

Autumn Edition 2024

Forest Gardens Estate News

Committee newsletter for Owners and Residents

Welcome to the Estate

Welcome to Forest Gardens Estate! The Owners Corporation Committee is thrilled to have you as new residents and hopes you will enjoy reading our newsletter. The newsletter is published at the start of each season and is full of information about estate living and social clubs on the estate.

The Committee is here to ensure everything runs smoothly in our Estate, and we want to hear from you! If you have any questions or suggestions, please do not hesitate to contact us.

We've made it easy for you to reach out by placing an "Owners Corporation" letter at the letterboxes in Heathcote Drive (near Enfield Place/park area) and on the corner of Sandon Circuit. You can drop your queries or suggestions into the letterbox. If you prefer, you can also email us at strata@forestgardens.org.au. We are always available to address your concerns and answer any questions you may have.

Alternatively, visit the Forest Gardens website at 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 of your property (external original colours need to be retained).

We look forward to working with you to maintain the beauty and vitality of our community at Forest Gardens Estate.

Estate Living

Enhancing Community Safety:

We want to bring to your attention there have been multiple incidents of burglary that occurred within our estate in February. These incidents took place in the middle and bottom half of the estate, and it occurred between late morning and the afternoon during weekdays.

In response to these incidents, the committee is actively exploring ways to enhance resident safety. One proposed solution under consideration is the installation of security cameras around the entry and exit points of the estate.

We urge all residents to remain vigilant and proactive in ensuring the safety of our community. If you notice any unfamiliar individuals or vehicles, please take a photo of the vehicle type, registration number, and take note of the time. We encourage you to post a notification on our Forest Gardens Estate Resident Facebook page as soon as possible to alert other residents and to contact the Committee Forest Gardens Estate Neighbourhood Watch Community at your earliest convenience. If you have seen or taken photos of any suspicious individual, or vehicle along with their registration number, please share the information with the Forest Gardens Estate Neighbourhood Watch Community or call the police.

It's important to note that our Forest Gardens Estate Neighbourhood Watch Community is independent of the local council Neighbourhood Watch. This group is established solely for the purpose of community members looking out for each other's safety.

Below are the contact details for the Committee Forest Gardens Estate Neighbourhood Watch Community:

Contact Person: David Gunn
Email: gunny_95@outlook.com

Contact Person: Arun Nayak
Email: arun.p.nayak@gmail.com

Contact Person: Join Liong
Language: English and Mandarin
Email: joinsilica@gmail.com

We would like to invite you to become active members of the Residents Forest Gardens Estate Neighbourhood Watch Community! Your participation is crucial in helping us maintain the safety and security of our neighbourhood.

We are especially interested in residents who are primarily at home during the day. By having a vigilant presence in our community, we can deter potential threats and ensure a safer environment for everyone.

To optimise coverage across the estate, we are seeking volunteers from the following streets:

- Boonah Way
- Sandon Circuit
- Marong Terrace
- Heathcote Drive
- Lyell Walk
- Bottle Bend
- Enfield Place
- Maldon Terrace

Your involvement will make a significant difference in safeguarding our community against unwanted activities. Together, we can foster a sense of security and unity throughout Forest Gardens Estate.

Join us in making our neighbourhood a safer place to live!

Security Camera:

If you haven't already had security cameras installed at your front and backyard area (particularly if your property is located at the corner or/and you have gate access to your backyard), we highly recommend you look into installing them as one of your property and neighbourhood security measures.

The Forest Gardens Estate Neighbourhood Watch Community will be keeping a Security Camera Registration. If you have a security camera installed and would like to register your camera, please don't hesitate to email **Join Liong** (joinsilica@gmail.com). The purpose of the Security Camera Registration is to encourage community awareness and engagement regarding surveillance practices and security measures within the estate, fostering a sense of transparency, trust, and collaboration among residents.

Our Corporate Manager, Jasmin, has sought information on security camera installation services to enhance home security within our community.

For those interested in installing security cameras through the suggested electrician, please leave your details on the form provided in the Forest Gardens Community Library (details on page 5) by April 14th, 2024. Please be aware that the installation of the security camera will be charged to the LOT owner.

