

# Port Mandurah Residents' Association

Newsletter – May 2006  
www.portmandurah.com.au



PO Box 1339  
Mandurah WA 6210

**Sundowner Thursday 11<sup>th</sup> May 2006 from 5.30 to 7.30pm**  
**“The Mediterranean Restaurant” — The Cut Golf Club, Port Bouvard**

**\$2.00 entry fee + raffles**

The Mediterranean has a special \$25 menu (see website) for those attending the Sundowner who wish to stay on for dinner, but to access the special menu you must book with the restaurant on 9582 4444 before the Sundowner.

The normal a-la-carte menu will be available to those who do not book.

In accordance with the PMRA's policy for functions where alcohol will be served, no children please.  
And

Breakfast Sunday 18 June 2006 from 8.30am at “The Stage Door Bar & Brasserie” on the Boardwalk.  
Cost: \$23 for members, \$28 for non-members. Bookings & pre-payment essential. Entry by ticket only.

Guest speaker: Ms Paddi Creevey, Mayor of the City of Mandurah.

Breakfast at this great venue, in 2005, was a huge success so we decided to repeat the event as our first breakfast function for 2006. Come and enjoy good company, superb food & a stunning location.

Limited to 100. Booking form on back page of this Newsletter.

If you book early your tickets can be mailed back to you before the breakfast.

## MEMBERSHIP REMINDER

If you received a letter from PMRA inviting you to renew your membership and you have not yet responded, you are reminded that the 3 months grace expired on 31<sup>st</sup> March 2006. Please renew your membership. Remember unity is strength! The more residents we represent, the more clout we have!

## CONCERTS IN HALL PARK

As many residents will have noted from the front page story of the 6 April 2006 edition of the “Mandurah Mail”, the PMRA put a submission to the City of Mandurah's Planning, Community Development and Sustainability Committee (PCDSC) meeting on 4 April 2006. The promoters of last years Boxing Day Rollercoaster Concert plan to hold at least five concerts in Hall Park this year, three of them in less than a week during the Christmas break.

Currently the promoters are seeking to have a family Christmas Concert on 24 December, Rollercoaster on 26 December and a live music event on 29 December and two other events during the year.

In our submission we sought: -

- More serious consultation with stakeholders,
- A realistic assessment of alternative venues, and
- Full recoup from promoters of all Council costs.

Councillor Joynes spoke and voted against the concerts, but the PCDSC voted to recommend the concerts to the full Council.

## UNWANTED MOORING PILES!

Outer mooring piles in many cases are just not needed! Many of us brought our boats to Port Mandurah from moorings and pens in the Swan River (and other exposed places) and a mindset of four-point weighted penning. The canals are so well protected, and fenders are so good these days, that in most cases the outer mooring poles are not only unnecessary,

but often are an unsightly hazard to easy all-weather access to our own jetties. Also, some piles over the years have been inadvertently placed outside mooring envelopes.

In the past, PMRA encouraged owners to colour piles white or have reflecting tape attached, where the piles might be a navigation hazard. We are now taking the next step and encouraging residents to review their mooring situations. PMRA consider that in the interests of safe navigation and improved appearance, outer piles that are unnecessary should be removed. If sufficient residents nominate to have piles removed to make it viable, PMRA is prepared to negotiate with the City of Mandurah for a “No Cost – Once Off” pile removal programme, with costs to come from the Maintenance budget of the Specified Area Rate.

See page 3 regarding the Specified Area Rate.

Please have a think about your mooring needs and discuss with your neighbours the visual and safety benefits of fewer piles.

If you, or a neighbour, want to have a pile or piles removed, please contact Peter Hick on 9535 5098 by the end of May 2006, so that we can establish whether there is sufficient interest to raise the matter with Council.

## VOLUNTEER REQUIRED

The PMRA is lucky to have had a number of persons volunteer to assist with administration matters, however, we are still short of a volunteer data base administrator who knows MYOB and “Access”. If you are such a person and willing to help, please contact Jill Randall by phone on 9582 9914.



