

# FOREST GARDENS ESTATE NEWS



A COMMITTEE NEWSLETTER  
FOR  
FOREST GARDENS ESTATE  
OWNERS & RESIDENTS

March Edition 2009

Dear Resident,

## Did you know?

Our insurance policy does **NOT** cover damage by water from overflowing gutters on your home. It is the owners responsibility to make sure gutters are cleaned regularly.

## Gardening Corner

Mick and Greg are still cleaning up around the estate; they report that 100's of cubic metres of rubbish have been removed thus far. The big bin is being emptied each week.

The bench seat at the "old oak tree" is once again open for sitting thanks to Mick and Greg. Hopefully this one will be more weather-proof.

Welcome to the February edition of the Forest Gardens Estate Newsletter. In this edition you will catch up in Christmas/New Year News, be reminded of some Estate rules, get the answer to Novembers' Sudoku puzzle, and try out a healthy recipe .

## Christmas Party

Our annual BBQ was held at the Reserve on Thursday 11<sup>th</sup> December. There was a good turn out of the young and the more mature. Santa made an appearance and was photographed with some of our more mature residents on his knee. Santa passed out sweets to all who attended. The Grey Army guys also attended and brought with them a wonderful Gingerbread House, which was broken up and shared by all. It was a very happy and pleasant evening. Fun had by all. We look forward to even more residents attending next year to see Santa.



## Contacting Committee Members

Two letterboxes marked with "OC" are now available for owners to make contact with either Committee members or Mick and Greg (Grey Army)

These letters boxes are located -

1. Heathcote Drive near the end of Enfield.
2. Marong Terrace opposite No. 32.

**WEBSITE:**

Don't forget to check our website for the latest Estate news.

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

**COMINGS & GOINGS:**

Welcome to all new Owners that have moved into the Estate in

**RUBBISH**

If you have an issue with garden refuse please speak to Mick or Greg about it. They are very approachable and will help where they can.

**Security**

The maintenance shed BBQ was fenced off for security reasons from December 23<sup>rd</sup> for a month. The Committee took this drastic step to reduce the problems with a group of young people who were visiting regularly drinking, being loud and threatening and vandalising the area. Once the group realised they could no longer find sanctuary at the Maintenance shed bbq they moved to Enfield Place. The Police have been called a number of times; they attended and moved them off the estate quickly. We are trying to deter this kind of bad behaviour in the estate. If you see anyone behaving badly please call the **Police on 000** or **Nunawading Police on 9871 4111**

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**HEATHCOTE DRIVE BBQ**

As you will be aware we have had major structural problems at the Heathcote Drive BBQ.

Looking at every avenue re safety, costs etc and taking into account the accessibility for residents we have decided that we will leave the BBQ for use, with a few modifications. The roof and part of the back wall will be removed (these were the danger areas,) with relocation of Junk mail box to the Reserve in Heathcote Drive where the notice board is .

Quotations for the electrical and plumbing work have been called for. A timetable is not yet in place but the Committee just wanted to let you know that it will not sit as it is for much longer and once again will then be a pleasant sight for residents and visitors alike. Anyone wishing to assist in managing this project please make yourself known to a Committee member.

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**Water**

Because of the water problems we are all now facing together as a community in Forest Gardens Estate and elsewhere please note that in future no water is to be taken from the general Body Corporate water areas for garden usage.

**Water Recycling**

A number of residents already recycle their grey water for garden use. A number of very good systems are available. One of the most common on the Estate currently is the Wheelie Bin. It has a pump inside it, is easily hooked up to the washing machine and garden hose. Do you load of washing then water the garden, how easy is that! Check www..... if you are interested in finding out more.