Here are the details of contractors who specialise in individual (private) security camera installations:

Contractor	Individual Camera	Price per Lot
MJF Electrical Contact person: Matthew Furnari MJF Electrical Group 11 Mamic Boulevard Fraser Rise VIC 3336 Mobile: 0451 284 929 Email for payment: mjfelectricalgroup@gmail.com	-Supply and install 1x 5MP video doorbell with two-way talk, human detection set up to individual WIFI. -24v Power supply adapter -128GB SD card -5M extension lead (optional) -Programming for Lot including set up to wifi & personal device (phone or tablet) and a tutorial. -This is NOT permanently installed but is to be plugged into existing power point and	\$418.00 No additional service costs.

	mounted internally on window/ledge viewing the exterior of Lot. -Lot MUST have wifi for install.	
Global Security Concepts 190 Ridge Rd, Christmas Hills VIC 3775 Ph: 0411 608499 Email: admin@globalsecurityconcepts.com.au	-Supply and install 1x 4MP camera, 160 angle, weather rating. -24v Power Adaptor -8GB SD card -Programming for Lot including set up to wifi & personal device (phone or tablet) and a tutorial. -This is NOT permanently installed but is to be plugged into existing power point and mounted internally on window/ledge viewing the exterior of Lot. -Lot MUST have wifi for install.	\$523.23

The cheapest option is available, with a note that owners can arrange their own private cameras separately from the contractor. They can explore online options or visit stores like Bunnings for affordable solutions. If assistance is needed to set up, residents can always reach out to friends or family for support.

For further inquiries, please refer to the details provided or contact our management team.

Home Security Tip:

"When Away, Secure Your Home"

We would like to share a simple yet effective home security tip: When you're not at home, remember to close your blinds and curtains, and consider leaving a light on or turning on a TV or radio. You can even buy timers for your lamps that will randomly turn on/off the lamp at random intervals to give the impression you are home – these can be bought from Bunnings for a reasonable price, and can either be analogue, digital, or even smart/internet enabled.

These actions create the illusion of activity inside your home, deterring potential burglars who may be monitoring the neighbourhood for empty houses. By making it appear as though someone is present, you can help enhance the security of your home and belongings.

Parking your car in your garage significantly reduces the risk of theft. Your car is shielded from potential break-ins or theft when parked inside the garage. By keeping your car indoors, it becomes challenging for thieves to survey your property and detect your daily routines. Thieves find it difficult to determine patterns of movement, such as when you are away from home, if your car is not visible in the driveway. This reduces the likelihood of burglaries occurring during times when your absence is predictable.

Securing Doors, Gates, and Windows:

- Vigilance is key, especially in securing our homes.
- Locking all doors, including security doors, and windows deters intruders and prevents burglaries.
- Establish a routine of checking and locking all entry points.
- Let's create a safer environment by watching out for each other and reporting suspicious activity.
- When entry doors are covered up by bushes it is prudent to remove the bushes so that the door can be seen easily from the street.
- When replacing worn-out fences, consider installing a higher fence up to the maximum allowed standard height for an additional security measure.
- Bins and other climbable obstacles stored away from fences, in a secure area.
- Gates have quality keyed locks and/or lockable bolts.

Gutter Maintenance

- As autumn sets in, it's time to check and maintain your gutters.
- Regularly clear leaves and branches to prevent blockages and potential water damage.

- Neglecting gutter maintenance can impact your insurance claims.

Responsible Dog Ownership:

- Let's keep our sidewalks, parks, and common areas clean and safe.
- Always carry waste disposal bags when walking your dog.
- Promptly clean up after your furry friends and dispose of waste in designated bins.
- Together, we uphold responsible pet ownership and a welcoming community environment.

Preservation of Grassy Areas:

- Parking on the lawn damages the aesthetics and greenery of our community.
- Help preserve green spaces by using designated parking areas.
- Avoiding parking on the grass maintains the beauty of our neighbourhood and demonstrates community pride.

Barbecue Area Cleanliness:

- Our BBQ areas are for everyone's enjoyment.
- Please dispose of and pick up any trash or food scraps.
- Cleaning up after using the BBQ area ensures a welcoming space for all residents and visitors.
- Let's maintain a clean and enjoyable environment for our outdoor gatherings.

Thank you for your cooperation and commitment to keeping our community safe and beautiful!

Community Updates



Change of Management

It is with mixed emotions that we announce the departure of our Owner Corporate Manager, Kathryn. While we are sad to see her go, we also celebrate the exciting new chapter she is embarking on, focusing on expanding her family.

