

BINGARA

APRIL EDITION

living

WHAT'S INSIDE?

GOLF NEWS

NEW GOLF RULES
FOR 2019

NEW RECIPE!
ROAST PUMPKIN SALAD
WITH MAPLE DRESSING

IMPORTANT
UPDATES FOR
RESIDENTS

INFORMATION FOR RESIDENTS

LIVING IN A COMMUNITY SCHEME - LEVIES

Why you pay levies

The Bingara Gorge Community Scheme is made up of a Community Association and several Precinct Associations. Each Association is required to maintain the shared infrastructure and amenities of their Association. Without enough levy payments, the Association would not be able to pay the running expenses associated with the Association.

How your levies are calculated

Levies are calculated based on the unit entitlement for individual lots. A unit entitlement is the proportional share of an owner's stake in the community property. The entitlement schedule is attached to the respective precinct deposited plan and is calculated by the surveyor responsible for producing the plan. The deposited plan and entitlement schedule can be found on the MyCommunity Portal.

The Administration Fund & Capital Fund

On your levy notice, there will be an amount that is contributed to the Administration Fund and some Association also have an amount for the Capital Fund. The Administrative Fund essentially covers the 'day to day' costs of running the Association. Examples of these are utility bills, general maintenance such as cleaning, gardening, daily pool maintenance, events held throughout the year, management fees, banking fees, insurance and the Precinct Association also contribute to the Community Association.

The Capital Fund is to cover the cost of future capital expenses or long-term maintenance of infrastructure. Examples would include replacement of playground or gym equipment, building painting, floor repairs to the tennis courts. Essentially items that have a significant cost and are not considered to be general maintenance.

Debt Recovery

Without sufficient levy payments, the Community and Precinct Associations would not be able to pay the running expenses associated with the Association. If owners do not pay their levies they are not contributing to their share of the costs off their Association.

The Community and Precinct Association has a Debt Recovery Process in place should an owner fall into arrears. This process consists of various stages before the debt is referred to a solicitor.

Penalty interest and debt recovery costs may be charged against an owners account if they fail to make payment after receiving reminder notices.

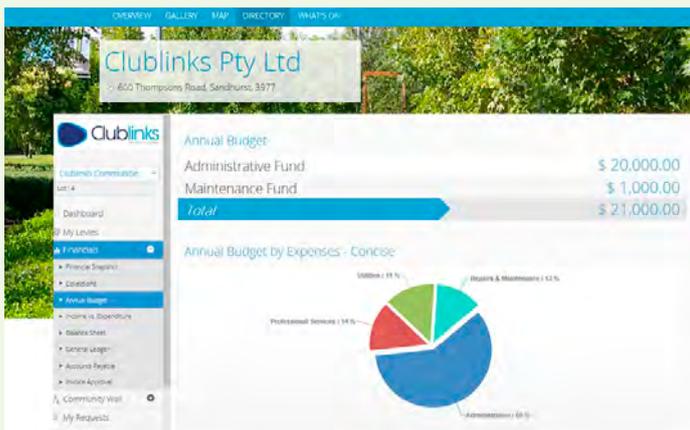
The Community Management Statement, Precinct Management Statement and the Community Land Management Act 1989 require us to charge penalty interest on arrears and recover all debt collection cost from the defaulting owner. These costs can only be waived by a special resolution of the Association at a General Meeting.

FRIENDLY REMINDER

QUARTER 4 LEVIES ARE DUE

1ST APRIL 2019

Should you have any questions, please contact the Communities Team on 4630 8500 (opt 2) for assistance.



The poster for the Easter Egg Hunt event features a light blue background with several colorful Easter eggs. A white circular badge in the top right corner reads "FREE EVENT!". The text "Easter EGG HUNT" is written in a large, stylized font across the center. At the bottom, a black banner with white text reads "THURSDAY 18TH APRIL 2019 10AM - 12PM".

