

In Common Places

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Message from the CEO

Thus we draw an end to 2016 with all the wonderful and not so wonderful events that occurred throughout the year.

On a happier note and on behalf of all the staff and myself I would like to wish you all a Merry Christmas and Happy New Year.

CEHSA held its AGM in late October and two new Member Directors came on board; see page 2. The Annual Report was tabled and a healthy surplus of \$86,285 was made for the year. When the time is right I hope these funds will go towards the purchase and / or construction of CEHSA's first house.

2017 holds some special challenges for CEHSA starting with our compliance in the National Regulatory System in February. We expect Member Organisations will be required

to participate in one form or other.

CEHSA has also just signed the Community Housing Master Agreement and this will also place responsibilities upon the Member Organisations. But more to come on this subject.

Finally, the Property and Service Agreement is being re-written to comply with future requirements of the Master Agreement, the NRS and to modernize the Agreement.

Lots of legal stuff, but that appears to be the world we live in.

Have a Merry Christmas and Happy New Year.

Kym Barnden



We wish you a Merry Christmas and a Happy New Year!



“AND IN THE
END IT IS NOT
THE YEARS IN
YOUR LIFE THAT
COUNT; IT’S
THE LIFE IN
YOUR YEARS”
- Abraham Lincon

Ray Smith—new Member Director

Meet Mr Ray Smith, a new Member Director of CEHSA—a tenant from People Run Co-operative Housing (PERCH).

Ray has been with PERCH for a number of years and most recently been the maintenance officer. As for his hobbies and private life, he has been a working musician and educator for over forty years and has taught at several Australian institutions including James Cook University and the University of Adelaide. He is a member of several professional organisations including APRA, AMCOS, IRCAM, LBPS and the NPS and holds a BSc (UK), BA (Adelaide) and MCA (Townsville).



Heather Hutton—new Member Director

Meet Heather Hutton, a new Member Director of CEHSA—a tenant from Phoenix Housing Co-operative and is comparatively new to community housing, originally joining the old ISIS back in 2014.

Heather has had many years experience as office manager in both medical and allied health clinics, as well as having a Diploma of Remedial Massage. Amateur musical theatre has also been a lifelong love and commitment as a performer and choreographer.



Melissa Klenke —new staff member

We welcome Melissa as the newest member of our team in Administration and she is the first point of call for enquiries.

She has come from a Not for Profit charity organisation and prior to this her administration roles included areas such as health and engineering.

Great to have you on board Melissa!



With the recent bout of dreadful weather including black outs , floods and heavy winds it does make us think about preventative maintenance and being prepared for an emergency. Candles are not recommended at any time and are high risk. Ensure you have a couple of torches on the ready with batteries. Think about your gutters, downpipes and large trees that may pose a threat, but major emergencies are sometimes things we may not have thought about, perhaps you live close to a major road, service station factory train line, all things to think about.

The major types of emergencies that have been identified for SA are:

animal and plant disease * bushfire * chemical emergency * earthquake * extreme heat * extreme storm * flood * house fire * human disease * terrorism * utility outages.

From the above list there are certainly many more things to think about and have a plan for, well worth a read.



DISASTERS:
Prepare and
stay safe . . .

Prepare for an emergency

From extreme heat or floods, to storms, fires and even human disease—disasters can affect anyone.

Find out what to do before, during and after an emergency.

www.sa.gov.au/topic/emergencies-and-safety

If you have a life-threatening or urgent situation, dial Triple Zero (000)



Clean or Replace Split System a/c filters

This is a vital part of taking care of your air conditioning system during cooling season. When your air conditioning unit is in constant use and/or is subjected to a dustier environment, the filters are bound to get dirty and clogged up. You need to clean air filters every 3 months or so or replace them if required. This may be needed more frequently, if you or any of your family members suffer from some sort of allergies. Not cleaning or replacing the air conditioner filters, will lead to more use of energy



and the coils inside the ac unit will not be able to function efficiently, if it is filled with layers of dust and dirt. You need to clean or replace the necessary parts before summer starts. There are different kinds of air filters, some can be cleaned thoroughly and reused, while others need to be replaced.

While changing or replacing air conditioner filters yourself, you might forget the way it is placed in the unit originally. You don't need to panic; there is an arrow on the side of the filter that shows you which way the filter needs to be placed exactly in the unit. It also gives you an idea- which way the air flows through the filter and into the air conditioner.

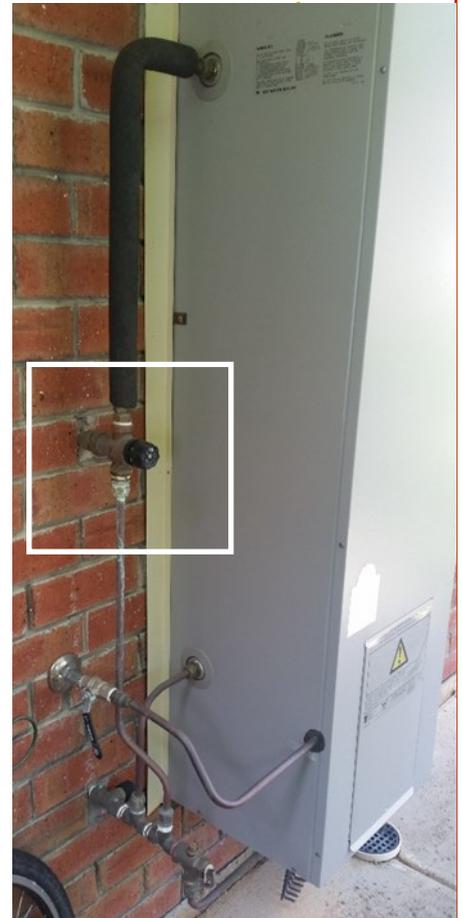
Water Tempering Valve

Mid 2016 CEHSA was advised by the Housing Trust of a particular valve (**Tempering Valve**) located adjacent the hot water service that requires ongoing servicing. Not every house or hot water service has this valve and this is normal as it reflects the type of HWS or its age. In 2017 and beyond the Tempering Valves will require an annual inspection.

The Tempering Valve is a device to reduce the risk of legionnaires disease. Your HWS is pre-set to heat water to around 60 degrees. Hot water then enters the valve where cold water is mixed to the hot to produce (less) hot water entering your house at around 45 degrees – a safe temperature.

Visiting every property just to look for a valve is a large and timing consuming job. Over recent months I have visited all but 12 properties and noted who has or hasn't got a Tempering Valve.

If I have visited you recently to do an Asset Inspection then I would have gained this information. In the picture of the HWS at right, the Tempering Valve has been circled. At this house the tempering valve is located quite high but on occasions I have found it near all the other pipes and valves. In all situations there are 3 pipes connected to the valve.



In the photo, from the top the hot water comes out of the HWS into the valve and is mixed with cold water. The tempered hot water then goes into the house and in the picture the pipe entering the house can also be seen.

If your street name appears below, this means I have not visited your house in the past 6 months or been able to determine if you have a tempering valve.

Your assistance in checking your HWS would be greatly appreciated.

Simply phone or email the CEHSA office with a YES or NO and our records will be updated.

<i>Archer Ct, Bowyer Ave, Floriedale Rd,</i>	<i>Glenburnie Ave Gray Ct, Hamilton Ave,</i>	<i>Honeysuckle Dr, Janet St, Josephine St.</i>	<i>Packard St, Papagni Ave, Ray Orr.</i>
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Thank you for your assistance. Kym Barnden