The Committee recently hosted a farewell dinner to express our gratitude to Kathryn for her exceptional dedication in managing day-to-day operations, addressing concerns promptly, and implementing strategies to uphold service standards for the Forest Gardens Estate Owners and Residents.

Kathryn's last day with Strata Equity will be Friday, March 1st, 2024. During the interim period, she will ensure the closure of any outstanding tasks related to legacy items for your property. For ongoing assistance, please feel free to reach out to Jasmin, who will be taking over the Owners Corporation Management of your property.

Jasmin has proven herself to be an invaluable asset, showcasing exceptional dedication while working with Strata Equity. Her steadfast commitment to effective communication, adept problem-solving, and a profound understanding of the unique needs of your property position her as an ideal fit for this role. We are confident that Jasmin will be well-equipped to maintain the management of your Owners Corporation.

The Committee deeply appreciates the time we've spent working with Kathryn and acknowledges her unwavering commitment and diligent efforts in addressing the many issues and challenges encountered within the daily operations of the Forest Gardens Estate. We extend our heartfelt best wishes to Kathryn for her future endeavours on behalf of all Forest Gardens Estate owners and residents.

Forest Gardens Estate Resident's Facebook page is here!



Forest Gardens Estate Residents

Private group · 8 members



+ Invite Share

Welcome to the **Forest Gardens Estate Residents** Facebook Group!

We're excited to introduce our new virtual community space, created to strengthen the bonds within our neighbourhood! If you're part of a Facebook group, we'd love to invite you to join us and help grow our online community. You can scan the QR code below to join the group on Facebook!



Here, we aim to foster a sense of belonging and keep everyone informed about the latest happenings. Look forward to updates on social events like our annual Christmas party, community news including building works, quarterly newsletters, and much more! Keep an eye out for exciting updates!

Within this group, we encourage mutual assistance, building connections, and creating a safe and welcoming environment. Our neighbourhood is home to wonderful individuals, and we invite you to join us and get to know your neighbours better!

Moreover, this platform doubles as a marketplace for buying, selling, and swapping items, as well as supporting local businesses within our estate. While we have minimal rules in place, let's uphold respect and legality. We have zero tolerance for fake profiles and bullying. If something doesn't align with your values, feel free to step back. Let's keep our interactions positive and inclusive.

Together, let's embrace responsibility and make the most of this space. Thank you for being a part of our vibrant community!



Forest Gardens Community Library

Dear Forest Gardens Estate Residents,

We have some exciting news to share! A group of our neighbours is leading a fantastic initiative—a community library right in our Estate! You can find it in the steel cabinet at the BBQ area on Heathcote Drive, near the Big Tree and opposite 27 Heathcote.

FIRST FOREST GARDENS ESTATE | OWNERS CORPORATION 1 | PLAN OF SUBDIVISION NO: 407083B

May 23

Here's how it works: **Simply drop off any books you no longer need and pick up the ones you'd like to read.** It's a fantastic way to share literature and discover new stories within our community.

If you're interested to know more details about the project, please contact **Pat Schmidt** at **9878 7939** or email **pmschmidt23@gmail.com**.

Let's make our community library a beloved part of our neighbourhood!

Estate Social Activities Updates

Christmas party December 2023!

Forest Gardens Christmas party in the park, 3 December 2023

Our Christmas party in the park, organised by the Owners Corporation Committee and sponsored by Ray White Real Estate, was a delightful event enjoyed by a large number of residents and their children.

A delicious sausage sizzle was served, and Santa arrived in style, perched on a magnificent red and gold traditional throne in the back of a black ute functioning as Santa's sleigh.

Many residents generously volunteered their time and effort to help with the catering, some even adding to the festive spirit by sporting festive attire.



Santa arrives in his 'sleigh'; lots of people had their photo taken with Santa.



Santa with some of his helpers, and he even had to give up his throne for a photo shoot.

Christmas Lunch 7 December 2023

The Estate Lunch Club enjoyed their final festive gathering of the year with a special visit from Santa Claus! Santa, who bore an uncanny resemblance to our former gardener/handyman Gerry, distributed Kris Kringle gifts with aplomb to the delight of the attendees.

The joyous Christmas get-together, held at the Chase Hotel in the Forest Hill Shopping Centre and organized by Pat Schmidt, saw 20 residents come together for a friendly and memorable lunch.



