



## VICTORIA POLICE SKI CLUB NEWS LETTER

**Special Edition : December 2005**

The year is just about done and plans are now reaching the final stage for the lodge extension. Bill NASH has supplied some very important information which is the main focus of this news letter. This is the **one and only** opportunity to have a chance to secure for yourself one of a very limited number of building foundation memberships. The club by virtue of our constitution are offering current financial members the chance to contribute by way of a small loan to the clubs building fund. This loan, after being repaid to the lender would be converted to a “**building fund membership**” with all the rights and privileges as described in the club constitution. In the previous news letter an amount was tendered as an example. The final amount has now been set in order to take into account inflation based on the original foundation membership loans. This will ensure the significance of the original loans are not devalued. It is hoped this will all be finalized by early February and construction started shortly after.

Also January & February will host both the club 4WD trip and the Winery Weekend. Both weekends will be great fun and preliminary bookings for the 4WD weekend in late January indicate this will be a well turned out event. Hope to see some of you at either one or both events. Have a great Christmas and take care in the New Year.

**John Blaikie (Club President)**

### **From the Editor**

Well, Christmas is upon us, I hope everyone has a happy and safe time.

This newsletter is dedicated to the Lodge Extension, bringing you the latest news.

If you have any news, a product to plug, please email me at [vpscres@iinet.net.au](mailto:vpscres@iinet.net.au)

**Pam Blaikie, Newsletter editor**

### **Christmas get together**

A small but dedicated band of club members met at the Ringwood RSL for a drink and chat on Thursday 23<sup>rd</sup> November. The club supplied drinks and sandwiches and it was a good chance for some old and new friends to catch up.

During the evening Pamela Jan Smith very kindly presented the club with a lovely framed print taken from the front of the lodge looking east, with the hills behind drenched in sunset. This will be given pride of place in the lodge shortly.

This photo was taken some years ago. See if you can spot the differences.



## The Committee 2005-2006

Please contact any member of the committee if you have any concerns or ideas for the club

President	John Blaikie <b>Wk 9871 4119</b> <b>Mob 0421 634 335</b>
Vice President	Geoff Adams <b>Wk 94575777</b> <b>Mob 0409 165020</b>
Treasurer	Adrian Healy <b>9247 5617</b>
Secretary	Robyn Garrett <b>9738 0767</b>
Assistant Secretary	Geoff Alway <b>9887 9798</b>
Booking Office	Jim Garrett <b>9738 0767</b>
Committee Members	Pam Blaikie (Newsletter editor) Cameron Grambau Bill Nash Trevor Williamson (Workmaster) Tom Grambau (nomination accepted at Committee meeting 6/6/05)
Club Captain	Tom Kelleher <b>0408 352919</b>
Vice Captain	Alan Briggs

## Club Calendar 2006

Get in Early for these popular events!



### 4WD Weekend

**January:** Friday 20<sup>th</sup>. Saturday 21<sup>st</sup> & Sunday 22<sup>nd</sup>

Some members will remember the great times they have had in four wheel drive touring through the hills near Merrijig. Come along and join the fun!

The proposal is to leave the lodged about 9.30am on the Saturday and head down Buttercup Road into the hills coming out at the beautiful Lake William Hovell. This lake was formed after a dam was built in the upper reaches of the King River to provide water for irrigation for tobacco growers. Now there is less tobacco grown in the valley but fortunately its place has been taken by grape growing. There's nothing like bottled grapes!

At William Hovell we will stop for a picnic lunch at the serviced picnic ground. Assuming the day will

be quite warm, it's an ideal location for cooling off in the water. We'll continue on down the valley and take the track up to Power's lookout where there are magnificent views of the King Valley. The Sunday will be spent driving back to Melbourne via the Big River Valley and back to Warburton. There are some excellent views, picnic areas and swimming spots all along the Big River and it is well worth doing if you have never been along this road before.

**Cost :** Accommodation rates as published (Member \$8 pp per night, guest \$14 pp per night) Meal on Saturday night gives us the option of a communal effort or we can have a three course meal completely catered for around \$20 per person if there are sufficient numbers.

### Interested?

Ring Jim - 9738 0767

Tuesday or Thursday nights between 6.30pm and 9.00pm.



