

Message from the CEO

Welcome to autumn everyone. I'm not sure what happened to summer but the beginning of March certainly gave us a rapid change in seasons. We can but hope we get a repeat of the several long balmy autumns of recent years.

It's that time of the year when we have the round of AGMs, each with a specific purpose. Details of these are included in this newsletter to add to your diaries.

We are waiting for the release of the winter flu vaccination and will once again be offering these in the village for convenience of those who want them. These can also be accessed through your GP or by going to one of the local pharmacies.

The big news to start the year has of course been the commencement of the construction of the Totara Wing care suites. It's the culmination of more than two years of planning in the most challenging of times. Already, the best of plans are requiring changes but it's just a case of taking things one step at a time and finding a solution to whatever arises. I know the end result will be worth it and remain positive that it is going to be a better year. Go well everyone.

Wendy

New Residents

A warm welcome to recent and almost here residents –

- ☺ Toos Veltman – Apartments
- ☺ Johanes & Bea Sijbrant – Sevenoaks
- ☺ John Darby & Pam Williams – Sevenoaks

Residents' Street Morning Teas

The management hosted street morning teas are scheduled for the **second Thursday** of the month and held in the respective Recreation Centres. They start at **10.15am**. Dates for 2023 are as follows:



Date	Area	Held at
14 Mar	Derwent Close	Midlands
11 Apr	Grantham Court	Sevenoaks
9 May	Somersby Ct/Cherwell Ct	Midlands
13 Jun	Marilyn Cl/Florence Way/Muriwai Court	Sevenoaks
11 Jul	New Residents	Sevenoaks
8 Aug	Southwell Court/Trent Dr	Midlands
12 Sep	Lloyd Place/Rotary Place/Bird Lane	Sevenoaks
10 Oct	Knightly Way	Midlands
14 Nov	Apartments	Aptm dining room

Emergency Management

A reminder to residents that it is recommended that as well as letting the office know, you also let your emergency management street convenor know when you are going to be away overnight or longer. If you are unsure who your street convenor is, ask a neighbour or contact the Trust office on ☎ (04) 297 0116.

Correction

In the last newsletter the assembly point for Midlands Gardens was incorrect. The correct assembly point is the area that is signposted, adjacent to the Midlands Gardens petanque court and bowling green.

More on Emergency Management

Earlier in the month, an excellent meeting was held with the Sevenoaks Emergency management co-ordinators, the CEO and Rene Corlett - Senior Advisor Community Resilience & Recovery for WREMO. She has replaced Scott Dray whom many residents had contact with, in the past. She is getting herself up-to-speed with the many community groups and where they are at with their emergency preparedness. Following any major disaster our closest Community Emergency Hub is St Paul's Church Kāpiti Road. Those working at this hub will be in communication with other hubs and will connect with the Kāpiti Emergency Operations Centre to ensure appropriate support gets to where it is most needed. Renee was very impressed with all the work that has been done in our village but there is always fine tuning needed.

Renee is an excellent resource for us to be able to access and is very keen to be available as needed.



The Role of the Village Wellness Team

We get occasional questions regarding just what the role of the Village Wellness team is. An explanation starts with what they are not. They are not a nursing service or a taxi service for residents.

They could be described as another form of insurance. Insurance is there to give protection from what may happen but you hope won't. The Wellness Team are much the same. While you are well and getting on with life, your contact with them will most likely be limited to receiving regular phone calls from a member of the team just checking everything is ok.

Another description is to liken what they do to that of a caring family member or friend, whose focus is on keeping you as independent as possible, for as long as possible.

If day-to-day living starts to become an issue, or a sudden health event occurs, this is when the worth of the Wellness team really shows. Firstly, they are a great advocacy service to residents and family members. They can assist in arranging for assessments for additional in-home care services to happen and have a wealth of knowledge around both agencies and support aids that can be accessed. The team also provides practical support, both when sudden, unplanned hospital admissions occur and again on discharge. They have a support role when a resident's spouse or partner or a close family member dies.

