

BINGARA *living*

WINTER EDITION

WHAT'S INSIDE?

FROM THE CLUBLINKS TEAM

Taking 5 With Our New Strata Manager

GOLF

What's the buzz on Bingara Gorge Golf Course

Winter Golf Competitions

Book a Golf Lesson With Keiran

WHAT'S ON?

Latest Pulse Activity Schedule

FROM THE CLUBLINKS TEAM

Venue Manager Review

With COVID restrictions easing in NSW, the Bingara Communities and Golf teams were excited to again plan and deliver some amazing events and community engagement initiatives. Some highlights from the past few months have been:

- Bingara Gorge Photo Competition
- Annual Easter Egg Hunt Event
- Inaugural Bingara Communities Footy Tipping Competition
- Outdoor Cinema Event
- Retro-robics classes started at Pulse

I look forward to engaging with residents in the near future out on the course and throughout the estate as often as possible – please say hi!

The Bingara Communities and Golf team look forward to continuing to deliver a superior resident experience for all residents here at Bingara Gorge.



Bingara Gorge welcomes Kurt Gagan and Rick Blampey to the team

Kurt Gagan

Bingara Gorge Venue Manager

Kurt is a sport and recreation professional with 15 years' experience in the sports and leisure industry as well as strong retail, administrative and organisational skills. He has held senior roles with Cricket NSW, PCYC NSW and Sport Australia.

Most recently, Kurt has been able to develop and refine his venue management and people management skills while holding senior roles with PCYC NSW. His attention to detail and proven business acumen allowed him to successfully move into an executive role within the Club Operations department; Identifying business efficiencies and delivering major improvement projects across all 65 PCYC locations in NSW.

Kurt has strong experience in event management at state, national and international sporting events including 2009 ICC Cricket World Cup and the 2012 London Olympic and Paralympic Games. Kurt also brings strength in sound budgeting, financial management and analysis which has been developed at local and state level roles with PCYC NSW and Sport Australia in particular.



Rick Blampey

Strata Manager

Rick Blampey has been working in the industry for over 12 years and has joined Clublinks after working for a Sydney strata specialist where he fulfilled the role of senior strata management agent & licensed real estate agent for 8 years.

Rick has managed small and large complexes that comprises of industrial, residential and commercial buildings across a variety of strata schemes, community and neighbourhood associations.

Rick is a highly motivated and hands-on individual working closely with his team and is always available to both clients and staff.

Rick has a good knowledge and understanding of the numerous Acts and regulations and believes that effective communication between all parties involved is paramount to running an efficient and well-maintained scheme.



- 1. How would your teachers have described you at school?** – Chatty, friendly but remained focused.
- 2. Who would be the guests at your ultimate dinner party?** – Cameron Diaz, Jimmy Carr, Morgan Freeman and Queen Elizabeth
- 3. You're free on the weekend. How would you like to spend it?** – On the beach with my wife, daughter and labrador. Having a swim in the ocean and walk through the national parks.
- 4. If you were stuck on a deserted island, name one thing that you would bring and why?** – A Swiss army knife – protection and to prepare food for survival.
- 5. Your five favourites:** **Film** – The Great Escape **Book** - Divergent **Song or band** - Queen/ David Bowie – Under Pressure **Food** - Curry **Holiday Destination** – Maldives

RESIDENT INFORMATION



Are you ready to move & groove like they did in the 80s?

Every Tuesday night from 5.30pm, you can join Corinne for Retro-Robics, an 80's-inspired aerobics class! If you're new, restarting or well into your fitness journey, you're sure to laugh, smile and have a blast! Book with Corinne at Limitless Fitness & Nutrition.

Alarm Monitoring Update

Thank you to all Residents, Owners and Agents for your assistance in booking and allowing access for the Security Alarm Upgrade project to take place. As well as ESP Security and MA Security who assisted in facilitating and implementing the upgrade.

We are pleased to announce the project has now been completed. With the result being that the Community Association now own the monitoring line.