Gerry and Pat making sure that everybody got their Kris Kringle.

Small Dog Meet Up



Calling all small dog owners! We're excited to announce that our popular small dog meet-up is now growing and happening twice a month on the first and third week of each month at 10 am, at the Heathcote Drive Park!

This is your chance to double the fun, double the treats, and double the playtime for your furry companions.

Our meet-ups are the perfect opportunity for your pup to socialise and make new friends, play with other dogs in a safe and friendly environment; bond with you while enjoy quality time together while your pup interacts with others. It is also a great opportunity to meet the neighbours and connect with fellow dog owners in the Forest Garden Estate.

Mark your calendars and join us for the next gathering! We can't wait to see you and your furry friends there.

Contact the Owners Corporation Manager (OCM)

Property on the Market and Signage:

If you're planning to sell your property, you'll need to get permission from the Owners Corporation Manager (OCM) to put up a "For Sale" sign. The OCM will let your real estate agent know where to place the sign and how long it can stay up after the sale. This helps keep the estate looking nice and prevents the sign from being a safety hazard or causing problems for other residents.

Sorry, but "For Lease" signs are not allowed.

Large Vehicle Permission:

Large vehicles can cause damage to common property, trees, and lawns, as well as inconvenience to other residents. You'll need to get permission from the OCM beforehand and provide vehicle and insurance details.

If you need to bring a rubbish skip or storage pod onto the Estate, please contact the OCM beforehand. There are limits on where and how long they can be placed, and the OCM needs to know the vehicle and insurance details before giving permission. This helps ensure that other residents aren't inconvenienced.

Property Maintenance:

Keeping your property well-maintained is crucial to prevent damage and reduce the likelihood of insurance claims. This includes checking your roof and cleaning gutters regularly. In the past, claims have been denied because the damage was caused by lack of maintenance.

Building Insurance Claims Process:

Given the rising building costs impacting insurance premiums, our top priority remains maintaining the affordability of our annual Building Insurance Premium Renewal.

To achieve this goal, we urge all property owners to channel their building insurance claims through our dedicated Owner Corporation Manager, Jasmin. Jasmin will meticulously oversee and manage each claim, guaranteeing adherence to our policy terms.

Centralizing the claims process allows us to streamline operations, reduce complications, and expedite claim processing. Our aim is to provide you with a seamless experience while ensuring every claim receives thorough attention and complies with policy terms.

Steps to submit a Building Insurance Claim:

1. Contact **Jasmin**, our Owner Corporation Manager, to initiate the claim process.
2. Provide detailed information about the incident, including photos and any relevant documentation.
3. Rest assured that Jasmin will oversee the claim's progress and keep you informed until its resolution.
4. Your cooperation in utilising this centralised process will not only simplify claims but also contribute to our collective effort in managing the impact of rising building costs on insurance premiums.

If you have any questions, concerns, or need assistance, please don't hesitate to reach out to Jasmin. We value your partnership in ensuring the continued well-being of our Forest Gardens Estate community.

Strata Equity Management

Owner Corporate Manager	Jasmin O'Keefe
Phone	8838 1242
Email	jasmin.okeefe@strataequity.com.au

Garden Updates

Free gardening advice and free plants!

Did you know that Whitehorse Council can provide a free garden consultation by the volunteers of Gardens for Wildlife?

Their main emphasis is on local native vegetation, and helping residents plan their gardens to attract wildlife but they can give general advice too.



The volunteers visit your garden for about an hour or so and provide a detailed report of suggestions. Their recommendations are based on the 95-page booklet you get, **Gardening with Indigenous Plants**. They can also answer any questions you have. They take photos and can come back in 12 months to see how you're doing, if you want that service.

To get you started, you get a voucher for 20 plants, worth \$40, to be redeemed at Bungalook Nursery and Greenlink Box Hill Nursery.

For more information, contact Whitehorse City Council on (03) 9262 6333, or go to www.whitehorse.vic.gov.au/gardens-for-wildlife.

Friendly Visitors



Joan, Lucille, and Eugene

Joan the pigeon arrived in July 2023 in my backyard. I contacted the Dandenong Homing Pigeon club, who informed me that her owner most likely wouldn't want her back as she's considered a "dud". Joan stayed for a few days before rejoining her flock and returning home. However, to my surprise, Joan came back the next day, and every day since then, she visits me, perching on my windowsill and keeping me company.

