



### Next TWRA Meeting

The next TWRA General Meeting will be held at Novotel Resort, Twin Waters on Monday 11th October at 7.30 pm. The speaker will be a representative from Unity Water.

### Covenants In Twin Waters

The Twin Waters Covenants have caused some confusion, especially for newer residents. Here is a "non-legal" explanation.



There are actually two types of Covenants in Twin Waters and the difference is very important. There are Council Imposed Covenants and there are Developer Imposed Covenants. The Council Covenants apply only to a few properties, such as those backing onto Nojoor Road and also the waterfront properties in Veerings Crescent and Tea Tree Place. These Covenants relate to sections of the blocks where original trees and shrubs must be maintained and building or fixtures cannot be installed. The Covenants should be incorporated into Title Deeds and will pass onto the new owner when the property is sold. Most importantly, these Covenants are enforceable by Council and in recent years Council has taken action to enforce the Covenants where breaches have occurred.

The Developer Imposed Covenants were put in place by Lend Lease during development of the estate. The main purpose was to establish standards that would mark the style and character of the development and, according to Lend Lease, protect the investment of home owners in Twin Waters. There were Covenants relating to house style and finishes (e.g. 25 degrees pitch on roofs, exterior finish standards etc) and also to landscaping and standards for fences and pool fences (e.g. minimal front fences for most properties and all pool fencing to be black aluminium or glass). The Covenants are still in place and a copy can be viewed on the web site at [www.twra.net](http://www.twra.net) (under General Information – Covenants).

Since Lend Lease completed development and left around 2005, there has been no one to administer and enforce the Developer Covenants. The Council has made it very clear that they will not enforce Developer Covenants. This has been requested on several occasions. The only option, therefore, is to rely on the community to "do the right thing" and maintain the Covenants.

There is no question that the Developer Covenants were of value in establishing the higher standards that prevail here. We all benefit from this. All we can request now is that all residents take the time to become informed about these Covenants and do their best to make sure that they are followed, especially if you are adding to your property, building a pool, fences or other landscaping.

There were also Covenant conditions relating to parking of boats, caravans and vehicles in front yards or on footpaths etc. Together, this makes Twin Waters a better place for everyone. The TWRA cannot be involved in any way with covenant enforcement and all we can ask is that everyone "do the right thing".



### Golf Day

The TWRA Golf Day for 2010 will be held on Sunday, 3rd October. This year the game will be held in the afternoon allowing players a chance to meet for the presentation and a meal from the Golf Club menu afterwards. This day is open to all residents of Twin Waters and their guests and offers a chance to play on one of the best courses in Australia at very good rates. So don't miss out on this chance to get together with other locals and enjoy the day. Entry Forms can be obtained from either Spar Express or Lever Law office. For further information contact Len on 5457 0500.



### Good Neighbours – There For Each Other

As well as being concerned about the safety of property, NHW is also concerned about the residents and their wellbeing. The wellbeing of our community depends absolutely on whether we, as individuals, are willing to care about how life is for other people. It is important to get to know your neighbours, particularly when new people move in. If you are new, why not introduce yourself to your street co-ordinator for NHW. Contact details can be found on the noticeboard, in the NHW newsletter or at [www.twra.net](http://www.twra.net). These small acts help us to keep Twin Waters safe and friendly.

### Park Officially Named

SCRC has officially approved the name of "Lake View Park" for the park in Lake View Drive. This was the name submitted by the TWRA after a request to members and residents for suggestions to name the park. Lake View Park is a popular park in Twin Waters because of the children's playground and also because it is the venue for our Birthday BBQ event in October each year. The name will be officially unveiled during this year's event on Sunday 17th October. Council will also install water and power to the park and build a kayak launching point, all of which are expected to be completed before the Birthday BBQ this year.



### Come Have Fun In The Sun!

Twin Waters' 14th Birthday Celebrations will commence at 12 noon at the Lake View Drive Park on Sunday, 17th October 2010. There'll be lots of fun activities, entertainment for the kids, a fund-raising sausage sizzle, ice-cream and coffee to support the Mudjimba Surf Club, zumba to work it off, raffles and great music to sit back and relax to. Further info about the event is available on the website and in future newsletters. Mark it in your diary NOW.

### Christmas Carols Dancers

TWRA is seeking children and teenagers (male and female) who would like to dance at our 2010 Christmas Carols in December in a group. If you would like to be part of this fun-filled evening, we would love to hear from you. Please register your interest at [info@twra.net](mailto:info@twra.net)



### Optus Mobile

TWRA has been advised that Optus Mobile will be commencing with two additional mobile towers to improve the overall mobile coverage and broadband coverage into Twin Waters.

