

BINGARA *living*

A hand holding a triple-scoop ice cream cone. The top scoop is pink, the middle is white, and the bottom is white. The cone is a waffle cone. The background is a warm, orange-toned blur.

SUMMER EDITION

WHAT'S INSIDE?

AROUND BINGARA GORGE

SHARE YOUR STORIES!

BINGARA BENEFITS

Exclusive offers

**BEST GARDEN
COMPETITION**

Winners announced!

FROM THE CLUBLINKS TEAM

Community Manager Stephanie Returns

Clublinks would like to advise the community that Stephanie Chenery has now returned from Maternity Leave on a part time-basis. Stephanie will continue in her previous role as Community Manager, taking over from Rick Blampey.

The Communities Team will be supporting Stephanie where required to ensure a smooth transition and seamless management.

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, so don't forget to tag us in your posts @bingaracommunities on Instagram and Facebook.

Look out for the Communities Logo on our pages!



Meet the Bingara Gorge Team



Kurt Gagan
Venue Manager



Stephanie Chenery
Strata Manager



Jemima Morgan
Operations Assistant



Damien Roberts
Golf Operations



As our community continues to grow, we want to learn more about the residents who call Bingara Gorge home. Which is why we're calling on you to drop us an email and share your stories from Around Bingara Gorge!

LIVING IN A COMMUNITY SCHEME

What is a Community Scheme?

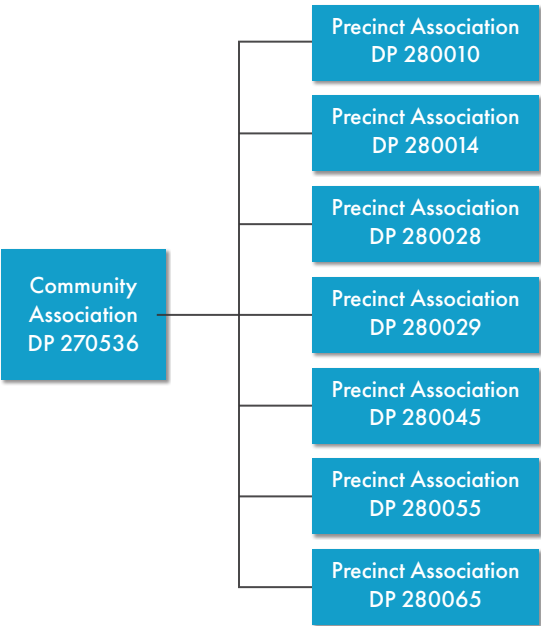
In the simplest terms a Community Scheme is a structure where lot owners maintain their own property (house and lot) and also contribute to the maintenance and costs of any Association Property included in their scheme by the way of levies.

Association Property can be in the form of community buildings, pools, gymnasium, parks and gardens, recreational facilities and more.

The Structure of Bingara Gorge

Bingara Gorge is made up of two Associations: The Community Association and The Precinct Associations. The Community Association is responsible for the overall control of the Community Scheme in accordance with the Management Statement. Each Precinct Associations are members of the Community Association. A Precinct Association is responsible for the overall control of and local issues affecting its Precinct Scheme in accordance with the Community Management Statement and its own Precinct Management Statement.

The Structure of Bingara Gorge



Community and Precinct Management Statements

Community Management Statements are mandatory statements that include particular rules associated with the Community Title Scheme. Bingara Gorge has two Management Statements, the Community Management Statement (CMS) and the Precinct Management Statement (PMS). The Community Management Statement is the overarching statement for the whole community, and the Precinct Management Statement may contain by-laws specific to the precinct in which a resident resides.

The terms of the management statement are binding on the Community Association, each Precinct Association and by extension each person who is a proprietor or lessee, in other words, anyone who resides in Bingara Gorge.

The CMS and PMS contain by-laws relating to (for example):



The Controlling Committees



Traffic and parking laws



Restrictions on use and access to the common property and facilities



Keeping of animals



Architectural standards and landscaping




And various other matters regarded as importance to the Community Scheme

It is important that you familiarise yourself with the CMS and PMS documents, and by extension make them available to the tenants of your property in the event your Bingara Gorge property is for investment purposes.

You can find the CMS and PMS on the My Community Portal or contact Pulse Reception for a copy.