### Winery Visits

It is proposed the weekend of 10<sup>th</sup> & 11<sup>th</sup> February be dedicated to an organized tour of the nearby wineries and two or three others in the King Valley.

We will visit two of the wineries between Merrijig and Mansfield – The Delatite and Kinloch at Booroolite, between the Delatite & Howqua Rivers.

We'll also go over to the King Valley which has developed a fine reputation for quality wines and in fact one grower, Otto Dalzotto won a prize for world's best shiraz a few years ago. We'll visit Otto and one or two others.

**Cost :** Accommodation rates as published (Member \$8 pp per night, guest \$14 pp per night)

Meal on Saturday night gives us the option of a communal effort or we can have a three course meal completely catered for around \$20 per person if there are sufficient numbers.

**Bus Hire:** *To be advised.*

### Interested?

Ring Jim - 9738 0767

Tuesday or Thursday nights between 6.30pm and 9.00pm.

**More details to follow.**

## Annual General Meeting

### 25<sup>th</sup> Anniversary Celebration at the lodge

A function will be held at the lodge on the Saturday of the Queens Birthday weekend to celebrate the opening 25 years ago.

More details to follow in the next newsletter.

## Rates for VPSC Lodge

WINTER			
Members		Guests	
Week Day	Weekend	Week Day	Weekend
\$10	\$12	\$20	\$25
SUMMER			
Members		Guests	
Weekday/Weekend		Weekday/Weekend	
\$8		\$14	
FAMILY \$25		FAMILY \$45	

**NOTE:**

There are NO FAMILY RATES for winter and the "Season" is from the Queen's Birthday to the LAST LIFT Closure on Mt Buller or the 1<sup>st</sup> October.

**Send your accommodation fees within  
7 days to:**

**Jim Garrett, Booking Officer**  
**10 Allambanan Drive,**  
**Nth Bayswater 3153**

**BOOKINGS:**

**Telephone: 9738 0767**

(Tuesday & Thursday 6.30pm to 9.30pm)

**Fax: 9738 0767 (anytime)**

**Email: [vpscbookings@hotmail.com](mailto:vpscbookings@hotmail.com) (anytime)**

**Avoid Disappointment**

Please try to anticipate your accommodation needs and contact the Booking Officer a few weeks before you need accommodation.

**Handy Hints : Making a Booking**

*Times & Phone number as above*

This is a fax/phone and the tones you will hear are not the same as on a normal telephone. You will hear a series of tones but please do not assume a connection is not being made. Please wait and your call will be answered or you will be able to leave a message.

When you call, if the line is already engaged, you should wait and you will be given prompts that will enable you to leave a message.



**Up-to-date news about  
Proposed extension to the Lodge**

## LODGE EXTENSION UPDATE

At the December meeting, the committee assessed the merits of 4 quotes received for the extension to the lodge and decided to accept the submission of a local builder who best fitted our requirements.

This builder has been advised of his successful tender and has been provided with the engineers report for perusal and final costing.

### Financing

In the September newsletter, I mentioned that the Club was not able to borrow from the Police Credit Co-op due to the Co-op's policy of not lending to commercial organisations.

However, the situation has now changed thanks to the efforts of Jim Garrett, who made a high level approach to the Co-op and successfully put our case to the Board of Directors to provide adequate mortgage finance for the Club's project.

## Contributions From Members – Bill Nash

We have had a number of firm responses for contributions to assist with building the extension.

The committee has agreed on a number of broad guidelines that will govern how the member contributions will be accepted. These relate to the principal amount and interest that will be repaid, as well as the conditions and obligations on the Club and members taking part, as well as the benefits offered.

The committee is exercising its right to enter into an agreement with any financial member pursuant to clause 4.3.4 of the Association Rules, reproduced as follows:

***4.3.4 Any member may enter into an agreement with the Committee and advance or loan the Association an amount of money which shall not be less than fifty dollars. The conditions and terms of such advance or loan shall be determined by the Committee and shall include the period of the advance or loan and any applicable conditions of refund payment and/or interest payable as the case may be.***

A formal document is included in this newsletter, which requires members who wish to participate in the scheme to complete and return it to the Club's mailing address at P.O Box 33 Blackburn South 3130, no later than 20 January 2006. The Club will then make direct contact with each member to formalise and countersign the agreement, at which time the principal amount is to be paid.