If you know a neighbour is unwell or think they may need some extra support, don't hesitate to contact the team and let them know. All calls to them are treated confidentially.

Security Patrols

We contract Eyes On Security to provide security checks overnight. They visit all sites in the evening to undertake a "lockdown". This includes checking that doors and windows in common areas that should be locked, are. Overnight two more visits are made which are usually a drive around the site. However, on one of these three visits the patrol staff will do a walk around areas that are not accessible by car (eg around the lakes).



If you ever have security concerns overnight, then Eyes On Security can be contacted on **027 660 5129**. However, if there are

trespassers on the site it is also reasonable to call the police.

Grounds' Team Current Projects – Midlands North Lake

The Grounds' Team are extending the path around the Midlands Gardens north lake. This is a major piece of work for the team but will result in it being possible to walk right around the lake. This is being worked on sporadically as they fit the work in around their routine maintenance and any refurbishment work needed. It will be complete by next summer.

They are also currently taking advantage of the low level of the lake to bridge the gap to the island. In the first instance this new walkway will enable the team to clear and develop the island. In the longer term this will provide a further walking destination and potential picnic area for residents and their families.



Changing staff Maintenance and Refurbishment team

Over the last few months we've had a few changes in the Maintenance and Refurbishment Team. The manager Steve retired in December last year and Duncan is the new team manager. Painter Louise also retired in December and we welcome qualified painter Hayden to the team. Within the refurbishment team we also have John the decorator and more recent additions of Jeff and Jordan who bring a good array of skills and experience to the team. While Andy and Bernie remain the stalwarts of the maintenance team,



there will be times when others in the team are called in to assist with maintenance jobs.

Servicing of Heat Pumps

It is recommended that heat pumps be serviced regularly. With temperatures now dropping and the need for heating increasing, we recommend **Contract Air** ☎ 027 441 9544 to service your heat pump. Please note that *you* are responsible for the cost of servicing these.

We strongly recommend you ignore any calls (either phone or at the door) of people offering 'special deals' on any such servicing. To date, the costs incurred using such people have been significantly higher than what our contractors will do the job for and we cannot guarantee the honesty and integrity of these cold calls.



Testing of Electric Blankets

It is an important safety issue to test your electric blanket annually. The maintenance team is able to do this for \$10 *per household*. (ie regardless of the number of blankets they test). Just telephone the office if you wish to have your electric blankets tested for electrical safety. Staff can come and do this in your villa/apartment but unfortunately the service does not include them remaking the bed! Please be aware that the team training includes a requirement that if they determine an electric blanket is unsafe, they **must cut the plug off** the blanket to render it unusable.



Enduring Powers of Attorney and Wills

With a new year underway, it's a good time to review important life administration. When

did you last read your Will and your Powers of Attorney? Remember all such documentation can only be updated/changed while you still have legal capacity.

With EPOAs it's important that those who are recorded as your attorney are still capable of acting on your behalf should there be a need. Sometimes people have their spouse/partner as the attorney and don't have a named backup attorney. This can be problematic if the spouse/ partner becomes unwell and unable to act.

Village Service Fees Adjustments

Thank you to the many residents who attended the annual fee consultation meeting. Following the meeting the Board approved the proposed new fees. However, the large increase in insurance and rates over which we have no control, together with some correspondence received from residents, led to significant discussion by the Trust Board.

The Board remains committed to variable fees as it sees these as being the most equitable way of operating the service fee across the village. However, given we can expect both insurance and rates to increase beyond the CPI in the future, they are also keen to investigate what applying the actual cost of the insurance and/or rates component of each property in the village would have on the fee for that villa. This could mean those residents holding ORAs on larger, higher value villas would pay more for this component of their service fee than those living in smaller villas.

Regardless, there is an absolute commitment to having a transparent process.



Management have been asked to provide the Board with details as to what impact any such change would have. Any change would occur at the time of the annual fees review.

