

# ERKO News

Issue 1, June 2016

## Your News

*ERKO News* is designed to deliver a mix of useful and entertaining quarterly updates on ERKO and our wider community.

There will be special offers from time to time, so keep a look out for them.

If you'd like to give your inner artist an airing – don't miss the **special Tom Bass Studio offer p 4**.



## Building Security

With concerning security issues in the building, the EC has been exploring effective security solutions.

Security cameras have now been ordered, and will soon be located in all lobbies, the loading bay and car park entrance.

Going forward it's important to be vigilant, and if you see something that doesn't feel right, say something.

## Damage on Level 2

Please take more care when out exercising your dog on the Level 2 podium as we're seeing damage to the grass and to the plants.

It would be a pity if dogs were denied access to this area.

Got a newsy item?

Let us know at -  
[contact@maggiehamilton.org](mailto:contact@maggiehamilton.org)

## Foodcraft Update

Foodcraft Espresso and Bakery's new owners, Wil and Christian Lerchster, arrive with a background in running a number of Sydney cafes and restaurants, including the *Manly Bay Seafood Restaurant*, the *La Buvette* and *Spring* cafes in Potts Point, and most recently Surry Hills' *Kantine*.

Attracted to Sydney's lifestyle and climate, Wil and Christian came here in the late eighties with a solid European training and strong passion for food. Working alongside them is chef and partner Aurck, originally from Bangkok. Aurck has been part of the team since the Surry Hills start-up eight years ago. He lives with his family in Sydney Park Village, and his two boys attend Erskineville school.

Over the next few months Foodcraft Espresso will increase their food options. First though they need to define our unique tastebuds, as every suburb has its own food signature.

The Foodcraft Espresso team was drawn to Erko for its funkiness, loving the community feel vibe. Wil and Christian live in ERKO which helps, as does their longevity at each of their work locations. Choosing now to open 7 days a week, Wil and Christian enjoy the rich mix of baby boomers, corporates, creatives and families, and the opportunity to be on first name terms with their clientele.

The team is now considering a bistro-style dinner option for a few nights a week. Meanwhile don't forget you can order anything off the menu online at [www.foodcraftespresso.com.au](http://www.foodcraftespresso.com.au), and collect it within twenty minutes.

## ERKO Landscape Update

With our first full year cycle of Erko gardens behind us, the trial and error period for any new garden to get established, they have traversed all kinds of weather, battering hailstorms, torrential rain, building cranes, let alone the car and foot traffic!

We worked closely with Richard Crookes Construction to upgrade the initial plantings, move some plants about and introduce natives in the podium.

Our next endeavour is to upgrade McDonald and Pearl St frontages. A big thank you to ERKO residents who lined up to choose some free council plant give-aways! The jacarandas and tibochinas will create an abundance of purple flowers, and the native trees on Pearl St will be enjoyed when dining outside at Foodcraft.

## Executive Committee Meetings

Strata Plus informs all unit holders of the formal Executive Committee meetings, as they are entitled and welcome to attend.

## Meet EC Secretary Doug Turner



Lawyer Doug Turner and father of five, holds a Bachelor of Laws (LLB) from Sydney University, and a Masters of Laws (LLM) from the University of Armidale. A country solicitor for three decades, Doug then took up a lectureship at the College of Law, St Leonards in Practical Legal Training for fifteen years.

Married to Cris Turner, Doug remains an Adjunct lecturer at the College. While he no longer holds a practising certificate, he is able to bring his extensive knowledge and experience to the Executive Committee. Already Doug has done some valuable work simplifying and clarifying our bylaws.

Doug and Cris love the ERKO lifestyle and the unique atmosphere of Erskineville Village. Their getaways include caravan holidays and cruising, and their next big holiday is an African safari, returning home on the Queen Mary.

## Levy Increase

To comply with current NSW legislation the Executive Committee began its detailed planning for ERKO's sinking fund needs for the following ten years, so our owners' corporation has sufficient financial reserves to meet expensive capital expenditure items.

The aim is to prevent lot owners having to pay large one-off levies any time a sinking fund expense arises for such big ticket items as painting the building, replacing fences, driveway refurbishment, replacement of common property carpets, roofing and guttering, and lift overhauls.

The owners corporation commissioned a sinking fund report in late 2015, which detailed the amount needed for ERKO's sinking fund, based on likely payments over the next 10 years. The report showed the need for an increased provision on the initial \$100k, contributed in the first year, to \$150k. On this basis the EC has incorporated this updated provision into the 2016/17 budget.

