, the email/letter. That will enable the Board to handle access in a coherent way for everyone.

RECYCLING

It is apparent that some residents are unaware of recycling procedures so the following reminders are offered:

- **soft (crushable) plastic** needs to go in the Landfill bins (or to alternative recycling schemes) but not in the Plastic/Tins bin, as it clogs up recycling machines.
- **tissues** go in the Landfill bins for the same reason.
- **dirty cardboard and plastic fast food boxes and containers** go in the Landfill bins
- **sticky tape** needs to be removed from boxes as it is not recyclable.
- **tin bottle tops** need to be removed from bottles before bottles are placed in the bins for glass
- **all boxing needs** to be flattened/stamped on before going into the cardboard bin so that it doesn't become full before THURSDAY emptying. Please don't add items to an already FULL bin.
- **large cartons** – before disposing of large cardboard boxing in the cardboard/paper bin please remember that the bin is shared with 57 other apartments. The free cardboard recycling bins at the Southern Landfill in Landfill Road, off Happy Valley Road between Brooklyn and Owhiro Bay, should be used if you are clearing out storage areas or unpacking multiple boxes.
- When we get the rubbish wrong, we expose ourselves to financial penalties from the collection contractor, which in turn reaches the levies. Good rubbish management keeps a 'lid' on this portion of our costs and careful recycling reduces the number of items that end up in landfill.

Please make sure your visitors are aware of the above. Signs in the Recycling Room are there to inform and remind.



Party Time

A DATE FOR YOUR SOCIAL DIARIES

A party is planned for **FRIDAY 29 September** an opportunity to meet new members of the Gateways Community and welcome **SPRING**. An invitation will follow.

APARTMENT VENTILATION

Over the last few years the Board, via its Newsletters, has informed and encouraged shareholders re the importance of the good use of windows. In particular the Board has highlighted :

1. the need for ventilation in all rooms of each apartment by way of at least one opening window per room
2. that wherever a room has had all formerly opening sashes sealed t one should be unsealed and made openable
3. that ventilation management in apartments is a health matter promoting lower humidity and mould avoidance.
4. drying laundry in apartments can increase humidity and mould. Dehumidifiers and/or opening windows can counter this.
5. that window winders can be fitted to opening sashes to better control air movement and give security in high winds.

WHITCO window winders are available from Mitre 10 and/or ARA Hardware. Shareholders can purchase winders and install them or contact Chris Thomas (Gateways Carpenter) on 027 549 4165 - this would be a shareholder cost. He can also be contacted to replace rusty window hinges - a Gateways Ltd cost.

RENTING

As discussed at the July 2023 AGM, Jordan Fallow will, ahead of the 2024 AGM, pull together proposals on possible changes to the current Gateways regulations regarding the renting of apartments. If you want to feed into this or raise any queries/issues she asks that you contact her at Jordan.fallow@gmail.com

COMMUNICATION WITH THE BOARD

Messages to the Board should be sent to: gatewaysboard@gmail.com Thank you.

CURRENT DIRECTORS

| NAME | LANDLINE | CELL PHONE |
|-------------------------|-------------|---------------|
| John Bannatyne | | 029 232 4285 |
| Jos Edwards | | 027 497 8612 |
| Jordan Fallow | | 021 655 756 |
| Rosemary Lawrence Chair | 04 801 5154 | 021 0235 2612 |
| Graeme Martin | | 021 260 9331 |
| Sarah Stephen | | 021 667 427 |
| Michael Warrington | | 021 2166 6944 |

CONTRACTORS

| | | |
|---------------------|-----------------|--------------------------|
| CARPENTER | Chris Thomas | 027 5494156 |
| ELECTRICIAN | D.W Dentice | 04 3877148 / 021 510 280 |
| GENERAL MAINTENANCE | Dan Ryder | 027 454 9857 |
| PAINTER | Johnny Lawrence | ? |
| PLUMBER | | |