She often feeds from my hand and enjoys sitting next to me on the lawn when I'm outside. Joan has so much personality, and I look forward to seeing her every morning.

Lucille and Eugene, the doves, have been living here for about 8 years. They initially nested in my tree, and soon after, their first baby arrived. Over the years, they've had many babies, but unfortunately, some have not survived. I've held a small funeral for each one, with both parents watching on. Once the babies were able to fly, Lucille and Eugene chased them away.

About a month ago, their latest baby, who wasn't a great flyer, was rescued by my neighbour and brought over to me. I took care of it until it was strong enough to join its parents in my tree. Now, despite dad's attempts to chase it away, this baby has refused to leave home.

Story contributed by Belinda



Visitors from Blackburn Lake

One sunny afternoon, the tranquil streets of Enfield Place were unexpectedly graced by visitors from afar—ducks from Blackburn Lake, far from their familiar waters.

It was a scene that stirred curiosity and amusement among the residents, as the ducks, looking slightly bewildered, wandered the unfamiliar pathways of our neighbourhood. As they waddled along Enfield Place, the ducks seemed to be on a quest, perhaps seeking a glimpse of the lake they once called home. Their presence added a touch of whimsy to our quiet streets, prompting neighbours to pause and marvel at the unexpected sight.

For a brief moment, Enfield Place became a sanctuary for these wayward travellers, a reminder of the beauty and wonder that nature brings, even in the midst of our bustling suburban lives.

Story contributed by Woty

Estate Social Groups

The Small Dog Meet-Up

When: Every first and third Saturday of each month at 10 am.

Location: The Park at Heathcote Drive.

Note: Bring along your dog's favourite toys and treats.

The Lunch Club

When: The first Thursday of each month at 12.30pm.

Location: The Chase Hotel on level three of the Chase Shopping Centre.

Note: Please book the Monday before with **Pat Schmidt** on **9878 7939** or email pmschmidt23@gmail.com

The Book Club

When: The second Tuesday of each month at 2pm.

Location: 5 Sandon Circuit.

Note: Contact **Pat Schmidt** on **9878 7939**.

The Film Club

When: Operates only when there is a suitable film being shown locally on a Wednesday afternoon. For further enquiries regarding the Film Club please contact **Woty** on 0466 448 578.

Location: TBC.

Note: The clubs operate from February through to November. New members are always welcome.

Whitehorse Activities Club Inc is available for those who are planning to retire or are already retired. A range of groups are available to join, including The Breakfast Group, Mahjong, Bush Dancing, Darts, Handcraft Group, Scrabble, Table Tennis and more.

For further enquiries contact **Pat Schmidt** on **9878 7939** or email pmschmidt23@gmail.com.

Handy Contact Numbers

EMERGENCY NUMBERS

Fire, Police, Ambulance

000

SES

13 25 00

Forest Hill Police

8847 3600

Gas leaks

13 26 91

Electrical Faults & Emergency

13 17 99

Yarra Valley Water

13 27 62

Box Hill Hospital

1300 342 255

Nurse On Call

1300 606 024

24 Hour Emergency Vet

8595 6655

Lifeline

13 11 14

Parent line

13 22 89

Kids Helpline

1800 551 800

City of Whitehorse

9262 6333

PROPERTY MAINTENANCE

Scotia Property Maintenance

1300 726 842

Plumber (Kamara Plumbing)

Contact: James Garretto

0448 773 949

info@kamaraplumbing.com.au

Electrician (Franz Abfalter)

0419 139 166

General Maintenance and Renovation

Contact: Arthur Leung

0408 882 322

Gutter Cleaning (Elbow Grease Gutter Cleaning)

Contact: Dean

0432 554 073

REAL ESTATE

Ray White (Forest Hill)

Hugh Francis, Managing Director & Auctioneer

0401 265 338

HARD RUBBISH COLLECTION

This is provided by the council based on our rates. If the lot owner exceeds the council free requirement, The owner may pay Cleanaway separately to remove additional rubbish.

Cleanaway

9780 6120

TROLLEY REMOVAL

Woolworths

1800 641 497

Coles

1800 876 553

STRATA EQUITY MANAGEMENT

Owner Corporate Manager

Jasmin O'Keefe

8838 1242