Gym Etiquette

A reminder to pack all used equipment away after use including free weights and bars, plastic stepping blocks, kettle bells, and benches.

Equipment should always be cleaned with a wipe before and after each use during this time.



ACTIVITY TIMETABLE

ACTIVITY	DAY AND TIME	INSTRUCTOR
Dance	Monday 4:00pm – 4:30pm (2-4 yrs) 4:30pm – 5:00pm (5-7 yrs) 5:00pm – 5:30pm (5-7 yrs)	Miss Jess Glitz Dance j.lowcock@hotmail.com
	Thursday 4:30pm – 5:00pm (7-9 yrs) 5:00pm – 5:30pm (7-9 yrs) 5:30pm – 6:00pm (9-11 yrs) 6:30pm – 7:30pm (11-14 yrs)	
Tennis	Wednesday 4:00pm - 5:30pm Sunday 8:30pm - 12:30pm	Sarah Benad Tennis 0403 192 699 sarahbenadtennis@hotmail.com
Pilates	Tuesday 7:10pm - 8:10pm	Belinda 0431 821 101 belindapoulton89@hotmail.com
Yoga	Wednesday 6:00pm - 6:45pm	Bend By Courtney 0449 567 368 courtneylove@outlook.com
HITT	Monday 6:15pm - 7:00pm Wednesday 7:00pm - 7:45pm Saturday 8:00am - 8:45pm	Time2Tone Up Shama time2toneup@hotmail.com 0458 349 155
Boxing	Thursday 6:00pm - 6:45pm	
Resistance Booty Bands	Monday 7:00pm - 7:45pm	
Martial Arts	Friday 4:00pm - 4:30pm 4:30pm - 5:00pm 5:00pm - 6:00pm 6:00pm - 7:00pm	Bujutsu Martial Arts bujutsu.picton@gmail.com 0417 241 366
Retro-Robics	Tuesday 6:00pm - 6:45pm	Limitless Fitness 0427 913 953 corinne@limitlessfitnessnutrition.com
Personal Training	By Appointment	Kiel - KMS Health & Fitness kms_healthandfitness@outlook.com 0432 313 663

Please contact the instructor directly for bookings, the latest information regarding timetables and pricing.

WHAT'S ON?

BINGARA GORGE GOLF COURSE



What's the Buzz on Bingara Gorge Golf Course?



As pictured Bingara Gorge Golf Course now have some newly installed beehives in the native grass area on the golf course that sits near the 10th, 17th, and 18th holes. This site was chosen as there is a large buffer zone of long grass and shrubs between the playable golf course areas where people may walk. As bees leave their hives in search of pollen, their flight path climbs quite quickly, and should have no interaction with people.

These particular beehives belong to one of our new residents, Ben H. The hives will be cared for and looked after by Ben, a registered beekeeper with the DPI.

Honeybees play an essential role in agriculture, not only producing honey and beeswax but also pollinating a vast number of food crops. In Australia, 35 industries are dependent on honeybee pollination for most of their production.

Without bees, some of our favourite fruits, seeds, nuts and vegetables would not make it from the farm to our plates.

Bees have a very important role in our environment, and we are super excited to support a great initiative by providing them a new home.

Lastly, please do not approach the hives or enter the surrounding area. If you do need medical attention please call staff immediately on 4630 8500 or in case of an emergency dial 000.



Sand Bunkers on the Golf Course

To the unfamiliar, the 'sand pits' on the golf course are called bunkers. Bunkers are put in the golf course design to add an element of challenge and aesthetics. It is important for anyone using the golf course, who goes into a bunker, to please keep the sand in a consistent playable and presentable condition. This means that when going into a bunker, we should use the rakes provided to smooth out our footprints or marks from playing our shot.

Even if you are not a golfer, please be aware of these practices as we do see dog tracks and the likes in the bunkers which have not been smoothed over.

If everyone helps out, these areas will be better presented for us all to enjoy together.

Golf Lessons with Keiran

Private lessons are the most beneficial way to improve your golf game. Work one-on-one with PGA Professional, Keiran Bish. Lessons are available for all levels and abilities and can be scheduled at a time convenient to you.

