

FOREST GARDENS ESTATE NEWS



A COMMITTEE NEWSLETTER
FOR
FOREST GARDENS ESTATE
OWNERS & RESIDENTS

Winter Edition 2011

WELCOME

Welcome to the winter 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;

- Update on the re-sealing works to the roadways and walkways in the Estate
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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

ROADWORK'S

The roadworks within the estate have now been completed. A big thank you to all who noted directions and acted accordingly when there area was affected by the roadworks. The Committee would like to offer a special thank you to Mick Lewis from the Grey Army who spent a considerable amount of time assisting us, to make things ran as smoothly as possible.



AERIALS/SATELLITE DISHES

Please note that if you are planning on installing an antenna (aerial) or satellite dish to your property you are required to obtain the written approval of the Owners Corporation (contact us by using one of the methods outlined above). In some cases you may also require Council approval (visit www.whitehorse.vic.gov.au or (03) 9262 6333.

SPONSORSHIP

We are pleased to welcome Philip Webb (Doncaster office) as the new sponsors for our Newsletter and thank them for their ongoing support in assisting us with producing this newsletter.

HOUSE PAINTING & FAÇADE REPAIRS

It has been noted that a number of homes are now requiring replacement of outside timber decorative trims and/or painting of same, as well as general painting of guttering and eaves. It is important that this is done regularly to keep the estate looking at its best and to maintain our property values. For your convenience we have included the details of a painter (including cost estimates) on our Website.



WINTER RECIPE

Special Vegetarian Fried Rice – Serves 4

Ingredients

- > 6 Shiitake mushrooms
- > 3 tbsp vegetable oil
- > 3 eggs, beaten
- > 2 garlic cloves, finely grated
- > 1 red chilli finely sliced.
- > 100g bean shoots, rinsed
- > 550g cooked rice (from 250g raw)
- > 2 tbsp green (spring) onions, chopped
- > 3 tbsp soy sauce or tamari
- > Sea salt and pepper to taste
- > 1 tsp sugar
- > 200g snow peas, trimmed
- > 1 tbsp sesame oil
- > 100g salted cashews

Method: Cook the rice ahead of time, allow it to cool, then spread out on a tray lined with plastic film. Refrigerate overnight if you have time – the drier the rice, the better the fried rice.

Soak mushrooms in hot water for one hour, then strain. To cook omelette, heat one tablespoon of oil in the wok (or frying pan), add eggs, swirling the pan well, cook until set. Remove, roll tightly and cut across into short strips. Heat the remaining oil in a wok. Add garlic, ginger, chilli, mushrooms and bean shoots and sprinkle in the rice, breaking up any clumps. Toss well over high

heat. Add omelette, green onions, soy sauce, salt, pepper and sugar, tossing well until hot.

Cook snow peas in simmering salted water for one minute then drain and toss in sesame oil. Scatter snow peas over fried rice and top with cashews.

RUBBISH BINS

Please remember rubbish bins are not to be stored so that they are visible from the front of your property. Rubbish bins should be stored either in your garage or backyards.



PRIVATE GARDENS

A reminder that it is owners/residents responsibility to take care of and maintain your own garden areas (these areas are not maintained by The Grey Arm (Mick and Kartic)).

ESTATE SALES AND RENTALS

Record prices are still being achieved throughout the Estate. A recent sale of a 2-bedroom unit demonstrated a good sale price and strong return to the owners. Weekly rental rates are also at an all time high and vacancy rates on the estate remain low.

Nice to know that our properties are appreciating and that there is still a high demand for properties within the Estate.



IMPROVEMENTS TO YOUR HOME

We are always glad to see homeowners doing improvements to their homes HOWEVER please note that any structural changes or changes which affect the outside appearance of your home WILL require the written permission of the Owners Corporation; this includes the installation of solar panels, pergolas, air-conditioning units, awnings etc. Please also note that in some instances you will also need to obtain the approval of the Council.

CHANGES TO OWNERS CORPORATION LAWS

There have been recent changes to the Owners Corporation laws. Please visit our website for further information.

GUTTER CLEANING

The month of May welcomed much needed rain to the Forest Gardens Estate and as such we are issuing a friendly reminder to 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.



ESTATE GARDENS

You may have noticed the recent works completed to the middle garden bed as you enter the estate. The bed has been re-planted with roses and the plants are looking very healthy and make a lovely welcome when entering the estate.

New plantings and a general clean up of the Canterbury Road garden beds will be attended to over the next few months, weather permitting.

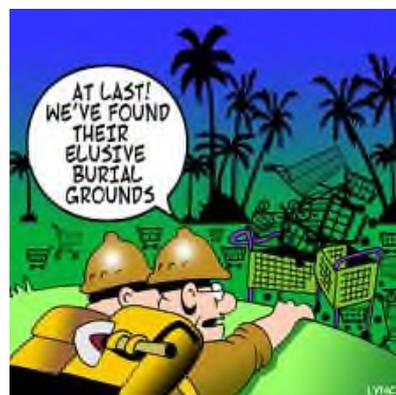
FENCING

Repair works will commence shortly on common fences around the Estate, most repairs are minor Owners/Residents are requested to inspect private fences and undertake any minor repairs that may be needed. This may help you to defer the full cost of replacing your fence to a later date.



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.



REPORT FROM THE GREY ARMY

Mick and Kartik have been busy around the Estate. They have sprayed the entire Estate including all common property garden beds, roadways and driveways, and have recently completed filling in the holes in all the common area lawns.

Arrangements are currently afoot to have a number of the trees situated on common property pruned and trimmed before the really bad winter weather arrives.

Owners/Residents are requested to have trees within private lots regularly inspected for safety. Exclusions to insurance policies may apply if your trees have not been safely maintained.

The hedges around the estate are constantly being trimmed to keep them at a manageable height (and width) – the recent rains have seen the hedges around the Estate flourish with lots of new growth.

Please note that with the winter rains now descending, the mowing of the estate may not always be possible at frequent intervals we will ensure that the estate is mowed as frequently as the weather permits.

STREET LIGHTING

We recently had a number of street lights and one light shade replaced (the replacement cost for the light shade was \$300.00). There were some comments from residents in relation to the time taken to undertake the replacement of these lights.

Please note that in order to replace the street lights safely and in accordance with OH&S requirements, the Owners Corporation must ensure that a qualified electrician is engaged and that a boom/cherry picker is used, which is an expensive exercise. As such the Owners Corporation may wait until there are at least a couple of lights requiring replacement before going ahead.

Should you note a street light not working, please report to the Committee via the website or mailboxes or to our Strata Manager, Cormac Strata Services.



HOUSE NUMBERS

It has been noticed recently that some house numbers around the estate are very difficult to read, either because the numbers are dirty, they are being concealed by plants or have simply fallen off. Please check to ensure that your house number is clearly visible from the street. Remember, it is very important in the event of an emergency that your street number can be located quickly.



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.



SMOKE DETECTORS

With the changing of the seasons it is important to change over smoke detector batteries and ensure your smoke alarm is working efficiently and effectively.

DID YOU KNOW

The City of Whitehorse provides and run a number of social and support programmes within the community, check them out at the Council office at Forest Hill Chase or via their website.



NEXT EDITION

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