

In Common Places

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Message from the CEO

This issue starts off with an apology. It's been 12 months between Newsletters and needless to say, a lot has happened.

In our finance department the annual audit has just finished, we have recently upgraded our MYOB system to assist with more proficient and streamline reporting. We are also in the process of finalizing our reporting for forecast maintenance budgeting: the old Summary Maintenance Plan.

We say goodbye to a staff member and hello to another. Heidi who many of you know decided to pursue other options and left CEHSA recently. We also recruited a new staff

member to the team who you can find out a bit more about on page 2.

Looking to the future, we are working on our next **Tenant Survey** and this is done on behalf of your CHP as well as for CEHSA and its involvement and registration in the **National Regulatory System**.

In the next few weeks we expect to sign the new **Master Community Housing Agreement**. This new contract with the South Australian Housing Trust will place new obligations upon CEHSA and the 8 Member Organisations. Not only will the method of funding dramatically change, but just like all community housing providers, CEHSA will have key performance indicators to report on. [Cont. last page](#)

Mr Don Passmore—New Technical Director

Welcome

CEHSA welcomes a new Technical Director to the Board—Don Passmore.

Don has held leadership and senior management positions for over 15 years. His experience comes from a vast range of industry sectors includ-

ing manufacturing, logistics, hire and retail.

Working with companies that use world's best practices, Don has gained extensive knowledge in strategy, operations and human resource management.

Don holds a Master of Business Management (MBA) from Australian

Institute of Management as well as qualifications in front line management, training and assessment.

We are confident Don will be a great asset to CEHSA and we would like to welcome him and his knowledge which will be beneficial to CEHSA.



Sandra Maciunas—new staff member

As part of CEHSA’s strategic development the Board recently approved a new position—the Community Housing Officer. We were looking to recruit someone who has expertise in Property Management to assist with the ongoing direction of CEHSA.

We have been fortunate to now have Sandra Maciunas on board in this role. Sandra has had a career in Real Estate and Property Management including the National Rental Affordability Scheme (NRAS) and Community Housing spanning over 20 years.

Sandra is here to guide and assist you with any queries you may have in regards to tenancies, maintenance or general information. Feel free to call Sandra on the office number for a chat.



CEHSA’s Strategic Plan

In 2015 the CEHSA Board spent a considerable amount of time reviewing the Strategic Plan centering on CEHSA’s direction into the future.

All the work culminated in a new 2015-18 Strategic Plan with 3 identified Goals.

1. Increase the number of properties CEHSA manages.
2. Build a positive and successful Brand.
3. Build a sustainable financial platform for growth.

Success in a strategic plan is dependent upon implementation.

So with each of the 3 Goals there are

- Objectives
- Priority Actions and
- Success Measures.

If you are interested in reading about CEHSA’s 2015-18 Strategic Plan, contact the CEHSA office and a copy can be posted or emailed to you.



WANTED

MEMBER DIRECTORS OF CEHSA

Through CEHSA’s Constitution the Board of Directors is made up of 4 Technical and 4 Member Directors. Each year the terms of office roll over and we are constantly looking for individuals who are tenants of their CHP who are prepared to step up and become a **Member Director with CEHSA.**

Being a Director with CEHSA is very different to being on a co-op committee. If you would like to find out a little bit more information please contact me on 8354 2790 for a discreet and informal chat.

Mr Kym Barnden

Fire Safety and snakes this season

There has been lots of rain this winter, so with summer approaching make sure you prepare your home and property to ensure that you, your property and your family survive. A well prepared home is more likely to survive a bushfire than one that hasn't been prepared.

Even if you leave early, there is a greater chance that your home will be saved if you have undertaken preparations.

There are various ways in which a house can burn during a bushfire-radiant heat ahead of the fire front, burning debris falling on the building and direct flame contact.

Research has shown that the biggest cause, however, is sparks and embers landing on or near your home that can trigger a fire before and hours after the bushfire has passed.

Sparks and embers enter a home wherever there is a gap, such as under roofing tiles, under the floor in crevices, window sills and vents, and under verandah's.

- **Starve the fire** by clearing vegetation and rubbish away from your home, and using non-flammable building materials
- **Create a defensible space** by carefully managing trees close to your home, and reducing vegetation for 20 metres
- **Fill the gaps** where embers might enter or catch
- **Protect your asset** with adequate contents insurance.
- For further fire safety information check out: www.cfs.sa.gov.au



SNAKES

For our rural properties; but sometimes in the metro. Spring is the time when snakes become more active and less wary as they go about feeding (to build up body reserves after winter) and breeding. Reduce the snakes' primary food source – rats and mice.

Reduce cover and hiding

Keep grass low. This will increase your chance of seeing a snake from a safe distance.

Keep wood heaps away from the house. Store wood in a secure shed with a concrete floor, important if you live in a bushfire area.



Snakes (and rodents) can find easy access to buildings through open doors or under poorly fitted doors. Cover the bottom of doors with a rubber seal or with weather stripping.

Keep a tidy shed. Use shelving to store items instead of having them on them on the shed floor. Clean up rubbish in the shed – like old paint cans, rags and drop sheets.

Manage building materials. Do not lay corrugated iron or colour bond fencing on the ground. Store vertically or on racks above the ground.

Reduce rubbish. Do you really need to keep it? Take advantage of council hard rubbish collection days or hire a skip.

Leaving your work boots outside? Consider storing your boots off the ground. Always check before putting your boots on. Turn your boots upside down and give them a shake. Spiders, centipedes or scorpions may also hide in enclosed spaces.

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Message from the CEO

These new contractual obligations will feed down the line, meaning the Member Organisations will also be required to report statistically to CEHSA on various matters.

Perhaps the most relevant of subjects would be maintenance and gathering all forms of data from financial reports, to discussions with the maintenance officer at your CHP.

Information and evidence all form part of CEHSA's Registration under the NRS. Come February 2017 CEHSA will participate in its first compliance reporting.

About half the CHP's in S.A. have successfully done this already, so to assist in the compliance return the Board will formalize a compliance working group to ensure we have little or no problems with our compliance and registration.

Mr Kym Barnden

ELECTRICITY Paying too much? Interested?

Go to this government web site

energymadeeasy.com.au

it's worth having a look and checking.