COMMUNITY NEWS

During the 2019 Easter Holidays, our opening hours will change slightly.

DATE	GOLF	COMMUNITIES
Thursday 18 April	8:00am - 5:30pm	9:00am - 5:30pm
Friday 19 April – Good Friday	7:30am - 5:30pm	Closed
Saturday 20 April – Easter Saturday	7:00am - 5:30pm	Closed
Sunday 21 April – Easter Sunday	7:00am - 5:30pm	Closed
Monday 22 April – Easter Monday	7:00am - 5:30pm	Closed
Tuesday 23 April	8:00am - 5:30pm	9:00am - 5:30pm
Wednesday 24 April	8:00am - 5:30pm	9:00am - 7:00pm
Thursday 25 April – ANZAC Day	7:30am - 5:30pm	Closed
Friday 26 April	7:30am - 5:30pm	9:00am - 5:30pm

WOLLONDILLY LOCAL EVENTS

ILLUMINATE WOLLONDILLY

Saturday 18 May 2019

Immerse yourself in an enchanting world of art, performance, colour and light at illuminate Wollondilly, Picton’s award-winning arts and cultural festival, taking place on Saturday 18 May 2019.

Experience the township of Picton transformed with spectacular performing arts and live music, delicious local and international food, market stalls selling unique and eclectic items, and fun activities for all ages. As night falls, watch landmark buildings come to life with breathtaking digital projections from emerging and established local artists. This brilliant visual display will be curated by renowned multimedia artist Khaled Sabsabi, known for his immersive, engaging and enlightening visual experiences.

Now in its fifth year, the reinvigorated illuminate Wollondilly 2019 is set to delight attendees like never before, with exciting new activities for the whole family and even more awe-inspiring lighting projections. New additions include LED dancers, street performers, DJ activation truck, silent disco and more.

Illuminate Wollondilly is a free event and will run from 12 pm to 9 pm. In the three days leading up to the festival, local artworks will be displayed in Picton Shire Hall alongside a selection of artisan market stalls, showcasing the rich talent of the area.



BINGARA GOLF

FIRST TIME WINNERS

Have you ever thought about playing in our golf competitions but thought 'I'm not good enough' and 'I don't want to hold anyone up'. Guess what? You're not alone! Even more surprising, a lot of golfers are at a similar level to you – obviously I'm talking about the beginner to average golfer. Did you know the average handicap for males is around 18 and females around 27? So not everyone who is playing competitions are pushing the boundaries of playing professional golf! Which is a common myth I hear beginners talk about. My point – get out there and have a go!

We have had some first-time winners, who were in the same position as I have just written about. They came to me for lessons and help to play and enjoy our beautiful course. Some had never played golf before, some with a little experience. After some discussions about what type of golfers are really out there, what you can expect, and some tuition to improve their skills, they took the leap and played in their first competition – and WON!

A few awesome performances I'll mention here. Nicole Davidson, who you may have meet behind our desk, played with her husband Aaron in her first ever comp, and won the 2 Ball Best Ball competition together.

Helen Wall played great in our 9 hole competition, her 3rd ever comp, and won the day. Sara Spinks, just recently smashed everyone to win a 9 hole competition, again in her 3rd ever competition.

Although these ladies all started with lesson with myself, and worked hard on improving their technique, the biggest challenge was making them realize most golfers hit a lot of bad shots just like them. They had nothing to fear, and now I think some of the other players fear them!

This learning process is not just for ladies, its for everyone, young and old, male or female. If you are sitting there thinking you are someone who wants to learn golf but are a little hesitant, or unsure where to start, it's time to put that fear to the side, have a chat to myself, and together we can enjoy our beautiful golf course, Bingara Gorge.

