



FOREST GARDENS ESTATE NEWS



A COMMITTEE NEWSLETTER
FOR
FOREST GARDENS ESTATE
OWNERS & RESIDENTS

Summer Edition 2012

WELCOME

Welcome to the Summer Edition of the Forest Gardens Estate Newsletter. The Committee would like to welcome all new Owners and Residents that have moved into the Estate in the past few months.

Inside this edition;

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CONTACT US

This Newsletter is distributed to all residents on a regular basis. The articles are compiled by your hardworking Committee of Management and put together by your Owners Corporation Manager.

We would welcome contributions to the newsletter and or constructive comments in relation to the estate.

Please contact us via one of the following methods;

Owners Corporation letterboxes, there are two letterboxes located:-

- Heathcote Drive near the end of Enfield Place
- Marong Terrace opposite No: 32

Via the Forest Gardens Website, www.forestgardens.org.au (Please note: the website also contains a lot of useful information in

relation the estate, and is well worth checking out).

Via our Manager;

Cormac Strata Services ~ Jacqui Constable

- ☐ Phone: (03) 8851 4303
- ☐ Fax: (03) 9859 8915
- ☐ Email: jconstable@cormac.com.au

RECIPE | WHITE CHRISTMAS

This recipe is ideal to do with your children or grand children and can be kept in an air-tight container in the fridge for up to two weeks.

Ingredients

- > 1 cup powdered milk
- > 1 cup icing sugar
- > 1 cup coconut
- > 3 cups of rice bubbles
- > 1 cup mixed fruit such as sultanas, glazed cherries & dried apricots
- > 250g Coha
- > 1 teaspoon vanilla
- > 30 x 20cm biscuit tray

Method

1. Put the powdered milk, icing sugar, coconut, rice bubbles and sultanas in a bowl.
2. Dissolve Coha in a saucepan, add vanilla and pour into the bowl with the other ingredients.
3. Press into a greased slice tin and allow to set in the refrigerator.
4. When set, cut into small squares or diamond shapes.



HOUSE NUMBERS

Please ensure that your house number is clearly visible from the street.

In the case of an emergency, Emergency Services will need to locate your house quickly. Valuable life saving seconds may be lost if the Emergency Services attending your property are unable to locate a visible house number.



LETTERBOXES

The first bank of letterboxes has now been installed; the remainder will be installed over the coming months.

You will receive a letter to advise you of when your letterbox will be changed over.

You will also receive notification of details for the collection of keys at the time of installation.



SECURITY

The instances of Robberies increase significantly over the Christmas and New Year periods.

Robbers will pick easy targets, such as properties where a side gate has been left unlocked, windows left open, doors not securely locked etc.

Walk around your property and look for easy entry points, such as a gate not securely latching, a window which does not fully close etc and have these items repaired.

Other tips to consider;

- When you are away from your property make sure that all your windows and doors are securely locked.

- If you are working or entertaining out in the back garden ensure that your front door is securely locked.
- If you are intending on going away;
 - Advise one of your neighbours and provide them with a contact telephone number.
 - Install timing devices on lights in regularly used rooms such as bedrooms, the lounge room and kitchen. Set the timing devices so the lights in these rooms come on and turn off at varying times.
 - Cancel paper and milk deliveries
 - Ask the post office to hold your mail or arrange for a friend or neighbour to collect it.
 - Ensure tools, ladders etc are securely locked away and not left lying about in your back garden.
 - Do not make it look like your house is not being lived in, consider leaving some curtains open or leaving some old clothes on the line.
 - Take down your Christmas tree before leaving for your holidays.
 - Consider moving valuable items such as jewellery and papers to a safety deposit box whilst you are away



RUBBISH BINS

A number of residents are leaving their bins outside for extended periods of time either before the weekly rubbish collection or afterwards.

Please note that the Council By-Laws only permit your bin to be outside your property for 24 hours before collection, and for 24 hours after collection.

The Council can apply a fine of **\$200.00** for bins left outside your property in breach of Council By-Laws.



RATS AND MICE

To limit the likelihood of rats and mice invading your property, it is important that you make sure food items are stored in air tight containers in your pantry and cupboards or within your refrigerator. Do not leave food items unwrapped around your house and property.