The New Build – The Totara Wing

While the build started as scheduled in the middle of January, the first weeks haven't gone quite to plan. Firstly, there has been some differences in the locations of services from those shown on the site plans which date back to the 1980s. This has caused some delays in the site excavations. Adding to this is that despite extensive ground testing having occurred prior to the start date, it has since transpired that under the grass and trees is a virtual rubbish dump with all sorts of old building materials unearthed. We believe this dates back to the building of the Lodge and surrounding villas. Even older, three buried bathtubs, probably used as stock water troughs when the land was farmed. The result of this is the building platform is now having to be dug out and new fill installed. The plus is there will no longer be a need to sink the number of piles as per the original plan.

Call all with flair and keen for some fun

As part of the preparation for the Totara Wing, the fencing outside Kauri House (our secure dementia unit) had to be removed to provide access to the building site. This has seen the temporary demise of much of their outside area including the chook house and gardens. The gardens will all be restored when the build is completed.

In the meantime, a temporary 30m x 2.5m high wooden fence has been installed. Each of the panels of this are approximately 1m wide and 2.5m high. These are currently painted

white and are very, very stark. What we are wanting to do is to give these an initial coat of paint and then decorate each panel. Led by Yvette the Manager of the L & L team and supported by myself and other staff, there are lots of ideas floating around as to how the panels can be decorated.

We have staff interested in being involved in the painting along with residents from the Lodge who will be assisted by staff. It would be wonderful if there were some village residents who would also be prepared to be involved. It's not a case of necessarily creating sophisticated pieces of art but rather, an eclectic montage of cheerful and colourful panels. We will only be painting as high as people can reach so no ladders are involved. Our local supplier of paint has been approached for sponsorship of surplus/deleted paint and are also seeking donations of used but still functional brushes and rollers. Diana Gough & Wendy Walton the chairpersons of both social committees are also kindly supporting this.



It could be as simple as putting painted handprints (of course using surgical gloves) around coloured circles to create colourful hand flowers, to painting a stylised tree with coloured shapes hanging from it. Other ideas

include a whole panel with painted names of residents, staff or special people in our lives. Another panel could be painting around the outline of a candle the names of those precious to us who have died. As a starting point, we will put a list in each of the recreation centres that people can add ideas to and if prepared to be involved, their name.

Covid Booster and Annual Flu Vaccination

As has now been established, it is intended to offer both of these at both the recreation centres and in the apartments when they are available. This is likely to be sometime next month or at the latest, in early May. Separate communication will be sent when dates are confirmed. If you prefer you can also access these through your GP or at a pharmacy.



Garden and Grounds Support

Residents have responsibility for the one metre of land immediately adjacent to villas. When people move into the village, the grounds' team prepare and plant out this space as directed by the incoming resident(s). As time passes, the needs and interests of residents can change. If a full replant is wanted, then the resident will be charged for costs involved in getting the space as wanted. Sometimes, shrubs or trees in these gardens get too large and block villa light or spread to where not wanted. If it's beyond you to be able to safely deal with such a task, please phone the office and ask for a job to be logged with the grounds' team. Taking out such a tree or



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shrub is not a big task for the team and not one that incurs a cost to the resident. The last thing wanted is for someone to fall or hurt themselves trying to deal with oversized plants.

Rates Rebate

To be eligible, you can earn some income above your national superannuation payments. However, the limits are still such that couples in a villa will still be ineligible for a rebate because the joint National Superannuation payment exceeds the income limits.

If you think you may be eligible and still haven't filled in the forms you will need copies of proof of income for all income received, other than your national superannuation, for the year **April 2022 to March 2023**. Also, details of the bank account where the rebate is to be paid. All residents who think they may be eligible are encouraged to apply for the rebate as you can receive up to \$700 if you meet the criteria. Contact Heide at the office ☎ (04) 297 0116 for assistance.



Village AGMs

This year, we are hopeful that all such meetings will be held without any restrictions. If you feel more comfortable wearing a mask then do so and of course if unwell please don't come but your apology and proxy will be welcome. Dates for your diary are:

AGM of the **Residents' Association** for **all** residents, – Thursday **2 May** at 11 am in the **Sevenoaks** Recreation Centre.