RESIDENTS NEWS



Fires Near Me NSW

Update your app to get the latest features, including Watch Zones

Now available on iOS and Android
www.rfs.nsw.gov.au/apps

NSW GOVERNMENT NSW RURAL FIRE SERVICE

Download on the App Store | Download for Android

It's important you stay up to date before, during and after bush fires and other emergencies. To help, the NSW RFS provides information and warnings through a range of channels.

<https://www.rfs.nsw.gov.au/news-and-media/stay-up-to-date>



MA Security Holiday Services

The Patrol Security Guards also provide additional holiday services to your property. Holiday Services can include property perimeter checks, mail collection and garbage bin services.

To request a Holiday Service, please complete the form available on our website, or pop into Pulse to pick up a copy.

From the Security Team

We want to thank you for trusting us to look after your homes and loved ones. Our aim is to deliver a professional friendly service with community safety being our top priority.

Being Prepared & Cautious These Holidays

- If you are going away these holidays, tell a trusted neighbour or relative of your travel plans, give them a number where you can be reached in case of an emergency and please be sure to notify the community team as well as please inform security, so we can assist in collecting the mail and keep an extra eye on your property.
- If you are holding a party, please advise the security team of the time, date, estimated number of guests and party location. This information will help us in directing people and be better prepared to assist if need be.

BINGARA *Benefits*



The Clublinks team have connected with local businesses to give residents of Bingara Gorge access to exclusive offers. Simply show your Pulse Card at any of the participating businesses to redeem.

If you're a business that would like to be a part of the Bingara Benefits rewards program, please email us at communities@bingara.net.au



Pembroke Ponds

While enjoying one of the many great parks in Bingara Gorge, please keep in mind that fishing in the Pembroke Ponds is allowed providing the fishing is 'catch and release' use only.

Pulse Facilities Code of Conduct

The Pulse Facilities Code of Conduct is made available to all residents. Paper copies are able to be collected from Pulse as well as downloadable versions from the Bingara Gorge Website, and copies of the MyCommunity Portal.

It is important that you familiarise yourself with the conditions. The Code of Conduct was created to assist in keeping the peaceful enjoyment to all who use the Pulse Facilities at Bingara Gorge.



Owners Portal

Bingara Gorge uses a community management software called My Community which provides clients with an online owner's portal. Each owner is assigned an account using a preferred email address and password once notification of settlement is received.

The owner's portal will allow you to view and request changes to your contact details and is a valuable resource for information regarding your community and includes downloadable versions of the Community and Precinct Management Statements, minutes of meetings, forms and information sheets.

You can access the Owner Portal by visiting our website www.bingaraliving.com.au then selecting Strata → Owner's Portal



Congratulations to the winners of the Best Garden Competition!

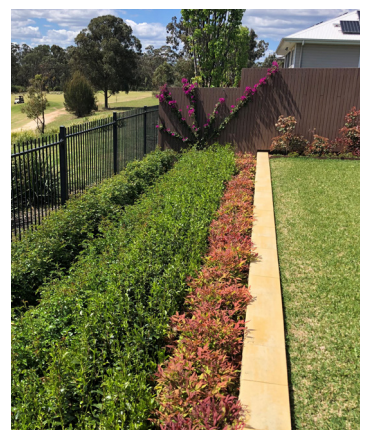
Country Garden - 6 Pembroke Pde

Australian Garden - 15 Doneley St

Formal Garden - 23 Charlton St

Best Lawn - 21 Beatty St

Best New - 11 Ingleton Cct



BINGARA GORGE GOLF COURSE



WALKING ON THE GOLF COURSE



Please call the golf shop before entering on **4630 8500**. This helps us manage where people are at any given time.

Always walk on the 'paths', where provided.



Always walk along the side of the golf holes, not in the middle on the shortcut grass (fairway).

Always walk the direction the golf hole would be played.



Dogs must always be kept on a leash.

Obey all temporary COVID-19 regulations.



PLEASE OBEY THESE RULES SO TOGETHER WE CAN ENJOY THE BEAUTIFUL AREA, AND BE SAFE.

