



Forest Gardens Estate News

Committee newsletter for Owners and Residents



Christmas Celebration with Santa

Exciting news! Santa is making a special appearance, and we invite all Forest Gardens Estate residents to join us for a festive lunch with Santa. It's a wonderful opportunity to come together as a community and celebrate the joy of Christmas.



Christmas Lunch with Santa



Sunday, 3 December from 1pm



The park at Heathcote Drive



On the Menu: Sausage sizzle and drinks for everyone!

Feel free to bring some savory or sweet treats to share with your neighbours.

The Christmas Lunch is sponsored by Hugh Francis, Director of Ray White Forest Hill



Chair or a picnic rug, as there won't be enough seating for everyone at the park.

Volunteer at the BBQ Sausage Sizzle:

We're looking for volunteers at the BBQ sausage sizzle station. If you'd like to spread some holiday joy by sizzling sausages, please contact **Belinda** on her mobile at **0490 148 037**.

Let's make this Christmas celebration memorable for everyone in Forest Gardens! We look forward to seeing you there.

Property maintenance updates

Gutter Maintenance:

- As warmer weather is here, it's time to check and maintain your gutter.
- Regularly clear leaves and branches from gutters and roof valleys to prevent blockages and potential water damage.
- Failure to maintain these areas can impact your insurance claims.

Front Garden Bed:

- Lot residents are responsible for maintaining the external appearance of their property, including front garden beds.
- Some lots may require weeding and tidying up of their gardens.

Safety Switch Check:

- Check and test the safety switch in the switchboard to ensure it is working. It's also important to test your safety switch every three months to ensure that it continues to function properly and protect you from electric shocks.

Here's a step-by-step guide on how to test a safety switch, also known as a residual current device (RCD) or ground fault circuit interrupter (GFCI), is a simple process:

1. Locate the Safety Switch:

Identify the safety switch in your switchboard. It usually has a "Test" button.

2. Prepare the Area:

Ensure that all electronic devices are turned off and unplugged. This prevents any interference during the test.

3. Press the Test Button:

Press the "Test" button on the safety switch. When you press the "Test" button, the safety switch should trip, cutting off the power.

4. Observe the Reaction:

After pressing the "Test" button, the switch should move to the "Off" position. Check if power is cut off to the circuits protected by the safety switch.

5. Reset the Safety Switch:

Once you've tested the safety switch, reset it by moving the switch back to the "On" position. If it doesn't reset, there might be a problem, and you should seek professional assistance.

6. Regular Testing:

It's recommended to test your safety switch regularly, ideally every three months. Regular testing ensures that it functions correctly and provides optimal protection.

Remember, if you encounter any issues during the testing process or if the safety switch fails to operate as expected, it's crucial to consult with a licensed electrician to address the problem promptly.

Security Concerns:

- If you notice suspicious outsiders or rowdy behavior on the Estate, please do not hesitate to call the police.

Body Corporate Updates

In light of the rising building costs that are impacting building insurance premiums across the board, our priority is to maintain the affordability of our Building Insurance Premium Renewal each year.

To achieve this, we strongly encourage all property owners to submit their building insurance claims through our Owner Corporation Manager, Kathryn. Kathryn will oversee and manage every claim to ensure adherence to the building insurance claim policy terms.

By centralising the claims process, we aim to enhance efficiency, minimise complications, and expedite the processing of claims. Our goal is to create a seamless experience for you, while also ensuring that every claim is handled meticulously and in accordance with the policy terms.

Steps to submit a Building Insurance Claim:

1. Contact **Kathryn**, 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 Kathryn 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 Kathryn. We value your partnership in ensuring the continued well-being of our Forest Gardens Estate community.

Strata Equity Management

Owner Corporate Manager	Kathryn van Nugteren
Phone	8838 1242
Email	kathryn.vannugteren@strataequity.com.au
Owner Corporate Assistant	Jasmin O'Keefe
Phone	8838 1242
Email	jasmin.okeefe@strataequity.com.au

The Owner Corporation Committee

The Committee is here to make sure that everything runs smoothly in our Estate, and we want to hear from you! If you have any questions or suggestions, please don't hesitate to contact us.

We've made it easy for you to reach out by placing an "Owners Corporation" letter in 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 equity. 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 for your property (external original colours need to be retained).

Lastly, we're always on the lookout for interesting articles to include in our newsletter. If you have something you'd like to contribute, please send it to us via email to the Owner Corporate Manager, Kathryn (kathryn.vannugteren@strataequity.com.au). We'd love to hear from you!

Our Friendly Neighbours



Meet Coco - Our Friendly Cavoodle!

We're excited to introduce Coco, a delightful Cavoodle who will be celebrating her 4th birthday soon. As a proud Covid puppy, she's had the luxury of growing up with someone at home every day.

Coco is always happy and ready to make new friends. She is not your typical pet; she's incredibly friendly and loves to interact with humans more than anything else. If you happen to spot her in the estate and she comes bounding your way, don't be alarmed – she just wants to say hi!

Coco has a heart full of love, and she's eager to share it with everyone in the community. Next time you see Coco around, feel free to give her a friendly pat or a quick hello. She's sure to win you over with her charm and affectionate nature.

Community News

Small Dog Group Meet Up



We're thrilled to share some pawsitively exciting news from our recent Small Dog Meet-Up! The gathering was filled with wagging tails and adorable moments.

On only our second meeting, the Small Dog Meet-Up is becoming a hit! More furry friends and their loving owners

are joining the fun each month. Our tiny companions had a blast in the play area, chasing balls and engaging in playful antics.

Thanks to our generous pet parents, there were tasty treats that had our canine friends licking their lips. The photo zone captured adorable moments, and we can't resist sharing a couple of cute photos with you!

Let's continue making cherished memories with our small canine companions. Stay tuned for more updates, and we can't wait to see you at the next Small Dog Meet-Up!

Due to the growing interest, starting from February next year, we'll be doubling the fun with twice-a-month meet-ups!



Estate Social Groups

The Small Dog Meet Up (New Social Group!)

When: Saturday, December 2, 2023 and Saturday, January 6, 2024. **Starting from February 2024, we'll be meeting on the first and third Saturday of each month at 10 am!**

Location: The Park at Heathcote Drive.

Bring along your dog's favourite toys and treats!

The Lunch Club

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

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

Note: You will need to book with Pat the Monday before.

The Book Club

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

Location: 5 Sandon Circuit.

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.

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

Kathryn van Nugteren

8838 1242