AGM of the **Sevenoaks Social Committee** – Tuesday **7 May** at 10am in the **Sevenoaks** recreation centre.

AGM of the **Midlands Gardens Social Committee** – Tuesday **14 May** at 11am in the **Midlands Gardens** recreation centre.

AGM of the Trust - Thursday 23 May, 11am – **Sevenoaks** Recreation Centre. **For current financial members of the Trust.**

While residents don't have to belong to the Kapiti Retirement Trust to live in our village, we most certainly **welcome and value your membership**. The annual subscription is currently \$20 with life membership at \$200. Membership is *individually* based and is not tied to the Licences to Occupy you hold on your apartment or villa. It gives members the right to attend and vote on matters relating to the Trust (as opposed to the running of the Village). It is not too late to join for the year or take out life membership. Remember too, as you are joining a registered Charitable Trust, \$19 of the \$20 paid or \$190 of the \$200 life membership, is a donation and therefore a tax rebate is claimable. An application form is available by phoning the office ☎ (04) 297 0116.

Licence Holders' AGM - Thursday 30 May at 11am, in the **Midlands Gardens** Recreation Centre for **all village and apartment residents**.

This is the meeting for all village residents chaired by the Statutory Supervisor who reviews the financial management of the Village. It is the opportunity for residents to raise with the Statutory Supervisor any questions or concerns they may have around the running of the Village.

This meeting requires a **quorum of 25%** of those who hold Licences to Occupy (Occupation Right Agreements) in the village and apartments. Therefore, if you are **unable to attend** please, please **appoint a proxy**. Anyone attending the meeting can be your proxy. **A proxy form will be sent out with the meeting papers.**

Everyone is encouraged to attend these meetings. They provide you with an opportunity to ask questions in an open forum and gather up-to-date information around all matters pertaining to the running of our Sevenoaks-Midlands Gardens Retirement Village.

Sunday Afternoon Movies in the Lodge

Weekends can be lonely times for those residents in the Lodge who don't get regular visitors. One way to counter this is the L & L team have started having a regular Sunday afternoon movie which is being extremely well attended. Yvette has arranged with the Sevenoaks' social committee to borrow a few favourites from the Sevenoaks' library but has a further list of movies from residents that she would like to show.

If anyone has any of the following on DVD and would be prepared to let us borrow them, can you please contact Yvette or one of the L & L team. You can phone the office on ☎ (04) 297 0116 or call into their office which is on the left before you get to the hairdressing salon.

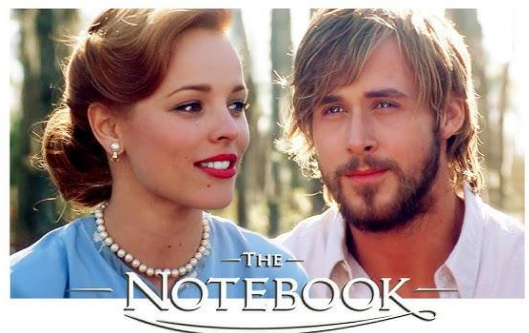
Specific Resident Requests

The Merchant of Venice
On Golden Pond
Gifted Hands
August Rush
Mamma Mia 1 and 2
Paint your wagon
Some Like it Hot
The Guernsey Potato Peel Pie Society
Patch Adams
Gone with the Wind
Elizabeth
Cheaper by the Dozen

Other Requests

Notting Hill
Four Weddings and a Funeral

Downton Abbey
The Hundred Foot Journey
Mary Poppins 2018
Book Club
POMS
Father of the Bride
Somethings Gotta Give
Tea with the Dames
Swimming with Men
Driving Miss Daisy
The best exotic marigold hotel
About Schmit
Fried Green Tomatoes
Letter to Juliet
Million Dollar Baby
The Notebook
Saving Mr Banks
Julie and Julia
Pay it forward
Raising Helen
Annie New Version



In Memoriam

Our sincere thoughts are with the family and friends of:

Doug Walker
Merle Aburn