Bingara Gorge Golf Course Summer Opening Hours

1 November 2021 - 3 April 2022

Monday	9.00am – 5.30pm
Tuesday	9.00am – 5.30pm
Wednesday	8.00am – 5.30pm
Thursday	9.00am – 5.30pm
Friday	8.00am – 5.30pm
Saturday	7.00am – 5.30pm
Sunday	8.00am – 5.30pm

Christmas and New Year Opening Hours

Christmas Day:	Closed
Boxing Day:	Closed
27 Dec 2021	9.00am – 5.30pm
28 Dec 2021	9.00am – 5.30pm
29 Dec 2021	8.00am – 5.30pm
30 Dec 2021	9.00am – 5.30pm
31 Dec 2021	8.00am – 5.30pm
1 Jan 2022	Closed

Golf Suggestion Box

We have recently implemented a golf suggestion box located on the home page of our website. We want to hear from you! If you have any feedback or suggestions you would like to raise with us please fill out the form online. It can be anonymous; you do not need to fill in your name or email address. However, if you would like us to get back to you please leave your details.



ROAST LEG OF LAMB

WITH PANCETTA, SAGE AND ROSEMARY

COOKING TIME: 2HRS AND 5 MINS PLUS RESTING TIME

SERVES: 8

INGREDIENTS

1 leg of lamb (approx. 2kg)
1 handful of fresh sage
1 clove of garlic
1 handful of fresh rosemary
1 lemon
85g higher-welfare
smoked pancetta
Olive oil

METHOD

STEP 1

Preheat the oven to 220°C/425°F/gas 7.

STEP 2

With a knife, follow the lamb bone down about 10–12cm (you are just making a 'tunnel' where you are cutting the meat away from the bone). Do this from the top end and the bottom end. Pierce the skin at an angle with a sharp pointed knife 6 or 8 times at random around the leg, then open up the incisions by poking your fingers down them to make a bit of space.

STEP 3

Pick the sage leaves and peel and chop the garlic. Pick and roughly chop the rosemary leaves

STEP 4

Using a pestle and mortar, smash up half the sage with the garlic and 1 teaspoon of sea salt. When it's pulped, squeeze in the lemon juice, add 2 tablespoons of oil, the other half of the sage and the rosemary.

STEP 5

Stuff the herb mixture into all the incisions and gaps you have made with the knife.

STEP 6

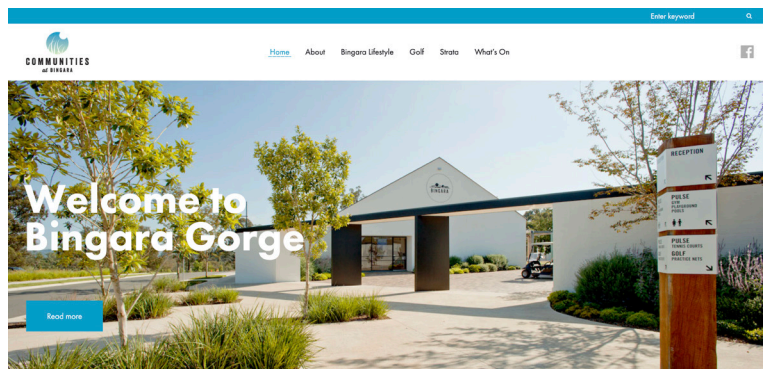
Slice the pancetta, then stuff deep into the gaps along the bone and the incisions. This gives a lovely fragrant flavour to the meat.

STEP 7

Put a little oil in a hot roasting tray (preferably a nice thick one), add the lamb, and roast, turning every 30 minutes until cooked. Always rest the meat for at least 10 minutes before carving.

Did you know you can find information about Bingara, the Pulse Facilities, contact numbers and upcoming events on our website?

www.bingaraliving.com.au



CONTACT US



THE TEAM

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

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

Stephanie Chenery | NSW Strata Manager
schenery@clublinks.com.au

Golf Shop
golfshop@bingara.net.au

Pulse at Bingara & Bingara Gorge Golf Course
4630 8500

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

Gym	5:00am – 11:00pm
Pools ^	6:00am – 8:00pm
Playground	6:00am – 8:00pm
Tennis Courts	6:00am – 9:00pm
Administration	9.00am – 5.30pm (Mon – Fri)

^ Subject to daylight savings times. Please visit website for correct opening hours

Pulse Café

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

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.

- Communities is closed on Public Holidays

Communities Administration Christmas and New Year Opening Hours

The Clublinks Communities administration office will close at 5.30pm Friday 24th December 2021 and re-open on Tuesday 3rd January 2022. During this time, there will be contact details provided to residents for emergencies only.



@bingaracommunities



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