



THIS IS LUGARNO

Naturally Beautiful!

The voice of Lugarno
since 1922

Reg. Y16702-28

Priceless

Published by Lugarno Progress Association Inc.

www.lugarnoprogress.org.au

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President: Mrs Joan Curtis Phone: 9533 1094 or 0411 486 897

The LPA meets on the first Monday of every month at 8.00pm in

St. Stephen's Anglican Church Hall, Old Forest Road, Lugarno

January 2013

President's Report



The general meeting held 3/12/2012, the last one for the year, sadly, was poorly attended. The Lugarno Progress Association will be 91 years old in 2013 and we really do need to have other residents becoming involved in the running of the Association. It would be lovely to have the younger generation involved.

Our guest speaker for the meeting was Mark Coure, Member for Oatley. Mark spoke again on the bus service from Lugarno to Mortdale as this service has been requested by residents, so Mark is doing his best to have this service implemented.

We would be grateful for those residents who are not receiving their newsletter to let us know as there are only two ways you will know what is happening in your community, by attending meetings and reading the newsletter.

On Christmas eve I was very disappointed to see a gentleman place 3 garbage bags into the council bin at Chivers Hill shopping center. All should realize that the bins placed by the council are for the use of people wanting to place take-away, drink bottles and wrappers in the bins and are not for regular household rubbish.

Owing to the fact that Kevin Whitten has now retired from Lugarno Hardware you will notice that your membership can now be paid at Lugarno Pool Shop. We give a big thank you to Peter Cooke who has so kindly offered to do this task for the LPA. You may have noticed that in place of Kevin's hardware shop a dry cleaning & alterations business has now been established. We wish them well in their new business.

We would also like to thank Cindy for her 25 years of service of Cindy's Chicken Shop, and also wish the new owners well.

Our next meeting will be held on 4/2/2013 at St Stephens Church Hall, Old Forest Road, Lugarno, commencing at 8pm sharp. This will be a General Meeting **and** AGM. All positions will become vacant so this is your opportunity to become involved. At this meeting you will be able to pay your membership, as memberships are due in February each year. The cost of the membership is \$10:00 per household. Please turn over for membership renewal slip.

We will be having another dinner at Lugarno Seafood Restaurant on Tuesday, 12 March 2013, 6.00pm for 6.30pm. There will be a set menu and names are required by the end of February for booking. As the last two dinners were very successful please come and make this one just as successful

Regards,
Joan Curtis, President



Did You Know.....

- A pair of endangered **powerful owls** resides in the Lugarno Peakhurst bush area around Gannons Park. If you hear or see one help wildlife conservationist Chris Lloyd by recording when and where and email us at LPA.
- **Echidnas** have been seen close to Lugarno residences. We are indeed lucky to have them near us as they eat ants and termites.
- **Lantana** is one of the most common and invasive weeds in our bushland. However, it also acts as habitat to wildlife, so, while it is tempting to rip it all out as fast as possible some thought should be given to cutting and poisoning the main stems and leaving a skeleton to die off slowly.

Thank You for your support! Printing & delivery of "This Is Lugarno" is generously sponsored by Richardson & Wrench Mortdale. Contact Peter Bennett & Olive Li on **9570 2777** for all your Lugarno real estate needs.



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A DICTIONARY OF REAL ESTATE TERMS

A lot of people are unaware of the meaning of real estate words. I will list below a few commonly used terms. For a full and simple list please phone or email Olive Li at **9570 2777** or mortdale@randw.com

- **CONTRACT OF SALE:** An agreement relating to the sale of property, which expresses the terms and conditions of sale.
- **SURVEY:** The measurement and depiction on paper of the boundaries of real estate and the location of the improvements on the land, or measurement of a part of a building, usually undertaken by a registered surveyor.
- **TITLE:** The form of ownership of real estate (i.e. Torrens, Strata or Company Title)
- **CAVEAT:** A notice on title proclaiming a possible interest other than that of an owner.
- **EASEMENT:** A right to use the land of another (not involving the taking of any part or the natural produce of that land, or any part of its soil) or a right to prevent the owner of that land from using that land in a particular manner. Most commonly used when Government Authorities have the right to run, for example, electrical mains or drainage through private property. Some forms of compensation may be payable.
- **JOINT TENANCY:** The ownership of land in common by several persons where there is a right of survivorship i.e. where on the death of one joint owner the land as a whole vests in the survivors.
- **SETTLEMENT:** This is the final stage of the sale when the purchaser completes the payment of the contract price to the vendor and takes legal possession of the property.
- **STAMP DUTY:** The tax imposed by state governments on certain contracts (e.g. Contracts of Sale and Registered Leases). The amount of tax payable is calculated as a percentage of the contract value.

Olives quote of the month: "The dictionary is the only place where success comes before work"

Olive Li
Licensed Real Estate Agent



Bush Fire Myths (Continued from Dec.)



MYTH If I know the back streets in my suburb or town really well, it will be ok for me to leave at the very last minute.



FACT Smoke from a fire can limit visibility. You may become confused or disorientated. Power lines and fallen trees on roads may be hard to see making driving dangerous. It is always better to leave early before the fire arrives.



MYTH I'll be fine; the bush is a few streets away.



FACT Most houses are burnt in bush fires because of ember attacks. Embers can cause fires many kilometres in front of the main fire and can start falling up to an hour before the fire arrives at your home. You need to make sure that your home is properly prepared to withstand ember attack.



MYTH There will always be a fire truck available to fight a bush fire threatening my home.



FACT There will never be as many fire trucks as there are houses. Do not depend on a fire truck being available.

Courtesy NSW Rural Fire Service

Diary Dates

Next LPA Meeting

Mon 4th February at 8:00pm, St Stephen's Anglican Church Hall, Old Forest Rd, Lugarno



Hurstville City Council Meeting

First and third Wednesday of every month, Hurstville Civic Centre, Council Chambers 7pm.

Please check the website for further details
www.hurstville.nsw.gov.au

Oatley Flora & Fauna

Fourth Monday of every month 7.45pm in the Uniting Church Hall, corner Fredrick & Letitia Sts, Oatley.

Association of Independent Retirees

Third Friday of every month except December, 9:45am at Grandviews Bowling Club, 821 Forest Road, Peakhurst

Keep these numbers handy:

Hurstville Police: 9375 8599
Police Assistance Line: 131 444
Crime Stoppers: 1800 333 000

Join the Lugarno Progress Association and support the community.
LPA Membership - \$10 per family or household



Name: _____

Address: _____

Phone No: _____ Email: _____

Enclosed: \$10 membership Or donation \$

Or pay by cheque payable to **Lugarno Progress Association**. Please hand this slip with payment in an envelope to **Lugarno Pool Shop** or post to PO Box 4021, Lugarno. Receipts will be issued.

Thank you for your support!