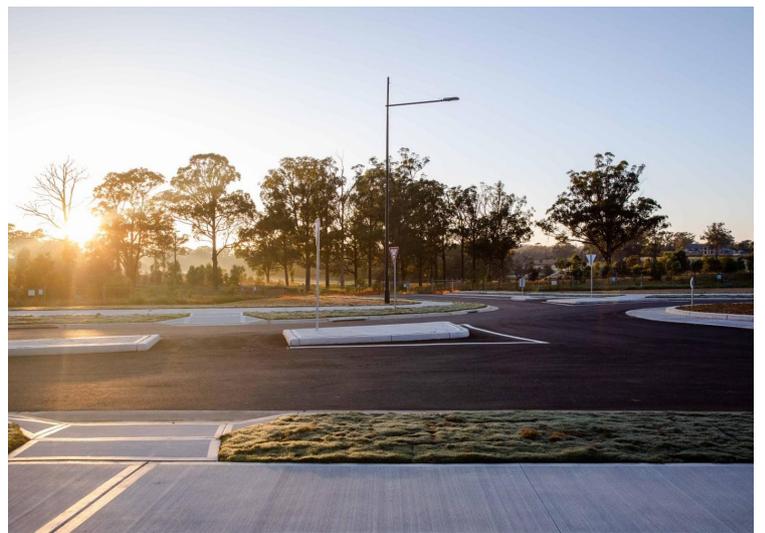
- Choose from single sessions or purchase lesson packages (available in packs of 5 or 10)
- Available for all areas of the game (chipping, putting, full swing, bunkers etc.), you determine where he can best service your needs
- Long term practice and game improvement plans
- Micromanagement of your practice regime
- Skills testing and statistical analysis
- Video analysis

To book - Contact our Pro Shop by calling 02 4630 8500 (opt1)



DEVELOPER NEWS

The road extension on Fairway Drive has been completed. The works consisted of pavement, kerb, gutter and footpath construction, connection of service utilities and landscaping. The fencing will remain in place until the road is dedicated to Council, envisaged for mid-2021.



Join us on Social Media

Bingara Gorge Communities has a Facebook and Instagram Page. We love seeing what residents are getting up to around the estate, don't forget to tag us in your posts. @bingaracommunities on Instagram and Facebook.

Look out for the Communities Logo on our pages



COMMUNITY ASSOCIATION MATTERS

New Financial Year Community Association and Precinct Budgets

With the next financial year fast approaching the Committee are currently reviewing the annual budget for the Community Association and each Precinct Association, for the period of 01 July 2021 to 30 June 2022.

The annual budget sets the quarterly levies for your Precinct Association.

Levies are adopted each year formally at the Special General Meeting (SGM) by the Community and Precinct Association (the owners). Prior to the SGM, the budget is preapproved by the Executive Committee to allow quarter 1 levies to be issued on time.

To set the levies, a budget must be given which shows the current financial situation and any estimates of payments to be made and received. The budget must be:

- distributed with the notice of the SGM, or
- tabled at the meeting before voting on the levy motion

The motion to set the levies must be approved by a majority vote. Contributions to levies can be paid in advance, by instalments prior to the due date or by an approved payment plan. The dates and amounts can vary.

We encourage all owners to log onto the portal to review the Executive Committee Meeting Agenda once available as the agenda will include the proposed budget for your Precinct Association. The proposed budget may or may not result in a change in your levies.

We also encourage owners to review the Special General Meeting Agenda once received and attend where possible. The Special General Meeting to determine the levies is usually held in September-October each year.

The Bingara Gorge Community and Precinct Associations levies are issued on a quarterly basis with the due dates being the 1st day of each quarter.

