



## Keeping Anselmi Ridge looking great

As part of our commitment to creating enduring environments we have identified a need to ensure that Anselmi Ridge continues to deliver a sense of pride for its residents. This information sheet outlines the role of the Anselmi Ridge Residents' Society in protecting your investment and keeping Anselmi Ridge a great place to live.

### The Anselmi Ridge Residents' Society

This is an initiative from Anselmi Ridge Limited. The Anselmi Ridge Residents' Society manages and maintains Anselmi's standards, helping the community to flourish and will make sure your home maintains its value.



### What does the Anselmi Ridge Residents' Society do?

The Society contracts a manager to:

- Ensure that covenants are complied with throughout Anselmi Ridge
- Maintain reserves and public spaces
- Ensure street lights are operating
- Manage the removal of any graffiti immediately
- Collect annual membership fees

The manager is currently Anselmi Ridge Limited.



### How do you benefit?

- Having the Society in place has allowed Anselmi Ridge to allow for more community parks for everyone's enjoyment
- The Society protects the 'look' and standards of Anselmi Ridge into the future. Your investment is protected and Anselmi Ridge will remain a quality suburb
- As a paying member you get to vote on how part of the money is spent every year at the Annual General Meeting.

### Who can be members?

All owners of a home in Anselmi Ridge will be a member of the Society. An owner is someone who has purchased a property in Anselmi Ridge. An encumbrance is registered on every title requiring all new owners sign a Deed of Covenant, which states that the owner of the property agrees they will abide by the Constitution of the Society and in turn help to keep Anselmi Ridge looking great.

### What will membership cost?

The 2010/11 annual membership fee is \$330. The membership fees are reviewed at the Annual General Meetings.

### What happens when you sell your home?

When you sell your home, you or your Solicitor are required to ensure that the purchaser signs, a Deed of Covenant. This is so the new owner will be responsible for taking over the payment of Society Levies. This normally takes place when the purchaser settles the property. The signed Deed of Covenant should then be forwarded to Anselmi Ridge Limited so the members register can be updated. This procedure will ensure that you aren't liable for any future fees.

### Does the Incorporated Society own property in Anselmi Ridge?

No. The purpose of the society is to maintain Anselmi Ridge's standards to ensure it will remain a quality suburb in the future.

RESIDENTS'  
SOCIETY

Would you like to know more?  
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