

# FOREST GARDENS ESTATE NEWS



A COMMITTEE NEWSLETTER  
FOR  
FOREST GARDENS ESTATE  
OWNERS & RESIDENTS



Wishing Everyone Best Wishes  
for the Holiday Season  
and  
Merry Christmas



[www.forestgardens.org.au](http://www.forestgardens.org.au)

Spring Edition November 2022

**The speed limit in the estate is 20 kmph.**

## WELCOME.

It is another new Financial Year and the AGM has been conducted with less disruption compared to previous year. 2022 has seen a number of sales on the estate which fetched good results for the owners given the difficult financial period that is with us. The Owners Corporation Committee welcomes all new residents to the Estate and hope you enjoy reading the Forest Gardens Estate Newsletter. It is published twice yearly and contains information about Estate Living and the Social Clubs on the Estate.

Lot owners, both new and old, are invited to join the Owners Corporation Committee even if the election of the committee is over at the AGM. We need a minimum of 3 people to help run the estate. Fresh members are very welcome, bringing with them their ideas and experiences. The Committee acts on behalf of all Lot Owners to maintain the Estate in good order. It meets every two months to review the Estate, its finances and to plan for the future.

Lot owners willing to contribute to the work of the Committee before the next AGM should contact the Owners Corporation Manager.

One of the responsibilities of the Committee is to maintain the gardens and trees on the Estate. These are the main attraction of the Estate for new residents, along with easy access to Forest Hill Chase Shopping Centre.

The Grey Army gardeners maintain the Common Property gardens. Maintenance of the trees on the

Estate is done by an arborist and some trees were removed or pruned last year. They were replaced by extra tree plantings within the Estate.

Owners and tenants are reminded that they are responsible for the trees within their property. Their trees should also be maintained. For some trees, there is a requirement to get permission from the Whitehorse Council before any work is done on them.

Please be aware that **the garden beds** are also the responsibility of the lot owners and should be weeded and pruned regularly. A well-kept garden bed puts a smile on everyone's face as they go past and also adds to the value of the place.



## Contact the Owners Corporation Committee

The Committee welcomes any queries/suggestions from residents to ensure the smooth running of the Estate. There is an "Owners Corporation" letterbox located at the mailboxes in Heathcote Drive (near Enfield Place/park area) and on the corner of Sandon Circuit.

If you want to contribute an article to the newsletter, please do not hesitate to submit it to the committee via the letter box or by email to strata equity

Alternatively visit the Forest Gardens website at [www.forestgardens.org.au](http://www.forestgardens.org.au). You will find past newsletters and a list of tradespeople there. The website also has lots of useful information, including information relating to the external paint colours to your property (external original colours need to be retained).

### **Owners Corporation Manager**

We are saddened by the retirement of Kate from Strata Equity for personal reasons but we look forward to meeting her fellow director who will take over. We thank Kate for her work over approximately 8 years

Strata Equity Management  
Kathryn Van Nugteren

Email: [Kathryn.vannugteren@strataequity.com.au](mailto:Kathryn.vannugteren@strataequity.com.au)

Supported by  
Jasmin O'Keefe

Email: [jasmin.okeefe@strataequity.com.au](mailto:jasmin.okeefe@strataequity.com.au)

Adam Mikkelsen - Director

Phone 8838 1242

### **Estate Living**

One of the first things visitors and potential buyers notice is the neat and tidy outlook of the Estate. They also notice the trees along our streets. Our gardeners maintain the common areas and gardens.

The external maintenance of your property and it's front garden bed is the home owner's responsibility. Some lots need their gardens weeded and tidied up.

*Clearing your gutters and roof valleys of leaves and branches is also important. This can affect any insurance claims.*

A number of lots are in urgent need of painting and replacement of timber trims to the fascia. **The original colour scheme for each unit needs to be maintained.** A list of the original colours for each unit is available on the Estate web site.

It is a requirement in the rules for the Estate that the external appearance of each lot should be maintained as originally planned. For any changes to the outward appearance of the property or that affect another lot, prior permission must be sought from the Owners Corporation. This includes installation of aerials, air-conditioning units, solar panels, satellite dishes,

pergolas and patio decks. Note that permission may also be required from the Council. Lot owners are responsible for ensuring they have all requisite permits, consents and signoffs prior to undertaking any external modifications to their property.

Rubbish and recycling bins should not be overflowing, and must be fully closed so that birds or the wind cannot scatter rubbish about the place. Larger bins are available from the Council if your bin is constantly full.

Please do not put the bins under a tree when putting them out on collection day. The bins are lifted very high when emptied and can catch on nearby branches breaking them off.

Between collection days, please keep the bins out of sight in the backyard or garage. In accordance with Council By-laws, a fine of \$200 can apply to bags or containers of rubbish left beside your bin for collection, garbage overflowing with the lid open, hazardous items placed inside your bin and bins left out for more than 24 hours after collection.

Please be reminded that the green bins for the estate are for green waste from the common property. Lot owners are advised to dispose of their green waste via the green bins available from the council for each lot or make other arrangement to dispose of the green waste from their property.

Security on the estate. If lot owners notice suspicious outsiders or rowdy behaviour on the estate, please do not hesitate to call the police.

Parking on the lawns is strictly prohibited. Parking on the lawn compacts the soil and prevents the grass from growing there. This leads to dust bowls in summer and mudholes in winter and may lead to charges for repairs to lawns.