Keiran

Golf Operations Manager

UPCOMING GOLF EVENTS

APRIL

Friday 9 Hole Comp	5/4/19
Saturday Single Stableford + 2BBB Comp	6/4/19
Sunday Single Stableford Comp	7/4/19
Friday 9 Hole Comp	12/4/19
Saturday Single Stroke Comp	13/4/19
Sunday Single Stableford Comp	14/4/19
Monday 9 Hole Comp Masters Event	15/4/19
Friday 9 Hole Comp	19/4/19
Saturday Single Stableford Comp	20/4/19
Sunday Single Stableford Comp	21/4/19
Thursday 9 Hole Comp - ANZAC Day Event	25/4/19
Friday 9 Hole Comp	26/4/19
Saturday EOM Single Stroke Comp	27/4/19
Sunday EOM Single Stableford Comp	28/4/19

Bingara Gorge Golf Walking Club

Bingara Gorge Golf Course is starting a walking club to enjoy the beautiful landscapes surrounding the golf course. A social and inviting group to walk and chat together. We have designated golf course walking tracks which are dog friendly, so you can bring along your pet for the walk. If you would like to join us, we would love to hear from you!

Date: Every Monday, Wednesday and Friday
Meeting Time: 6.30am
Meeting Venue: Outdoor Entry Courtyard at Pulse

Please view our
Bingara Living
website for
further details

FITNESS TIMETABLE 2019

CURRENT CLASSES

DAY	TIME	ACTIVITY	INSTRUCTOR
Monday	10:00am	Meditation	Tammy
	4:30pm - 5:30pm	Dance Lessons	Glitz Dance
	6:30pm	Bootcamp	Personal Trainer - Kiel
Tuesday	4:30pm - 7:00pm	Dance Lessons	Glitz Dance
	7:15pm	Pilates	Belinda
Wednesday	5:00pm - 6:45pm	Dance Lessons	Glitz Dance
Thursday	9:45pm	Children's Music	Maggie Moo Music
	4:00pm	Tennis Lessons	Sarah Benad Tennis
Friday	9:00am	Swimming Lessons	Bubble Kick Swim
	3:30pm	Swimming Lessons	Bubble Kick Swim
Saturday	8:30am	Tennis Lessons	Sarah Benad Tennis
Sunday	8:00am	Tennis Lessons	Sarah Benad Tennis



NEW GOLF RULES 2019

The new and updated golf rules from Golf Australia, came into play from January 1st 2019.

There are some significant changes that will affect how we play competition golf at Bingara Gorge. This is the first fundamental change to the golf rule book in 34 years.

Please take the time to look over the changes at:

www.golf.org.au/newrules

There are written and visual links to help you understand and apply the new rules in your rounds from January 1st.

You can also pick up a free copy of the updated rule book from the proshop to keep in your golf bag.