Below is a timetable guide to assist you with levy due dates for 2021/2022

QUARTER	QUARTER PERIOD	LEVIES ISSUED	LEVY DUE DATE
One	1 July 2021 – 30 September 2021	Mid May 2021	1 July 2021
Two	1 October 2021 – 31 December 2021	Mid August 2021	1 October 2021
Three	1 January 2022 – 31 March 2022	Mid November 2021	1 January 2022
Four	1 April 2022 – 30 June 2022	Mid February 2022	1 April 2022

Your Communities Team can provide you with more information regarding Levies or you can also visit NSW Fair Trading website. Please contact the Communities Team if you would also like to discuss levy payment options.

PRECINCT MATTERS

By-law Breach Management – Verge Maintenance

We would like to thank those owners who are currently maintaining their adjoining council garden and nature strip, and also take this time to remind all owners where the responsibility lies for these areas.

Lendlease are currently paying for the landscaping of the Pembroke Pde and Fairways Drive thoroughfare until such time the maintenance is handed to council. All Precinct and Community Association common property which includes all parks, is the responsibility of the owner or occupier to look after the grass and garden bed area adjoining their lot. If you are unsure if a particular area on the boundary of your lot is your maintenance responsibility, please don't hesitate to contact the Communities Team.

The Precinct Committees

Precinct Committees (PC) are active residents who wish to be involved in the management of their precinct. The PC is a working group to



highlight precinct issues with the Precinct Executive Committee.

The PC investigates precinct matters, obtains quotes and provides recommendations to the Executive Committee on their respective precinct. The PC would submit, via the Strata Manager, to the Executive Committee a recommendation and quoted price for any proposed works.

If you are interested in joining your PC please email communities@bingara.net.au

THE BINGARA

Winter

GOLF SERIES

SHARE IN
\$650 WORTH
OF PRIZES!

RESIDENTS
AND GUESTS
WELCOME!

18 HOLE ECLECTIC STABLEFORD COMPETITION

EVENT DATES

June

July

August

<i>Fri</i>	4 TH , 11 TH , 18 TH , 25 TH	2 ND , 9 TH , 16 TH , 23 RD , 30 TH	6 TH , 13 TH , 20 TH , 27 TH
<i>Sat</i>	5 TH , 12 TH , 19 TH , 26 TH	3 RD , 10 TH , 17 TH , 24 TH , 31 ST	7 TH , 14 TH , 21 ST , 28 TH
<i>Sun</i>	6 TH , 13 TH , 20 TH , 27 TH	4 TH , 11 TH , 18 TH , 25 TH	1 ST , 8 TH , 15 TH , 22 ND

Saturday 28th August Final Round Winter Series

MINIMUM 6 ROUNDS TO QUALIFY

Just like the pros, make your way up the leaderboard and be in the running to WIN over \$650 in prizes! Your best six 18 hole stableford scores will go towards your final competition combined score.

**BREAK OUT THE WINTER WARMIES AND
JOIN US FOR THIS GREAT SERIES OF EVENTS**



To book contact the Golf Shop
on 4630 8500, and press option 1.



WWW.BINGARALIVING.COM.AU



Did you know

that Winter is a great time of year to get on top of any weeds growing in your garden and lawns. By targeting weeds now, it will help prevent them from spreading over Winter when your lawn becomes dormant, and by removing the weeds, they will be unable to produce seeds to spread come Spring.

CONTACT US



THE TEAM

Communities Team General Enquiries email
communities@bingara.net.au

Kurt Gagan | Bingara Gorge Venue Manager
kgagan@bingara.net.au

Rick Blampey | NSW Strata Manager
rblampey@clublinks.com.au

Adam Mikkelsen | General Manager Communities
amikkelsen@clublinks.com.au

Lauren Langdon | Customer Relations Co Ordinator
llangdon@bingara.net.au

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

Golf Shop
golfshop@bingara.net.au

Pulse at Bingara & Bingara Gorge Golf Course
4630 8500

Your Community & Precinct Association Managing Agent is Clublinks

Please contact communities@bingara.net.au or phone 02 4630 8500 for enquiries relating to items like levy notices, payment plans and debt recovery.

USEFUL CONTACTS

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

Security Patrol Guards
0409 145 000

OPENING HOURS

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

Pulse Cafe
Pulse Café is open during Bingara Gorge Golf hours of operation.