STRATARAMA CHRISTMAS NEWSLETTER

December 2022

22... AND GONE!

When we are deep into the year and have had rain and storms like those experienced in November, it's hard to feel like we have come to the end of 2022. It feel like we blinked and missed Spring (I don't think I am alone).

2022 brought some wonderful new Clients to our Stratarama team, along with a new team Member as well ! We welcome all the new Clients who found their way to us this year and thank you for choosing Stratarama as your Managers.

Our existing Clients showed our team a lot of support, as we assisted and guided you with your maintenance, insurance, budget and legislative queries.

We took more queries than ever before from unit Owners not under our management seeking answers to queries, who heard our adverts on 5AA and Nova919.

In November 2022, Stratarama was named winner of:

Strata Community management Small business of the year at the annual SCA awards for the second year in a row! At the same awards, our CEO was named Senior Strata Community Manager of the Year and our Accounts Manager Clyde Mendonca was recognised as a Finalist for Best support Person for 2022.

We are exceptionally excited and ready to take on a big 2023 with you all.

May you all have a safe and happy festive season!

Thank you !

CHRISTMAS CLOSURE

Stratarama will be closed so our Team can have some quality time with their Families & Friends.

From 23rd December until 3rd January 2023 inclusive

If you require **emergency attendance** on these days or after hours, as always please contact the office number 08 8276 0426 and a message will provide details of an emergency maintenance partner contact details.

CONTENTS

PG 1 - Christmas Closure dates

PG 2 - Puddle Jumpers Volunteers
- Agendas; why we need them

PG 3 - Summer is coming...

PG 4 - SCA 2022 Awards Gala
- What is Body Corporate?

PUDDLE JUMPERS '22 VOLUNTEER AWARDS

Major Event Sponsor. 3rd Year supporting.

November 17th 2022, Stratarama were proud major event sponsors for the Annual Puddle Jumpers Volunteer Awards evening. The Tenth year of Puddle Jumpers SA.

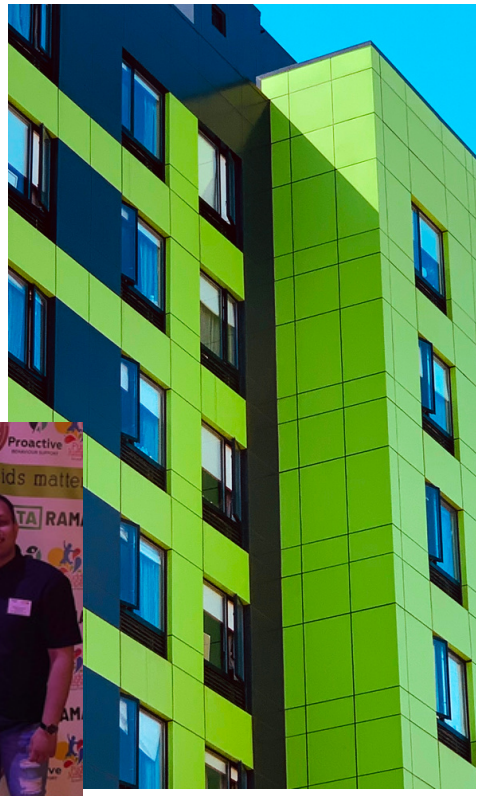
Hearing the stories of these amazing Volunteers and supporting them on this magic night has become a tradition at Stratarama, As we returned for the third year in a row. Celebrating their hardworking volunteers for another fabulous year, Feeding families and putting smiles on the faces of Children across South Australia is very special.
We congratulate all the award winners and thank every person who took the time to support this organisation throughout the year.

Agendas: Why do we need them?

Written by Tony Johnson

In a body corporate management sense, a proper agenda, breaking down the legislatively required topics to be discussed, considered and voted on, along with any other items to be tabled by the Members is vital.
If you are not familiar with Strata Management or Community title management here in South Australia, or haven't been a part of any other formal meeting, then proper construction of your agenda and the details there-in may seem confusing or to some even pedantic, however adhering to proper process and detail is the only way that the business of the meeting can be transacted.

To continue reading visit;
https://www.stratarama.com.au/agenda-for-your-meeting/



SUMMER IS COMING... (MAYBE)

By Lionel Colaco

Last year I provided a little reminder as Summer drew near. I think given that we all seemed to miss Spring this year (where was that!) and we are recovering from heavy rain and winds, it might again be a good opportunity to offer a reminder that Summer is in fact coming (we assume!).

So, as we wind down to Christmas holidays and Summer, lets look at some of the things we all should be thinking about as we enter the 'Fire Hazard' season.
We would like to remind all our Clients and especially those living around the Adelaide hills, that its time again to prepare their house, unit and land for the upcoming season.

Gutter Cleaning: Make sure all gutters at your complex are cleaned and free of any debris.

Irrigation system: Check irrigation systems and sprinklers to ensure they are operating correctly. Keeping grasses green will help reduce the risk of fire.

Grounds Maintenance: Keep any grass, pest plants and undergrowth kept to a maximum of 10cm high around buildings. Dispose of any dry grass or green waste in the appropriate council bins and dumps. Water the grounds regularly as per Council instruction to help prevent dry and dead grasses from creating fire hazards.

Alarms and Exit lights: Self check or confirm with your service providers when was the last time fire/smoke alarms and exit lights were checked and/or replaced. Noting that in South Australia, it is the property owner's responsibility to have the appropriate number of working smoke alarms installed.

BBQ'S: Please do not use open flame BBQ'S on fire ban days (refer to the definition on the CFS website). When using coals on hot or windy days, keep your hose or bucket handy.

Did we mention it is Snake season too..... Ahhhh Australia!

To continue reading visit;
https://www.stratarama.com.au/fire-season/

SCA 2022 AWARDS

STRATARAMA RECOGNISED AGAIN

Adelaide Zoo hosted the Annual SCA Awards on the 18th of November 22,
Stratarama took home the award for

STRATA MANAGEMENT SMALL BUSINESS.

Our Team would like to acknowledge & thank all our Clients for their support this year.

Our **Accounts Manager; Clyde Mendonca** was recognised as **a Finalist** in the category of **BEST SUPPORT TEAM PERSON**.
This is a marvelous achievement and recognition of the works undertaken by Clyde in assisting our Clients and Contractors with all their accounts, levy, payment and banking needs (and so much more!)

CEO & **Body Corporate Manager; Tony Johnson** was awarded SA's Best **SENIOR STRATA COMMUNITY MANAGER** for 2022. Tony was previously awarded Best Strata Manager in SA three years running, and since elevating to the head of Stratarama, no longer qualifies in that category. This Senior award recognises not only his standing as one of SA's best (and most awarded) Managers but also for the support, guidance and ongoing training provided to the entire Stratarama team.

What is Body Corporate? Questions Answered

Written by Tony Johnson

The term Body Corporate when discussing Strata or Community Title refers to a group of property Owners who collectively have part ownership in a Land division, on which each of those Owners also have private and exclusive use of a section, where a unit, townhouse, apartment or other unit/ Lot is established.
To continue reading visit;
https://www.stratarama.com.au/what-is-body-corporate-your-questions-answered/

YOUR STRATARAMA TEAM