## Realty Executives

**Nick Giannini & Associates**  
Real Estate & Business Agents

48 Dolphin Drive, Mandurah Ocean Marina

Phone: 08 9581 3444 - Fax: 08 9581 3220

Email: [nick@realty-executives.com.au](mailto:nick@realty-executives.com.au)









Web: [www.realtyexecutives.com.au](http://www.realtyexecutives.com.au)

*“Make sure you read everything before you sign”*

Major Sponsors

 <p><b>Call: Ben Devenish</b>  <b>GANNON          GROWDEN &amp;          SCHONELL</b>  <b>Financial Advisers -</b>          3 Richardson Street          P O Box 789 West Perth          Phone: 08 9481 5222 - Fax 08 9321 0308          Email: bdevenish@ggs.com.au Web: www.ggs.com.au</p>	 <p><b>Call Glen or Jiuliana</b>  <b>Northcliffe Rd,          Pemberton</b>          Phone: 08 9776 1400 –          Fax 08 9776 1581          Email: info@warrenriverresort.com.au          Web: www.warrenriverresort.com.au</p> <p>"The Karri Forest Experience"</p>
 <p><b>Call: Alan Bryant</b>          97b Pinjarra Road          Mandurah          Phone: 08 9535 7411          Fax 9535 7433          Mobile: 0412 954 801          Email: alanbryant@westnet.com.au          Web: www.mandurahautowholesale.com.au/</p>	 <p><b>Call          Phil Clohessy          The Cut          Port Bouvard          Golf Course</b>          Phone: 9582 4444          Email: admin@the-cut.com.au          Web: www.the-cut.com.au/</p>
 <p><b>"MANDJAR CRUISE"</b>  <b>Mandurah Ferry Cruises</b>          12 Muir Place Mandurah Phone: 9535 3324 Fax: 9534 8210          email: carolmfc@southwest.com.au          web: www.peeltour.net.au/tours.asp</p>	 <p><b>Purchase          Marine Blue          Sunscreens          at your local          pharmacy</b>          Email: info@marineblue.com.au,          Web: www.marineblue.com.au</p>
<p><b>"West Coast Leasing &amp; Finance"</b>  <b>Unit 1, 908 Albany Highway,          East Victoria Park</b>          Phone: 9361 8688          Fax: 9362 6409          email: hans@westcoastfinance.com.au          web: www.westcoastfinance.com.au</p>	 <p><b>Call:          Shann Low          Oceanside          Security</b>          Phone: Home: 08 95 377 613          Mob 0400 271 282          24hrs 08 95 35 7743</p>

Advertising Sponsors

 <p><b>Call: John-Paul Tzanis</b>          40 Kulin Way Mandurah          Phone: 9581 7071          Email:          info@pacificsportsmarine.com.au          Web: www.pacificsportsmarine.com.au</p>	 <p><b>Call: Sharon Black</b>          Shop 1, 3 Dower Street          Mandurah          Phone/Fx: 9535 1029          occasions@westnet.com.au          www.occasionsfashion.com.au/</p>
 <p><b>Call: Karl &amp; Kelly Winrow</b>          Phone 9534 6674 –          Mobile 0433 124 031          Email: karl@eosuk.com          Web: www.eosuk.com</p>	 <p><b>Call: Paula de Carvalho</b>          Shop 1B, 11 – 13 Pinjarra          Road Mandurah          Phone 9586 9058 –          Mobile 0422 193 122          www.ganeeshaspa.com.au</p>
 <p><b>Call: Una Hird</b>          3 Reverie Mews Port Mandurah          Phone 9535 2252          Mobile 0438 444 707          Email: uhird@iprimus.com.au          Web: www.mymandurah.com/pmcanalb&amp;b.html</p>	 <p><b>INSURANCE</b>  <b>Call: Kelvin Anning</b>          Phone: 08 9582 8880          Fax: 08 9586 8887          Mob: 0405 509 649          Email: kelvin.anning@elders.com.au</p>
 <p><b>Visit: Mark Stafford</b>          www.staffords.com.au          Old Coast Plaza, just over          The Old Bridge, Mandurah</p>	 <p><b>Call: Peter or Jeanette          Lowry</b>          Unit 4, 33 Davey Street Mandurah          Phone 9581 3100, Fx 9581 3101          Email: inkspot@wn.com.au</p>

## SPECIFIED AREA RATE (SAR)

Many residents will be unaware of the SAR because it is only levied on owners 5 years after the completion of a stage (of Port Mandurah) by the developer. The SAR is levied specifically to cover costs associated with maintenance of the canals. The developer, Cedar Woods, provided \$300 per block to the Council to cover costs in the 5 year interim period until the SAR commences.

The SAR currently averages \$165 per property per annum and funds that are not used in the financial year in which they are collected are placed in a reserve fund to cover major costs (principally dredging) that might be incurred in future years. The reserve fund currently contains over \$200K. The last major dredging in 2003 cost approximately \$180K.

