

Hello Everyone!. It's time for another community update, with a few important reminders, upcoming maintenance works and, of course, an opportunity to get together and celebrate Christmas! Please take a few minutes to read through the following **November 2026** updates and help us keep Montego a safe and enjoyable place.

🌴 **PROPERTY MAINTENANCE & IMPORTANT DATES**

Palm Cleaning & Tree Works | Thursday 19–29 November - Our caretaker, Grant Huston, has scheduled palm cleaning and tree works during this period. To help ensure everyone's safety and allow the contractors to work efficiently, please:

- Ensure all vehicles are safely parked inside garages.
- Remove any valuable belongings from areas where tree works are taking place.

Roof Gutter Cleaning - Grant has also arranged for the roof gutter cleaning to commence on **Monday 30 November**. Please help us prepare by ensuring:

- Gates are unlocked to allow access to backyards and courtyards.
- Pets are secured inside your property if you are not home.
- Washing is brought inside and windows are closed on the day.
- No vehicles are parked in driveways.
- Outdoor furniture and personal belongings are protected.

📱 **KEEPING IN TOUCH -** Please ensure Grant Huston, our property manager, has your current mobile phone number so he can send important updates and maintenance alerts by text. **Grant: 0477 737 736.** Please be aware we are also implementing a new **SMS based alert system** for Montego Residents. This will generate text messages from either MRBC or +61 480 097 286 with important information regarding current or future events and activities around the complex.

🔥 **SMOKE ALARMS – IMPORTANT DEADLINE -** A reminder that, under Queensland regulations, compliant smoke alarms must be installed by **1 January 2027**. Failure to meet these requirements may affect your insurance cover in the event of a fire. The Body Corporate will be arranging an audit of smoke alarm compliance, with further details to follow closer to the date. Please don't leave this important safety requirement until the last minute!

🚿 **FLEXI-HOSES – HAVE YOU CHECKED YOURS? -** Flexi-hoses are found under kitchen and bathroom sinks, toilets, washing machines, plumbed-in fridges and dishwashers. These hoses can cause big problems if they fail! Please:

- Check for ageing, corrosion, rust marks, fraying or kinks.
- Replace hoses approaching the end of their warranty or showing any signs of damage.
- Purchase good-quality replacement hoses and check their warranty.
- Have replacements correctly installed by a licensed plumber.

Please remember: Water damage caused by leaking flexi-hoses attracts a $5,000 excess payable by the owner. A quick check now could save you considerable expense and inconvenience later!

🚗 **A GENTLE REMINDER – SPEED LIMIT:** We are still noticing some speeding within the complex. Please remember our speed limit is **15 km/h**. We ask everyone to slow down and remind visiting friends, family and delivery drivers to do the same. We have pedestrians, children and pets sharing our roadways, so let's all look out for one another.

🐾 **LOOKING AFTER OUR COMMON AREAS: Dog Owners:** Please remember to pick up after your dogs throughout the walkways and all common grounds. We have received complaints about this in the walkway, and we appreciate everyone's cooperation in keeping our shared spaces clean and pleasant.

🏊 **Pool Showers:** A reminder that showers at both pool areas are **strictly** for pre- and post-swimming use, not for everyday showers. Thank you for respecting this facility and its intended purpose. **ALSO -** Our Infinity Pool is heated from **1 September until the end of November**. Enjoy those lovely warm swims while they last!

🌿 **WETLANDS GATE KEYS:** Not using your Wetlands access as often as you thought you would? Or perhaps not using it at all? You can return your gate key and receive a refund of your **$35 deposit**. Simply contact Grant, who will pass your details on to the committee.

🎄 **SAVE THE DATE: MONTEGO CHRISTMAS PARTY! -** Let's finish the year on a festive note! **- Sunday 13 December | 3.00 pm | Lap Pool |** BYO drinks and a plate to share. It will be a lovely opportunity to catch up with neighbours, meet new residents and enjoy some Christmas cheer together.

Looking forward to seeing many of you at the Christmas party! ***The Montego Residences Committee***