In summary, the committee has determined that the advance will be fixed at \$3,500.

Repayments by the Club of this amount plus interest of \$800 (total \$4,300) will be commencing after the expiration of 5 years from the date of receipt, or earlier if the committee directs.

The contribution amount of \$3,500 has been so fixed to ensure that the original Foundation Memberships (\$1,000 principal in 1980) are not de-valued.

The interest of \$800 is based on a personal loan from the Police Co-op of \$3,500 over a 3 year period at 13.95 % interest. Minimum fortnightly repayments of \$55.02 would be required.

Members are encouraged to borrow the amount from the Police Co-op, or other lending institution, if they don't have the ready cash.

The contributions can also be in your children's names, so long as the family membership is current and that they continue as a Club member in their own right once they reach 18 years of age. This would be a great legacy for your children and it would encourage continued patronage of the Club in years to come.

Once the principal and interest are repaid in full, the nominated person would be entitled to free accommodation at the lodge on a casual basis for as long as their membership remained current.

The committee has stipulated that to take part in the scheme, Club members must have been financial as at 30 November 2005 and that there will be an upper limit of 20 "***Building Fund Memberships***" available.

However, the Club is willing to over subscribe by between 5 and 10 in the expectation that a number of members may wish to withdraw their contribution prematurely. This occurred during the original Foundation Membership period, where 42 members contributed, but only 28 Foundation Memberships remained after 5 years.

An opportunity such as this was last offered to members 25 years ago. It is a one off opportunity to obtain the long-term benefits of free accommodation and at the same time have your name on a plaque at the lodge!

# VICTORIA POLICE SKI CLUB

## ***BUILDING FUND MEMBERSHIP***

### **TERMS AND CONDITIONS**

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1. The amount to be advanced to the Victoria Police Ski Club (the Club) will be \$3,500 (principal amount) and will be paid to the Club at a time determined by the committee pursuant to Clause 4.3.4 of the Association Rules.
2. Repayments by the Club of the principal amount plus interest of \$800 (total \$4,300) will be commenced after the expiration of 5 years from the date of receipt, or earlier if the committee directs.
3. Once the principal amount and interest have been repaid by the Club, such amount not having been withdrawn until directed by the committee, then the member named in the application form will be known as a ***“Building Fund Member”***.
4. A member who advances the Club the principal amount, shall not be entitled to receive interest if such amount is withdrawn prior to a direction by the committee, however the committee will make reasonable efforts to refund the principal amount to the member, taking into account any extenuating circumstances and the financial position of the Club.
5. Building Fund Members will be accorded free accommodation on a casual basis at the Club’s Merrijig property for the term of their financial membership of the Club.
6. If a Building Fund Member becomes un-financial, all rights associated with that membership cease.
7. A Building Fund Membership shall be in one name and such membership and associated rights cannot be transferred or willed to another person.
8. The current spouse and dependent children of a Family Member, as defined in the Association Rules, who becomes a Building Fund Member, shall be entitled to the same rights as that Building Fund Member.
9. The subsequent spouse and children of a Single Member, as defined in the Association Rules, who becomes a Building Fund Member, shall be entitled to the same rights as that Building Fund Member.
10. Only those members who were financial members, including dependant children of a Family Membership at 30 November 2005, are eligible to become Building Fund Members under this agreement.
11. The term ***“member”*** or ***“membership”*** where referred to in this document refers to ordinary members and associate members of the Club.

## BUILDING FUND MEMBERSHIP

### APPLICATION

<b>Family Name</b>			
<b>First Name</b>			
<b>Home Address</b>	<b>Post Code</b>		
<b>Age and Date of Birth</b> <i>(if applicant is under 18 years)</i>			
<b>Parents Name</b> <i>(if applicant is under 18 years)</i>			
<b>Phone</b>	<b>Home</b>	<b>Work</b>	<b>Mobile</b>
<b>E-Mail</b>			
<b>VPSC Membership Type (Circle two)</b>	<b>Family or Single</b>	<b>&amp;</b>	<b>Police or Associate</b>

Pursuant to clause 4.3.4 of the Association Rules of the Victoria Police Ski Club, I hereby agree to advance the sum of \$3,500 to the Victoria Police Ski Club for the purposes of assisting in financing building extensions, renovations and capital improvements to the Club's property at Merrijig.