PMRA represents all residents of Port Mandurah in determining the:

- annual budget required for canal maintenance,
- equitable distribution of costs between canal estates, and
- the uses to which the SAR is put.

The uses currently include, but are not limited to, dredging, rubbish (but not seaweed) removal and water quality testing. The City of Mandurah makes a contribution to the amount required to carry out these activities. The proportion contributed by the Council is currently under review. It is expected that the Council will increase its contribution for 2006/7. In its negotiations with the Council, the PMRA has recommended that the SAR per property be maintained at the same level as last year.

## RUBBISH IN THE CANALS

Stephen Smith, the City of Mandurah's Waterways Manager, is hopeful of organizing a system that can respond to complaints of rubbish in the canals. The current system of a clean-up every fortnight does not satisfy some residents, so the proposed system is most welcome. It is not the intention of the City of Mandurah to pick up sea weed that has broken free. We will keep you informed re this issue.

## FLAG & WINE LABELS COMPETITIONS

The April 2006 Newsletter stated that the competitions to design separate labels for PMRA red and white wines and to design a PMRA flag, would close at the end of April 2006. However, at its April 2006 meeting the Committee decided the time allocated was inadequate and agreed to extend the closing date to Wednesday 31 May 2006. Entries (from members only) should be sent by email (in .jpg format) to the PMRA website to [info@portmandurah.com.au](mailto:info@portmandurah.com.au) or by mail to PO Box 1339, Mandurah WA 6210. Get your creative juices flowing and have a go.

## WEBSITE [www.portmandurah.com.au](http://www.portmandurah.com.au)

For 18 months or so PMRA has been trying to develop a website that residents would consider as their first point of reference regarding all matters to do with Mandurah.

Those who have visited the website in the last three weeks could not help noticing the new design and the many improvements. We are very fortunate to have a very talented member who has developed the new site over the past several weeks at no cost to PMRA. If you haven't seen it, have a look at [www.portmandurah.com.au](http://www.portmandurah.com.au) Ideas for further improvements should be sent by email to [info@portmandurah.com.au](mailto:info@portmandurah.com.au)

## NEW SPONSOR

PMRA welcomes Western Finance and Leasing as a Major sponsor for two years. More information and contact details soon.

## TIPS FROM SPONSORS

### 1. Ocean Side Security

Shann Low is Skipper of Oceanside Security's Patrol Vessel "Elijah" that is now patrolling the canals on a daily basis. He has offered to provide tips from time to time re security measures for boats. The first is the Canvas Security Snap Alarm, which is an easy to install, false-alarm free, complete boat alarm that uses a solid-state, made in the USA, completely marine sealed, snap sensor as the primary detection device. As soon as anyone tries to unsnap your canvas an ear-piercing 107 dB siren sounds.

An internal processor allows 20 second arm and disarm delays with 5 minute alarm duration. Easy to install!! Simply unscrew and replace two, or more, existing male snaps, anywhere on your boat, with Canvas Security Snap Alarm Sensors. Typical installation can be carried out in less than an hour. Kit includes everything you need except basic hand tools. Don't have snaps on your boat? No problem! Just add a couple of snaps to your boat and canvas cover using inexpensive snap kits available at any marine supply store.

More info at: <http://www.canvassnapalarm.com/>

This is a good example, in Shann's opinion, of a simple small alarm that doesn't cost the earth and that can be fitted by an owner in a minimum of time, and just might be enough to deter a thief from entering your boat, or stealing from it, or stealing the whole boat! Remember – anything you do is better than doing nothing.

Phone or email Shann if you would like to discuss or get personal advice on any vessel related security matter. Phone: 08 9537 7613, email [shann\\_low@hotmail.com](mailto:shann_low@hotmail.com)

### 2. Realty Executives – Nick Gianninis' tip is:

When it comes to dealing with property, whether you are buying, selling or renting, it's very important to read everything before you sign, and don't sign if you don't understand. It's a simple rule, but so many people don't follow it. The language in a lease or property sale contract can be confusing. Don't feel embarrassed if you don't understand, simply ask for the document to be explained to you.

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## *Our work and activities*

It has come to our notice that some residents of Port Mandurah are unaware of the purpose, work and activities of our Association. As a result, we are pleased to provide the following summary.

### *Purpose:*

The objects of the Association can be found in the Constitution which is available on our website. Principally they are:

- **To Preserve**, and where possible, improve the amenity of Port Mandurah and the lifestyle of its residents
- **To Liaise** with Government (at all levels) and other relevant bodies including the media
- **To Publish** relevant information for the benefit of residents
- **To Foster social interaction** between residents and others with similar interests.

