

FOREST GARDENS ESTATE NEWS



**A COMMITTEE NEWSLETTER
FOR
FOREST GARDENS ESTATE
OWNERS & RESIDENTS**

April 2013

WELCOME

Welcome to this latest edition of the Forest Gardens Estate News. The Committee would like to especially welcome all new owners and residents who have moved into the Estate in recent months.

COMMITTEE VISION STATEMENT

The following vision statement is used by the Committee to guide it in its decision making and in planning its activities on behalf of the owners corporation:-

- To create a harmonious and pleasant environment to be enjoyed by all residents.
- Ensure that Forest Gardens Estate be the most sought after place to live, thereby ensuring the highest property values.
- Ensure the Gardeners and OC manager carry out their duties diligently.
- Ensure residents abide by the Owners Corporation Rules.



HARD RUBBISH COLLECTION

Whitehorse Council has a new system for the collection of hard rubbish. If you require a collection you should contact WM Waste Management on 9721 1915. They will book your collection in for an upcoming week, and send you a "BOOKED" sticker for fixing to the hard rubbish.

Please note, hard rubbish should only be put out the weekend immediately before the arranged collection Week. The Council will issue fines if you put your rubbish out earlier.

If the hard rubbish is not collected in the arranged week, then you should follow this up with WM Waste Management.

GREY ARMY OFFER

The Grey Army have kindly offered to provide up to 8 hours of free gardening services each month to an individual property, drawn in a raffle by the Committee during their regular meetings.

The winners for the next two months are:-

May 2013 – 6 Enfield Place

June 2013 – 19 Marong Terrace

These owners will be formally notified in writing with further details.

Stay tuned for more winners in the next newsletter.



TREE MAINTENANCE

Maintenance of trees on the common property areas of the Estate is an on-going process.

Regular inspections of all trees on common property are carried out by professionals, and the Grey Army is stringent in their upkeep to ensure the safety of all residents.

For the majority of the trees on the Estate, the Owners Corporation needs Council permission for the trees to be trimmed or completely removed.



LAWN REPAIR PROGRAM

During autumn, the Grey Army will be undertaking a lawn repair program. They have commenced at Marong Terrace and over a period of time, will cover the whole Estate.

HOUSE PAINTING & MAINTENANCE

Properties on the Estate are now 15 years old and are well due for a maintenance check by owners.

A number of dwellings require urgent painting and/or repairs to their properties.

Timber pergolas and the wooden trim to the facades and windows are rotting and or falling apart and need urgent attention.

A number of owners have now received a letter from the Owners Corporation requesting that painting and repairs needs to be carried out. It is important that this work is undertaken as soon as possible, to maintain the property to the required standard and to maintain the property values throughout the Estate.

Please note that the name of a Painter who has done a lot of work on the Estate is listed on the Website. Please contact him direct if you require his services.



HOUSE NUMBERS

All homeowners should ensure that have house numbers installed on the front façade that are clearly visible from the street. Apart from identification purposes, this will also assist in case of emergencies for police, ambulance and fire.

NEW RUBBISH BINS

You should have received information from City of Whitehorse on their plans to replace the current 120 litre rubbish bin (this is currently the smallest bin available) with a new smaller 80 litre bin from 1 July 2013. If want to retain your 120 Litre bin, a fee of \$44.00 per annum will apply and will be payable with your rates.

If you down size your rubbish bin, you can upsize your recycle bin to a 360 Litre bin or alternatively you can order two 240 Litre bins.

There is also a 38% reduction in the annual garden organics bin service Fee from 1 July 2013

and a rebate on a compost bin, kitchen digester system or worm farm.

Further details are available from the Council if required.

The waste service hotline is 1300 855 152

Response deadline for residents is 19 April 2013.

SMOKE DETECTORS

Now that daylight savings has ended, and we are moving into winter, it is a timely for all residents to check and make sure their installed smoke detectors are in good working order, and that the batteries have been replaced.



VISITORS CAR PARKING SPACES

The Owners Corporation is aware of the continued problem and frustration with the availability of visitor car parking around the Estate.

The problem is compounded by residents using these spaces as their own. Please ensure that you park your vehicles only within your garage or driveway and not in visitor spacers. Please also note that the visitor car spaces have a 4-hour limit. Fines do apply.

LIFE ACTIVITIES CLUB

The Whitehorse "Life Activities Clubs" organisation provides a wide range of activities for residents in the local area, including cards groups, badminton, bush dancing, carpet bowls, golf and table tennis. They have an office in Mahoneys Road.