COMMUNITY EVENTS

Easter Egg Hunt

18th April 2019

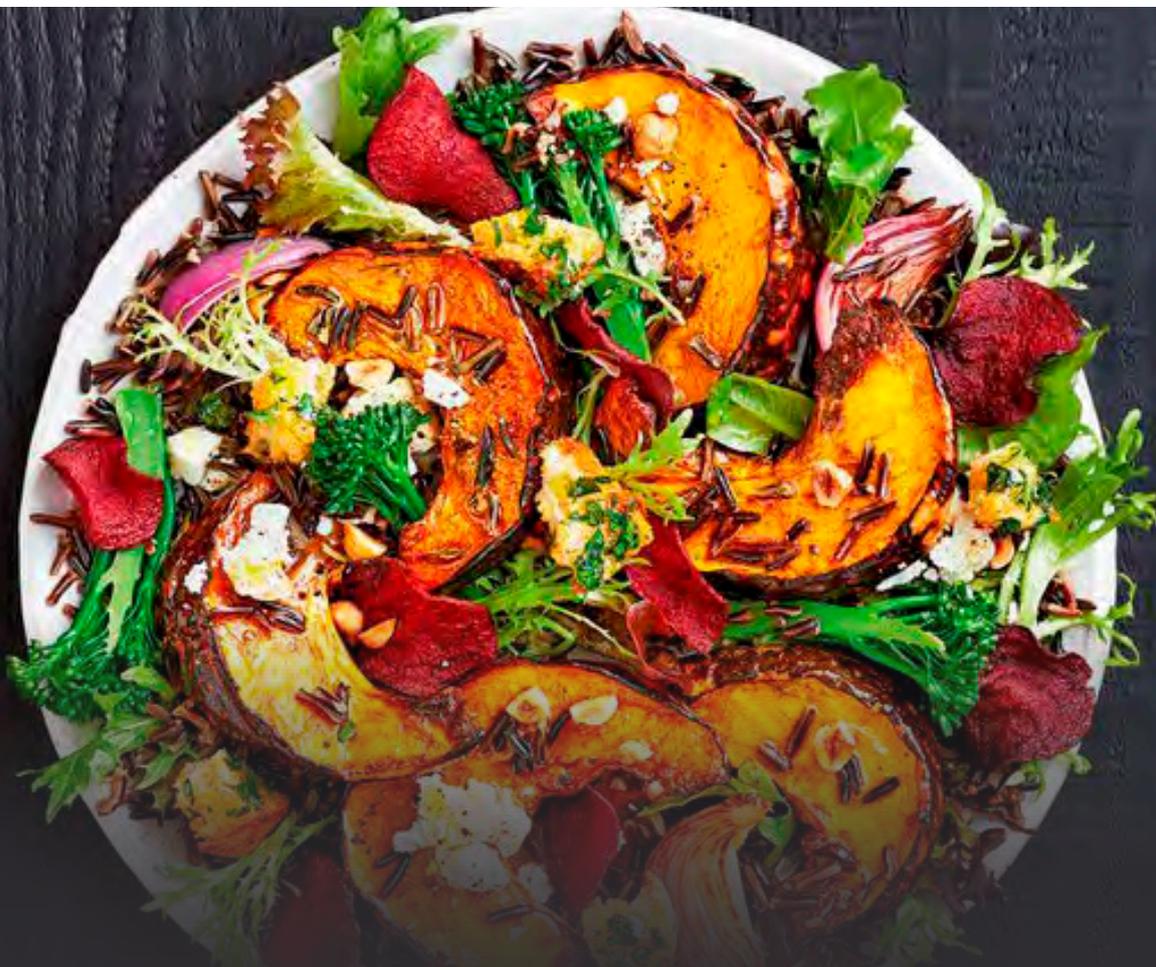
Twilight Cinema

4th May 2019

End of Year Event

21st June 2019





ROAST PUMPKIN SALAD

WITH GARLIC CROUTONS & MAPLE DRESSING

PREP TIME: 15 MINUTES

COOKING TIME: 45 MINUTES

SERVES: 6

INGREDIENTS

- 150g packet wild rice
- 1.5kg kent pumpkin, deseeded, cut into thick wedges
- 1 red onion, cut into wedges, leaving root intact
- 4 slices sourdough bread, torn
- 45g (1/4 cup) blanched hazelnuts
- 1 tablespoon extra virgin olive oil
- 1/2 cup chopped fresh continental parsley
- 1 small garlic clove, very finely chopped
- 1 bunch broccolini, steamed, halved lengthways
- Mixed salad leaves, to serve
- 100g feta, crumbled
- Beetroot chips, to serve

METHOD

STEP 1

Cook the rice in a saucepan of boiling water for 45 minutes or until just tender. Drain. Refresh under cold running water. Transfer to a bowl.

STEP 2

Meanwhile, preheat the oven to 200C/180C fan forced. Lightly spray 2 baking trays with oil. Place the pumpkin and onion on 1 prepared tray. Spray with oil.

STEP 3

Place the bread and hazelnuts on the remaining prepared tray. Spray with oil.

STEP 4

Bake the pumpkin mixture for 40 minutes, adding the bread and hazelnuts to the oven for the last 10 minutes of cooking time, until the pumpkin, onion and bread are golden and hazelnuts are toasted.

