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2017 December and January 2018 Newsletter

Christmas Hours and Annual Shutdown

The Nowra and Wollongong offices will **close 12 noon on 22nd December 2017 and reopen on 8th January 2018**. For urgent repairs during this break, please visit our website: www.integritystrata.com

For Nowra office clients:

Contact our **Emergency Builder** on **0431147746**.

For Wollongong office clients, contact:

Plumbing: **Wollongong City Plumbing** on **0428406132**

Electrical: **Loz Electrical** on **0414794753**

Nowra & Wollongong office clients:

Please note that if your call out is not an emergency, then a fee of \$500.00 will be payable to the contractor.

MEET OUR STAFF

Director: Leo Paternoster

General Manager: David Paternoster (Wollongong)

Strata Managers:

Luanne Martins (Wollongong)

Debbie Kominkovski (Wollongong)

Kellie Rickwood (Nowra)

Narell Whitehead (Nowra)

Jacqueline Tolomeo - Trainee Strata Manager (Wollongong)

Personal Assistants

Donna Morice (Wollongong)

Shari Evans (Wollongong)

Claire Mantle (Nowra)

Tamara Warfield (Nowra)

Accounts & Support Personnel

Sylvette Bright (Wollongong)

Rita Blunn (Nowra)

Please remember as your Strata Managers are often doing inspections and New South Wales Civil & Administrative Tribunal Hearings, its best you make an appointment



KEEPING OF PETS IN NSW STRATA SCHEMES

The current by-laws have three options for the keeping of pets:

Option A: *An owner or occupier of a lot must not, without the prior written approval of the owners corporation, keep any animal (except fish kept in a secure aquarium on the lot) on the lot or the common property.*

Option B: *An owner or occupier of a lot must not, without the prior written approval of the owners corporation, keep any animal (except a cat, a small dog or a small caged bird, or fish kept in a secure aquarium on the lot) on the lot or the common property.*

Option C: *An owner or occupier of a residential lot must not keep any animal on the lot or the common property.*

The model by-laws state that should a strata scheme not elect a bylaw option, then option A will apply.



WINDOW LOCKS

In strata schemes, to prevent children falling from windows, all strata buildings in NSW must be fitted with devices that enable the maximum window openings to be less than 12.5cm.

Owners corporations must have devices installed on all common property windows above the ground floor by 13 March 2018.

COMMUNITY NEWS

Integrity Strata is supporting Salt Ministries Bomaderry who are having a Christmas Luncheon for those people in our community who are homeless and needy. We have been collecting food items for the Christmas, lunch and hampers to be made up.

The Christmas Luncheon is on **14th December 2017 at 5-19 Birriley St Bomaderry** (The Old Bomaderry Public School). If you can assist in donating food and other items please contact Saltbox **0244805028**.



Integrity Strata in conjunction with the support of the Association of Strata & Community Managers raised significant funds for this first Shoalhaven inclusive play space at Mollymook Beach Reserve that has been designed in close consultation with the community to ensure that no one is left out.

The official opening will be Friday 8th December 2017 at 10.00 am



[Corner Mitchell Parade and Ocean St, Mollymook NSW](#)



EMAIL UPDATE

Integrity are always looking for ways to reduce costs to Owners Corporations as well as lessen our footprint on the environment. We agreed the best way for us to do this is to utilise technology and implement email based procedures for issuing Levy Notices, Agendas, minutes and general communication.

By taking advantage of email technology, we can reduce printing, photocopying, administration and postage costs to Owners Corporations and Strata Committees while providing you with a more efficient service, as well as cut down of the amount of paper we use and waste we generate.

When you provide us with your email address you will also receive personalised log in details to a secure web-based owner portal. Here you will have 24/7 access to be able to look at financial information, download documents, view plan information and update your contact details. Please email our team: enquiries@integritystrata.com **indicating you wish to receive all your levies and all mail by email if you have not already advised us.**

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