If you are interested or want to find out more information, see the contact details below:-

Web site: www.life.org.au/whitehorse

Email: lacwhitehorse@bigpond.com

Phone: 9877 2514



DID YOU KNOW?

1. Two townhouses on the Estate have recently been sold for \$550,000 and \$520,000.
2. If you live alone, you can provide details of your next of kin to the Owners Corporation Manager. These details would be used in the case of emergency (see "important numbers" below).
3. A Real Estate Agent recently complimented the Owners Corporation, the Committee, The Grey Army and the Owners Corporation Manager for their efforts in ensuring residents adhered to the Owners Corporation Rules and the Maintenance of their properties and common property, commenting that it was one of the best run (and looking) Estates in the area.

IMPORTANT NUMBERS

Owners Corporation Manager

Jacqui Constable (Strata Essentials Australia)

Phone: 8637 7190

Fax: 8526 7079

Email: jconstable@strataessentialsaus.com.au

Note: The above phone number diverts to a mobile after hours. In this case you will need to leave a brief message stating your name, contact number and a description of the Estate Emergency. Someone will then return your call promptly.

Police/Fire/Ambulance 000

Nunawading Police 9871 4111

Box Hill Hospital 9895 3333

City of Whitehorse 9262 6333

Trolley Removal

Woolworths 1800 641 497

Coles 1800 876 553

Hard Rubbish Collection 9721 1915

CONTACTING THE COMMITTEE OF MANAGEMENT

Via Owners Corporation Letterboxes:

Two specially marked letterboxes have been provided in the following locations:-

Heathcote Drive (near the end of Enfield Place)

Marong Terrace (opposite No 32)

Via the Forest Gardens Website

www.forestgardens.org.au

RECYCLING CALENDAR

Recycle bins are collected every fortnight, whereas general household rubbish bins are collected each week.

Remember that the collection day is every Thursday.

Here are the Recycling Days for the next period:-

2 May, 16 May, 30 May

13 June, 27 June

11 July, 25 July

8 August, 22 August

IMPROVING THE ESTATE

It is in everyone's interest to provide a clean and healthy environment throughout the estate, so that it is a pleasure to come into and to live here.

The following will assist with this:-

Rubbish Bins

Bins should be stored within your property and should not be visible from the street. Council By-Laws only permit the bins to be outside your property for 24 hours before collection and 24 hours after collection.

Food for Birds

Leaving food scraps out for birds or hand feeding birds on the Estate is not permitted. It attracts vermin and other unwanted pests onto the Estate. All food waste/rubbish should be securely fastened in a plastic bag and placed in your rubbish bin.

Parking on Lawns

It is noted in the Owners Corporation Rules that parking on lawns is not allowed.

Please adhere to this rule or you will be charged for any damage caused to the lawns. As we approach the wet weather months, it is more important than ever that you note this ruling.

Permission for works

All works that effect the outward appearance of the property or effect another lot require the permission from the Owners Corporation. This includes things like installation of aerials, air-conditioning units, solar panels, pergolas, patio decks and extensions.

Note, that permission may also be required from Council. Lot Owners are responsible for ensuring they have all requisite permits, consents and sign-offs prior to undertaking any modifications to their property.



Circulars and local newspapers

These are available in the cupboard located in the BBQ area immediately adjacent to the reserve. Distributors usually replace these on a weekly basis.

Vehicle Speed

Speed restrictions on the Estate vary between 5 Km and 20 Km / HR, so as not to be a danger to Pedestrians and other road users.

Exercising your dog

Please ensure that if you are exercising or walking your dog, your pet needs to be on a lead at all times whilst in the Estate.

Gutter Cleaning

With winter upon us, make sure that your gutters and eaves are clean from leaves and debris.

Damage resulting in a failure to maintain gutters and eaves will not be covered by the Insurance Policy held by the Owners Corporation. On the Website we have added the details of a company (including a price estimate) who can assist residents/owners with gutter cleaning if required



Noise

Living in a highly populated Estate such as the Forest Gardens Estate, means that noise travels from your house to those around you very easily.

The EPA (Environmental Protection Authority) Victoria have strict guidelines in relation to the prohibited times for the playing of musical instruments and sound emissions from any electrically amplified sound reproducing equipment, including stereos, televisions and public address systems. These prohibited times are;

- Monday to Thursday – before 7am and after 10pm.
- Friday – before 7am and after 11pm.
- Saturday and Public Holidays – before 9am and after 11 pm.
- Sunday – before 9am and after 10pm.

The EPA and the Police can issue hefty penalties to residents who breach these guidelines