# Application for NEW Membership ONLY

I/We wish to apply for membership of the Port Mandurah Residents' Association. I/We agree to abide by the Constitution as formally amended on 13<sup>th</sup> January 2005.

Each Port Mandurah residence receives **two full memberships** for each year's membership fee and all permanent members of the household enjoy various membership privileges as Associate Members (no fee).

"Affiliate Member" is a person, couple, group, entity or corporation residing outside the precinct of Port Mandurah with comparable interests, or tenant of an owner of a property in Port Mandurah.

<i>Insert names – use preferred Christian Names</i>			
Full Member/s		Two Full Members – see schedule below for fee	
Member of family		Associate Member: Free	
Member of family		Associate Member: Free	
Member of family		Associate Member: Free	
Affiliate Member		Affiliate Member	
<i>Please insert further names at the foot of this form if there are more members of your household</i>			
Canal Address			
Mailing address			
Our email address is:	<i>Your email is our best and quickest form of communication with you regarding current PMRA projects, newsletters, social events and web-page prompts</i>		
	Phone	Mobile:	
<i>Membership Packages available – 2 memberships per calendar year</i>			<i>Tick your choice</i>
Enduring Fee		\$250.00	<input type="checkbox"/>
5 years	2006, 2007, 2008, 2009, 2010 [inclusive]	\$100.00	<input type="checkbox"/>
3 years	2006, 2007, 2008 [inclusive]	\$65.00	<input type="checkbox"/>
1 year	2006 [CONSIDERABLE INCREASE PLANNED IN 2007]	\$25.00	<input type="checkbox"/>
<i>Please make your cheque payable to: <b>Port Mandurah Residents' Association</b></i>			
<i>Or electronically transmit to our bank account: Bank West Mandurah: BSB 306-072: Account No: 418295-0</i>			
Signed:	Date:	Cheque for the sum of \$.....is enclosed	
<i>It would be appreciated if you could provide us with the following extra information if applicable to your home and property, or if you have a boat, in the Port Mandurah precinct.</i>			

**Port Mandurah Canal Precincts and the PMRA Committee**

Please contact the following 2006 Committee members for information and assistance on any matter pertinent to your canal precinct:

<i>Eunamara Retreat, Santavea Mews, Solstraale Place</i>	Committee: Bert Bennett – 9581 5469
<i>Cambria Island Retreat</i>	Committee: Carol Hudson – 9535 9537
<i>Aztec Island Retreat</i>	Committee: Jill Randall – 9582 9914
<i>Leisure Way, Syrenka Turn, Ragamuffin Point, Brindabella Crescent, Nyari Court</i>	Committee: John Randall – 9582 9914
<i>Leighton Place, Siska Court, Amity Cove, Perie Banou Close, Weatherley Place, Reverie Mews</i>	Committee: Peter Hick – 9535 5098
<i>Finistere Island Retreat, Picaroon Place, Genevieve Court</i>	Committee: Rene Jorgensen – 9534 7348
<i>Starfire Close, Arika Mews, Condor Mews, Leeuwin Place</i>	President: Stephen Dean - 9535 5370
<i>Bermuda Place, Piccolo Place, Fistina Ramble</i>	Treasurer: Terry Rohde - 9581 5813
<i>Leighton Road East, Quayside Close, Parkwater Cove, Sovereign Gardens, Baruna Court</i>	Committee: Thelma Jessop – 9535 8781
<i>Social Function Co-Ordinator</i>	Committee – Carol Hudson – 9535 9537
<i>Sponsorship Co- Ordinator</i>	Committee: Bert Bennett – 9581 5469

**Cut this section off and return with payment for your breakfast group booking:**

**PMRA Special Breakfast – Sunday 18<sup>th</sup> June, from 8.30 am Stage Door Restaurant, at the MPAC**

I/we wish to purchase ..... tickets for the following persons to sit at one table [maximum 8]: Your tickets will be mailed to the address you nominate below prior to the function if you book early enough:

.....  
 .....

..... tickets @ \$23.00 = \$..... [members]

..... tickets @ \$28.00 = \$..... [non—members]

Total for our table \$.....

Please make cheques payable to:  
**Port Mandurah Residents' Association**  
 and mail to - PMRA, P.O. Box 1339, MANDURAH WA 6210

Name: ..... Address: .....