When disposing of food waste ensure that it is placed in a securely fastened plastic bag and that bags are only disposed of in your bins. DO NOT LEAVE RUBBISH BAGS beside your rubbish bin or out in the open. If you have too much rubbish and your bin is overflowing, consider asking your neighbours to see if they have room to accommodate your overflow.

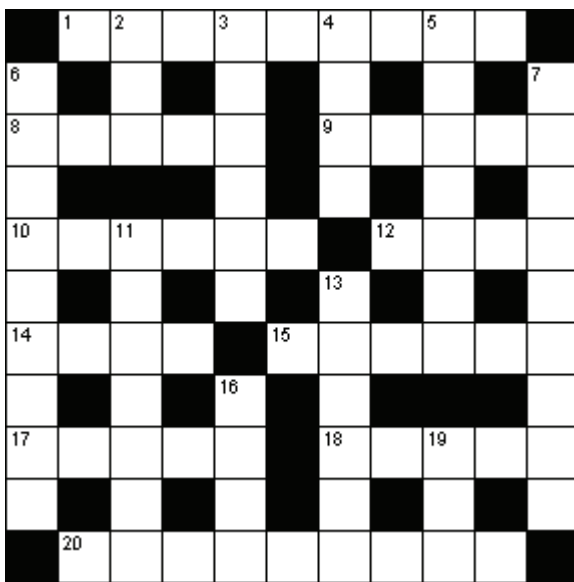
Please do not leave meat scraps out for the birds as also attracts mice and rats.



KIDS CORNER | CROSSWORD

Please enjoy the below crossword puzzle from www.crosswordsite.com

Solution will be published in our next edition.



Crossword puzzle by www.crosswordsite.com

Across

- 1. Home (9)
- 8. Narrow street (5)

- 9. Lying flat (5)
- 10. Increase in size (6)
- 12. Bird of prey (4)
- 14. Nobleman (4)
- 15. Flat-bladed oar (6)
- 17. Fang (5)
- 18. First name of several Lincolnshire villages (5)
- 20. Fit to print (9)

Down

- 2. Petroleum (3)
- 3. Proverb (6)
- 4. Jumps on one leg (4)
- 5. Large spotted cat (7)
- 6. Moon (9)
- 7. Person who raises honeybees (9)
- 11. Living room (7)
- 13. Spanish rice dish (6)
- 16. At what time (4)
- 19. To be unwell (3)

VEHICLE SPEED

Please remember that the Vehicle Speed on the Estate varies between 5km to 20km per hour.

With more pedestrians out and about at this time of year (especially young children) you may wish to also remind friends and relatives visiting the estate of these speed limits.



GUTTER CLEANING

With the continued rains over the past couple of months we again take this opportunity to remind all residents to ensure that your gutters and eaves are kept 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.



THE GREY ARMY REPORT

The main planting to the refurbishment of the garden beds along Canterbury Road will be completed before Christmas.

Mick and Kartik report that with the recent rains and warmer days the lawns are growing at an ever increasing speed.

Mick and Kartik are cutting the lawns back as frequently as possible and keeping them at a length so as to discourage weed growth.

SUPERMARKET TROLLEYS

Abandoned Supermarket Trolleys are an ongoing problem on and around the Estate. We understand that the supermarkets will hand down a fine of \$200.00 for anyone found to have abandoned a supermarket trolley on the Estate.

Please report abandoned supermarket trolleys to Forest Hill Chase Shopping Centre, Centre Management (03) 9878 7111.



PARKING SPACES

The Committee are 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 spaces. Please also note that the visitor car spaces have a 4-hour limit. Fines do apply.



DID YOU KNOW

In 1838 swimming at public beaches in Australia during the day was declared illegal. The law was enforced until 1902.



LAWNS

Please note that parking and driving on the common area lawns is strictly prohibited. This includes lawn areas directly outside your property. Residents will be directly invoiced for the costs incurred to rectify any damage which is caused as a result of vehicles parking on the common lawn areas.



NOISE

With the warmer weather now upon us it will be tempting to throw open all the windows and doors.

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.



NEXT EDITION

The next edition is due in Autumn 2011 – contributions welcome!