

FOREST GARDENS ESTATE NEWS



A COMMITTEE NEWSLETTER
FOR
FOREST GARDENS ESTATE
OWNERS & RESIDENTS

Autumn Edition 2012

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.

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

Via our Manager;
Cormac Strata Services ~ Jacqui Constable

- Phone: (03) 8637 7190
- Fax: (03) 8526 7079
- Email: jconstable@cormacstrata.com.au
- Mail: PO Box 2072, Oakleigh Vic 3166

NEW RESIDENTS

We welcome any new residents who have moved into the estate since our last newsletter in December 2011.

We take this opportunity to remind you of some basic housekeeping items in and around the estate.

- There is a cupboard located in the BBQ area immediately adjacent to the reserve, where Junk Mail distributors place weekly catalogues etc.
- Rubbish bins are to be kept inside your property

SMOKE DETECTORS

Now that winter is upon us, it is a timely reminder for all residents to check and make sure their smoke detectors installed within their homes are in good working order and that the batteries have been changed.



THE GREY ARMY

The Grey Army have announced an exciting offer to all residents.

Each month (from February to November) one Lot on the estate will be randomly drawn to receive 7 hours of gardening labour for their property.

The works will be carried out in 1-2 hour blocks throughout the month. The offer is only available to properties on the estate. Should anyone refuse the offer for that month, then another lot will be randomly drawn.

This offer will not in any way interfere with the normal hours of work undertaken by The Grey Army on the estate for the Owners Corporation. Other conditions apply.

THE GREY ARMY REPORT

The main planting to the refurbishment of the garden beds along Canterbury Road has now been completed. It is disappointing to report that after the planting was completed, some plants were stolen, these have since been replaced.

SECURITY

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 are 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.
- Consider moving valuable items such as jewellery and papers to a safety deposit box whilst you are away

Should you see or notice anything suspicious, occurring in or around the estate, please contact the Police on 000 immediately.



HOUSE PAINTING

All painted areas on the outside façade of your property are the responsibility of the lot owners and not the Owners Corporation to maintain and update. There are a large number of properties on the estate which need to have their windows/eaves/verandas repainted.

Paint colours are available on the website.



RUBBISH BINS

Bins must be stored within your property and are not to be visible from the Street.

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

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 also refrain from leaving food scrapes out on lawns etc to feed the birds, native birds do not eat this foreign food and it only serves to attract mice and rats.



VEHICLE SPEED

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

Many residents continue to speed through the estate, please slow down and remember that there are often children and adults walking around the estate.



GUTTER CLEANING

With winter upon us, make sure that your gutters and eaves are 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.



IMPROVEMENTS ON ESTATE

You will have that the garden edging of all common property garden beds is being replaced. You will be aware that most of it has badly broken up over recent times and needed replacing. You will have the opportunity, if you so choose, to have your own garden bed edging replaced, at your cost, as your area is done. Letters will be placed in your letterbox near the time to inform you of all details.

You will also in the coming weeks notice a painter on the estate who will be repainting all common property fencing and side gates. Please be considerate of these work and their work areas during their time on site. The short term inconvenience will be for long term gains for all of us. The Committee continues to work to keep the appearance of Forest Gardens Estate one that we can be proud of. We thank the Grey Army for the work they do leading up to these tradesmen working on the estate. The planning, timing and cutting back and lowering of hedging and other other jobs on common properties for the painting and garden edging has been a well planned procedure.

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.



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

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.



PERMISSIONS

We are often asked what works residents are required to obtain permission from the Owners Corporation for. The answer is **all works which affect the outward appearance of the property or affect another lot within the Owners Corporation or requires a building/planning permit.**

These may include;

- Installation of aerials, antennas and outside wires
- Installation of air-conditioning units
- Installation of solar panels
- Patios and decks
- Satellite dish

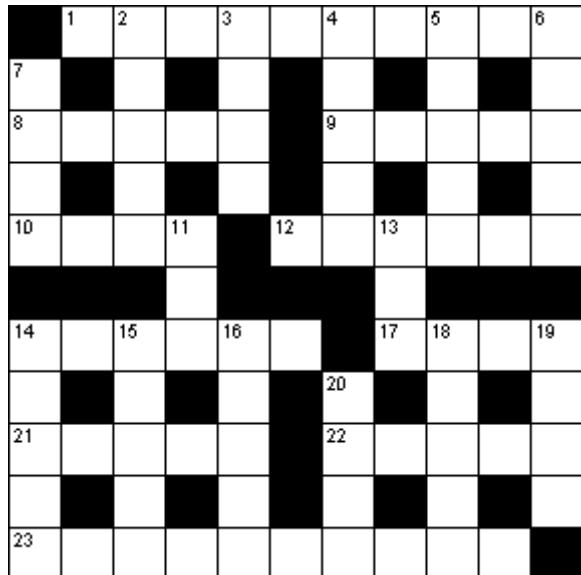
NEXT EDITION

The next edition is due in Winter 2012 – contributions welcome!

CROSSWORD

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

Puzzle 100



Across

1. Eager involvement (10)
8. Stream of water (5)
9. Take as one's own (5)
10. Ball game (4)
12. Guard (6)
14. Language communication (6)
17. Fruit (4)
21. In addition (5)
22. Boundary (5)
23. Executives (10)

Down

2. Pertaining to warships (5)
3. Solid (4)
4. Apportion (5)
5. Concerning (5)
6. Friendly (5)
7. Boast (4)
11. Enemy (3)
13. Doze (3)
14. Water vapour (5)
15. Consumed (5)
16. Loud, resonant sound (5)
18. Yellowish citrus fruit (5)
19. Mongrel dog (4)
20. Shut with force (4)

Solutions from last edition.

Across

1. Household
8. Alley
9. Prone
10. Expand
12. Hawk
14. Lord
15. Paddle
17. Tooth
18. Leake
20. Printable

Down

2. Oil
3. Saying
4. Hops
5. Leopard
6. Satellite
7. Beekeeper
11. Parlour
13. Paella
16. When
19. Ail