1. A new tower next to the Telstra tower at the old Motorway Toll Booth Building abutting the motorway and just south of the turn off is still in the DA process but expected to be up and running by November.
2. Collocating on the new Telstra Tower, recently built in the bushes behind the Apex Club and near the Maintenance Building to the Novotel Resort, should be installed towards the end of October.

At present, Optus coverage is serviced by their facility on the roof of Banyandah Towers in Maroochydore and the phone tower near the Control Tower at the Airport which was adequate 5 years ago but not now. This information should be of great interest to those residents who presently experience below standard mobile and broadband coverage.



### Social Activities

Twin Waters residents have always been an active group on many social fronts participating in birthdays, sports, theatre and dining. We are looking at expanding the different events we could try as well as continuing with our current successful formula.

Suggestions would be greatly appreciated from the members with events in which they would like to be involved. Already members have suggested the following different outings of night bowls, croquet, a trip on the Mary Valley Rattler and tennis. If you have any thoughts please contact Ed on 5448 9414.

### Bowls Day

The next TWRA Bowls Day has been arranged with the Twin Waters Retirement Village for Sunday 24th October commencing at 2.00 pm and followed by a BBQ dinner at about 5.30 pm. Cost is \$12.50 each. It is a mixed day and spectators are also welcome. Please register your attendance by sending an email to [info@twra.net](mailto:info@twra.net) or phone Bob Gavin on 5450 6036.



It is a great day and always enjoyed by participants who have attended in the past. We look forward to seeing you there. Come roll the bowls!



### Mercy Ships Appreciate Our Support

At the TWRA's Christmas in July Lunch held on 25th July, a collection for Mercy Ships raised \$169.05. A letter of appreciation for this donation has been received from the CEO of Mercy Ships, Gary Regazzoli. Mercy Ships is a charity based at Caloundra which provides and staffs hospital ships to go to the poorest countries (mostly in Africa) to provide medical services to the local people. It is an inspirational charity and one which we are proud to support. You can find out more about their work by checking their website at [www.mercyships.org.au](http://www.mercyships.org.au)

### Dates To Remember

- Mark them on your calendar now.
- Oct 3 Golf Day at Twin Waters - Len Lever 5457 0500.
  - Oct 11 TWRA General Meeting at Novotel at 7.30 pm
  - Oct 17 Birthday Picnic in the Park - Ian Stalker 54570357
  - Oct 24 Bowls Day at Twin Waters Retirement Village - Bob Gavin 5450 6036
  - Dec 13 TWRA General Meeting at Novotel at 7.30 pm
  - Dec 19 Christmas Carols at Novotel Resort Twin Waters - Warwick 5450 5148



### Newsletter Delivery

Thank you to the staff at LJ Hooker Twin Waters for delivering this Newsletter.

### LIVING THOUGHTS

A smile costs nothing, but gives so much. It enriches those who receive, without making poorer those who give. It takes but a moment, but the memory of it sometimes lasts forever! It's the other half of the rainbow and will brighten your day!



**Further information on newsletter items and the meeting minutes are available online at [www.twra.net](http://www.twra.net)**

**President: Geoff Billard Vice President: Peter Braithwaite Secretary: Toni McCulloch Treasurer: Ken Allcock**  
PO Box 9351, Pacific Paradise Qld 4564. Phone (07) 5448 9414 Email: [info@twra.net](mailto:info@twra.net) Website: [www.twra.net](http://www.twra.net)

**Neighbourhood Watch: [info@twra.net](mailto:info@twra.net) Coolum Police: 5440 2777 Crimestoppers: 1800 333 000**

**SCD Police Communications Centre: 5475 2444 (for police to attend or report an incident)**

**Block Co-ordinators: Check Community Notice Board for co-ordinators contact details**

# Twin Waters Residents' Association

## Community Business Directory

Upon presentation of your current membership card, financial members of TWRA are eligible for all offers and/or discounts from any of the advertised businesses below.

**MEMBERS: Please notify staff of the discount prior to the sale**



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M: 042 303 7726

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### TWRA Online Business Directory is NOW up & running!

**LIST YOUR BUSINESS/SERVICE FOR FREE**

Please visit [www.twra.net](http://www.twra.net) and click on Business Directory (bottom left of screen) to download your order form.

Any queries to [debby.ann@bigpond.com](mailto:debby.ann@bigpond.com)



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