Parking on the roads is also against Estate rules. Vehicles parked on the roadway cause passing traffic to drive closer to the other side of the road. Trucks, vans, and other high vehicles break off branches from the trees on the side of the road as they pass.

Please make your driveway available for any tradesman coming to your property.

The barbecues on the Estate are there for use by residents, their families and friends. They have a covered area with seats and tables, and are very attractive on a summer evening.

There are no rubbish bins at the barbecues so when leaving please take your rubbish home with you, and make sure the barbecue and surrounds are clean for the next residents to use.

## When to Contact the Owners Corporation Manager (OCM):

### \*\* Selling your property.

Your agent must obtain permission to erect a "For Sale" sign. The OCM will advise the agent where to place the sign and how long it may remain after the sale.

"For Lease" signs are not permitted.

### \*\* Using Rubbish skips, storage pods.

Contact the OCM if you are planning on bringing a skip or storage pod onto the Estate. Placement and Time restrictions will apply. inconvenience to other residents. The OCM needs the vehicle and insurance details before giving permission.

### \*\* Bringing large vehicles onto the Estate.

Large vehicles can cause damage to common property, trees and lawn areas as well as inconvenience to other residents. The OCM need the vehicle and insurance details before giving permission.

### \*\* Insurance claims.

Make sure your property is well maintained. It is important that you regularly have your roof checked and gutters cleaned.

Claims have been rejected in the past because the cause was due to lack of maintenance by the occupant.

## Estate Social Groups

- 1) **The Men's Group** has been suspended for the time being.
- 2) **The Book Club** Now meets at 5 Sandon Circuit every second Tuesday of the month at 2 pm. New members are welcome.
- 3) **The Film Club** will be in operation again next year on a Wednesday afternoon when a suitable film is being shown at a local cinema.
- 4) **The Lunch Club.** This is a new club and all are invited to join. It will be held at Viva Restaurant on level 3 at the Chase on the first Thursday of the month at 12 o'clock. You will need to book with Pat the Monday before.

All enquires to Pat on 9878 7939 or email: pmschmidt23@gmail.com

## **Whitehorse Activities Club Inc....**

### A chair and standing exercise Group.

Is in the meeting room, 79 Mahoney's Rd. Forest Hill at 10.30 – 11.30 am on a Wednesday morning.

The cost is \$8 for each session. Both men and women are welcome.

For further information contact Pat on the above numbers and email address



## **The YES (Youth Education Support Inc) Shop**

The YES shop opened in 2009 and in the past thirteen years hundreds of young people have been assisted.

The YES Shop is in Mahoneys Rd Forest Hill near the pedestrian crossing.

This wonderful organization raises funds to assist young people who are facing challenges beyond their control and as a consequence drop out of education. They are helped with education courses and provided with lap tops, iPads, text books, stationary, tutoring, clothing, fares, etc. This enables them to complete their education and to go further than they ever imagined.

Kay McPherson is the patron of 'Youth Education Support Inc'. She is a Children's Court Magistrate currently sitting at Broadmeadows. Kay's work is in Child Protection matters. Over time she has learnt that kindness and respect can achieve so much. At the YES shop you will find these attributes in bucket loads. Julia and her volunteers are very kind and respectful and work tirelessly because they are dedicated to helping these young people. The volunteers also feel valued themselves.

The many volunteers who have stayed since Covid have created the backbone of the foundation and the new volunteers who have joined since are helping to build stronger bones. Other volunteers are, for example, Sandra who is a retired Maths teacher and Natalie who teaches at Forest Hill College. After hours they donate their time free to help young people who are in need of tutoring in English and Maths. Julia thanks all these wonderful volunteers and all who make donations to the cause.



Some of you may know Freda, a very gracious lady who reached the wonderful milestone of 105 years old on the 22nd August 2022. Freda devoted the last 30 years volunteering to help disadvantaged young people. Sadly Freda passed away on Friday the 28th October 2022. Vale Freda. Those who knew you loved you.

If you wish to volunteer in any way, please contact Julia at the YES Shop phone 9877 1881

Patron: Kay McPherson - Magistrate of the Children's Court - Victoria  
Chairperson: Julie Lyons  
Deputy: Bernie Millane OAM  
Treasurer: Peter Mason

Secretary: Sister L Wallace; Fay Clifford; Julia Mosley, CEO & Co Founder.  
(Co- founders- always part of YES Inc- Much-loved, retired: Patricia (Trish) Wade and the late Susan Hamilton)

### Some temporary residents.

These Tawny Frogmouths were spotted in a gum tree on Enfield Place. Unfortunately, they were disturbed by the removal of a dangerous broken branch nearby and have not been sighted since.



### Other Varieties



Has anyone seen them?

<p style="text-align: center;"><b><u>Important Numbers</u></b></p> <p>Police/Fire/Ambulance      000  Forest Hill Police            8847 3600  Box Hill Hospital            1300 342 255  City of Whitehorse          9262 6333  SES                                13 25 00</p>	<p style="text-align: center;"><b><u>Maintenance Phone Numbers</u></b></p> <p>Handyman ( Peter Faulkner) 0413 439 765  Plumber (Stavco Plumbing) 0417 343 501  Electrician (Franz Abfalter) 0419 139 166</p>
<p style="text-align: center;"><b><u>Emergency property maintenance</u></b></p> <p>We recommend you call  Scotia Property Maintenance 1300 726 842.</p>	<p style="text-align: center;"><b><u>Trolley Removal</u></b></p> <p>Woolworths                    1800 641 497  Coles                              1800 876 553</p>