This will be reflected in increased levies on the final two levies (August and November) of ERKO's second financial year. The levies will then even out at the beginning of ERKO's third financial year, in your February 2017 payment. See p 74 of the Strata Plus AGM pack for your levy schedule. For a fuller explanation on the NSW Government guidance on sinking funds see: [http://www.fairtrading.nsw.gov.au/ftw/Tenants\\_and\\_home\\_owners/Strata\\_schemes/The\\_owners\\_corporation/Sinking\\_funds.page](http://www.fairtrading.nsw.gov.au/ftw/Tenants_and_home_owners/Strata_schemes/The_owners_corporation/Sinking_funds.page)

## How Blogix Can Work For You

If you notice something needs fixing in a common area, go to the Pacific Building Management at [www.pacificbmg.com.au](http://www.pacificbmg.com.au). Click on the Blogix database link in the webpage header. Residents were emailed their Username and Password on moving in.

If **you never received your login contact Martin at [erko@pacificbmg.com.au](mailto:erko@pacificbmg.com.au)** If you have lost these details, contact Pacific Building Management at [headoffice@pacificbmg.com.au](mailto:headoffice@pacificbmg.com.au)



## What's That Tapping Noise?

We've all been disturbed for the last five or six weeks by the tapping sound on the outside of the building. So what's going on? Our builders, Richard Crookes Construction, have identified defects in the joints between the poured concrete slabs and the block or brickwork. These two types of material behave differently, and when the render is applied to the outside of the building, an expansion gap must be provided. Where an insufficient gap has been left, cracking, (and in the worst case), delamination of the render may occur.

Having identified these defects, engineers have inspected the total building, and where the render is insufficiently adhered, it is being removed and replaced. The tap, tap, tapping is the sound of the workers removing the loose render.

The rectification on the outside of the building is nearly complete and painting will be finished within two weeks, weather permitting of course. Then the courtyard walls will be inspected by abseillers attached to the top of the building.

Martin will advise timing for this so we can keep our curtains closed. After all, we don't want to frighten the abseillers, do we?

## Cynthia Carr New Chair of the EC

Cynthia has been a local of Newtown and Erskineville for over 25 years, and loves Erskineville community. Real estate and gardening are two of her passions, and she brings these to the Erko EC, having served on various Executive Committees for the past 10 years.

Mostly Cynthia enjoys giving back to the community she lives in, and encourages residents to get involved either on the Committee, or attending social events and meetings.



## Friends of Erskineville

If you're interested in wider village matters, there's a monthly meeting held on the second Tuesday of each month, 7.30pm at Erskineville Town Hall, 104 Erskineville Rd.

## Pearl St Footpath

As Eve is about to be occupied and life returns to normal, the Council has fenced off two sections in Pearl Street, creating an unsightly barrier. There don't appear to be any plans yet for this area, so the fencing could remain in place for many months.

We'd like to encourage the Council to consult with residents to formulate and implement a plan, hopefully for planting and greenery, not just to more concrete.

Make your views known to Council at: <https://online.cityofsydney.nsw.gov.au/ContactUs?TypeId=10>

## Unofficial AGM Rundown

We laughed, we cried, and at the end we all held hands and sang Kumbaya. A couple of by-laws are now clearer (they weren't proposed for change, just being re-worded for clarity). One of the parking by-laws was strengthened, to make it possible to take action to ensure visitors play nice (previously fewer actions could be taken).

Security cameras are being researched - cost, maintenance, uses (recording accidents, vandalism, insurance, etc. Budget reviewed/checked. There are some new

Owners Committee members. Minutes will be sent out/put up soon. Thanks *Wendy Showyn*.



Born in Finland Ari Purhonen is currently a lecturer in sculpture at Sydney University Artworkshop. He's widely exhibited in Australia, New Zealand and the US, and has received several awards and prizes, and has completed numerous public artworks.

## Purhonen's Pathway

Gracing the northern entrance to ERKO is artwork by award-winning Sydney sculptor, Ari Purhonen, who creates a pathway of discovery along Bridge Street, suggesting a gently running stream.

The rocks and boulders along the edges of the pathway offer opportunities for rest. Forms coalesce hinting at the pre-European swamp bushland fauna, and Erko's industrial history of metal fabrication here.

The entrance is marked by protruding boulders, reminiscent of industrial machine components and woven fish traps of the past. Smaller random pieces strewn along the pathway provide an opportunity to sit and soak up your community, amidst the lovely criss-cross pattern of wetland reeds.



## Tom Bass Sculpture Studio

Lithgow born sculptor Tom Bass, one of Australia's most renowned sculptors, was known for many works, including his totems crafted to reflect a specific community or society in general. Other prominent works include *The Falconer* at UNSW powerfully conveying the tension between beauty and intellect.

Later in his career Tom returned to teach at the National Art School, but then decided to open his own sculpture school, first at Broadway, then Erskineville.

For 25 years Tom was Australia's most sought after sculptor. Though Tom died in 2010, his Erskineville sculpture school continues today at 1A Clara St. It is the oldest and most renowned sculpture teaching studio in the country in the classic atelier tradition. See the website for the many classes and workshops on offer – [www.tbsss.org.au](http://www.tbsss.org.au)

### Special Studio Offer

**The studio would like to offer a special 10% discount to ERKO residents (valid until 12 Aug 2016). Use promo code ERKO616 when booking.**