STEP 5

Place the oil, parsley and garlic in a large bowl. Stir to combine. Add the toasted bread and toss to combine. Coarsely chop the hazelnuts.

Maple Dressing

- 80ml (1/3 cup) extra virgin olive oil
- 1 1/2 tablespoons maple syrup
- 1 tablespoon apple cider vinegar

STEP 6

For the maple dressing, whisk the ingredients together in a jug. Season.



IMPORTANT NUMBERS

Cut out and store somewhere safe for a quick way to contact the range of services in Bingara Gorge

CONTACT	NUMBER	INFORMATION
BINGARA GORGE COMMUNITY MANAGEMENT & BINGARA GORGE GOLF COURSE		
Pulse at Bingara Communities Team	02 4630 8500 (opt 2) communities@bingara.net.au	For all Bingara Gorge general enquiries and assistance, including: <ul style="list-style-type: none">• general levy enquires• Event enquiries• personal & home details updates• Pulse Cards and Pulse Facility information• reporting communal property issues
Bingara Gorge Golf Course	02 4630 8500 (opt 1) golfshop@bingara.net.au	All Golf Course bookings and enquiries
SECURITY SERVICES		
Security Patrol Guards	0409 145 000	Security reporting and assistance
StaySafe Security	1300 656 660	Alarm Monitoring assistance & information relating to your alarm monitoring in the event your alarm is activated.
Alarm Technician	0409 360 858	Servicing, battery changes and alarm and home security upgrades
OTHER SERVICES		
Wilton Recycled Water	1300 552 120	All Recycled Water related enquiries
Telstra Smart Community	1800 008 994	Telstra Velocity enquires
Wollondilly Shire Council	02 4677 1100	Council Enquires

CONTACT US

THE TEAM

Richard Keyte | Communities Manager
rkeyte@clublinks.com.au

Lauren Langdon | Community Liaison Officer
communities@bingara.net.au

Keiran Bish | Golf Operations Manager
golfops@bingara.net.au

Nicole Davidson | Customer Relations Assistant
info@bingara.net.au

Security Patrol Guards
0409 145 000

Pulse at Bingara & Bingara Gorge Golf Course
4630 8500

Your Community & Precinct Association Managing Agent is Clublinks (NSW) Pty Ltd.

Please contact communities@clublinks.com.au or phone 03 8320 5313 for enquiries relating to items like levy notices, payment plans and debt recovery.

TRAINERS / COACHES

Kiel Sheppard | Personal Trainer
k_sheppo@hotmail.com

Bubble Kick Swim School
bubblekickswim@gmail.com

Sarah Benad | Sarah Benad Tennis Coaching
sarahbenadtennis@hotmail.com

Glitz Dance Studio
j.lowcock@hotmail.com

USEFUL NUMBERS

Wilton Recycled Water
wrw@lendlease.com – 1300 552 120

Telstra Smart Community
1800 008 994

Wollondilly Shire Council
02 4677 1100

Alarm Technician
0409 360 858

OPENING HOURS

	Bingara Golf	Communities
Monday:	9:00am - 5:00pm	9:00am - 5:30pm
Tuesday:	8:00am - 5:30pm	9:00am - 5:30pm
Wednesday:	8:00am - 5:30pm	9:00am - 7:00pm
Thursday:	8:00am - 5:30pm	9:00am - 5:30pm
Friday:	8:00am - 5:30pm	9:00am - 5:30pm
Saturday:	7:00am - 5:30pm	Closed
Sunday:	7:00am - 5:30pm	Closed

Pulse Reception	
Monday - Tuesday:	9:00am - 5:30pm
Wednesday:	9:00am - 7:00pm
Thursday - Friday:	9:00am - 5:30pm
Weekends & Public Holidays	Closed

Pulse Cafe	
Monday - Thursday:	Closed
Friday:	10:30am - 5:30pm
Saturday - Sunday:	7:30am - 3:30pm