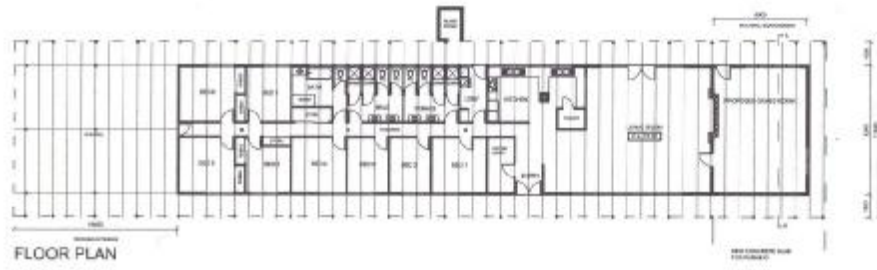
I have read and understand the terms and conditions applicable to the advance, a copy of which accompanies this application form.

I acknowledge that on 30 November 2005, I was a current financial member of the Victoria Police Ski Club.

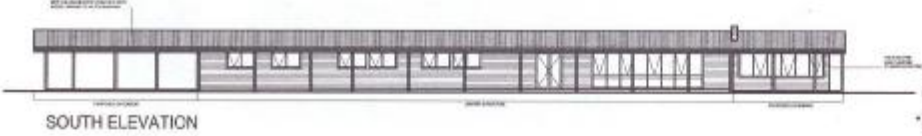
Signed ..... Date.....  
(Applicant/Parent)

*Application received on ..... per .....  
(Committee Member)*

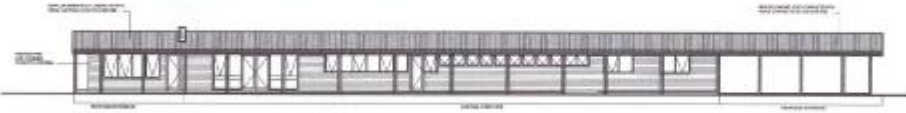
*Signed .....*



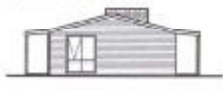
FLOOR PLAN



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

NOTES

- SMOKE DETECTORS: PROVIDE SELF CONTAINED CEILING MOUNTED SMOKE DETECTORS TO COMPLY WITH ALL APPLICABLE CODES.
- STAIRWAYS: NEW STAIRWAYS TO MATCH EXISTING STAIRWAYS, ALL STAIRS TO COMPLY WITH ALL CODES.
- THROAT FINISHES: FINISH UP THROUGHOUT AND ROOMS IN ACCORDANCE WITH THE EXISTING FINISHES OF FACTORY AND ALL BIR.
- ROOFING: SELECTED COLOR COATED METAL ROOFING TO MATCH EXISTING ROOF FINISH TO MATCH EXISTING ROOF TO A BUILDING.
- EXTERIOR WALL FINISHES: TO MATCH EXISTING WALL FINISHES TO BE COMPLETED WITH FINISHES TO MATCH EXISTING AND DISPOSED TO LOCAL POINT OF DISPOSAL.
- NO WORK TO COMMENCE PRIOR TO VERIFICATION OF ALL CONDITIONS IN OR ON THESE DRAWINGS.



FLOOR PLANS & ELEVATIONS 1:100

NO.	DATE	DESCRIPTION	BY	CHKD

<b>DI PIETRO</b> BUILDING CONSULTANTS 111 GLEN HURON STREET MELBOURNE VIC 3000	PREPARED BY: <b>DI PIETRO</b> CHECKED BY: <b>DI PIETRO</b> DATE: <b>10/10/2018</b>	PROJECT: <b>LOT 1, BUNDOCK ROAD, WINDFIELD</b> DRAWING NO: <b>1801</b> SHEET NO: <b>1</b>
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