**Front Gardens**

All of us are experiencing difficult times with our gardens due to lack of water/rain, however we do ask that you maintain your front garden area to the best of your ability i.e. removing dead plants, cutting back plants, hedges that need it, weeding etc, so that we can still maintain the estate to the best possible standard as previously held. *(Please be aware that the front garden is the homeowners responsibility)*

A number of owners have recently been sent letters requesting they tidy up their front gardens. They have also been offered the opportunity to pay to have it done if they are not able to do it themselves. If owners do not take that opportunity BCS will arrange to have the work done and the cost will be charged to Owner's accounts.

Greg is offering his services for private work on Mondays and Fridays. Anyone wanting assistance with gardening or odd jobs should contact Greg directly. Residents who have already had work done have reported that they are happy.

**Assist the Committee**

As you would be aware if you were at the last AGM, we only had one person kind enough to commit their time to joining the Owners Corporation Committee. As a result of this we find ourselves very low in numbers and having to do a lot more each personally because of this.

**WE NEED PEOPLE TO ASSIST IN SUB COMMITTEES, CAN YOU HELP??????**

It would not take up much of your time at all and we are sure you would find that assisting in some small capacity would add to your enjoyment of living on the estate, getting to know other residents, getting to know your estate etc.

Please leave your contact details in the Owners Corporation letterbox if you can help (see above for details of where boxes are)

**Dogs**

Please be reminded that all residents have a right to walk safely around the estate at all times. If you wish to walk your dog off the leash you are required by law to have control of your dog at all times. There have been a couple of incidences where an off the leash dog has attacked another causing quite a hefty vet bill and a fright to the owners. We do not want to enforce a rule of NO DOGS OFF THE LEASH in the estate—but will consider it, if residents feel unsafe walking the grounds.

**BINS**

A continuing problem to the aesthetics of the estate is the number of rubbish bins being left at the front of houses. If there is a problem why they are not taken either into your garage for storage or the back yard once the rubbish has been collected, we would like to hear from you and can possibly help you overcome this with ideas taken from others who have managed to sort this out.

**Mulcher**

Mick and Greg have requested a mulcher be purchased by the Estate to enable them to mulch the large amount of green waste normally disposed of each month.

The Committee are obtaining prices at the moment. It is expected that this purchase will save the Estate a considerable sum each year.

**Estate Maintenance**

You may have noticed that Mick and Greg are busy around the Estate carrying out some much needed general maintenance items.

Such as:-

- concreting around the paths at side gates,
- installing additional bollards to protect our lawns and letterboxes,
- laying down of granulated sand in areas where there is no chance of grass growing

The Committee completed a walk around and provided a list of works to be carried out over the next month or so.

2	4	5	6	1	9	8	3	7
8	9	1	7	3	2	5	6	4
7	6	3	4	8	5	2	1	9
9	7	2	5	6	1	3	4	8
6	1	8	2	4	3	9	7	5
5	3	4	8	9	7	1	2	6
4	5	7	3	2	8	6	9	1
3	8	9	1	7	6	4	5	2
1	2	6	9	5	4	7	8	3

**SUDOKU NO. 2. Solution**

**Gutter cleaners**

We have two contractors that are currently known to the Estate the prices are below;

Active Mowing & Garden Care 04121458894

Single Story—\$65.00

Double Story - \$115

Single and Double Story \$80 cash and \$88 cheque

**CARS AND RESIDENTS SHARE THE ROADWAY**

**SLOW DOWN**

ALL ROADS IN THE ESTATE ARE SHARED ROADS—WHICH MEANS THAT NOT ONLY DO CARS USE THEM, PEOPLE WALKING THEIR DOGS USE THEM AND CHILDREN PLAY ON THEM. THEY ARE NOT JUST FOR THE USE OF CARS. EVERYONE HAS A RIGHT TO USE THEM—PEOPLE AND ANIMALS MORE SO THAN CARS.

SO REMEMBER TO SLOW DOWN. ESPECIALLY AROUND THE CORNERS.

THINK ABOUT HOW YOU WOULD FEEL IF YOU CAME AROUND A CORNER AT 20KM'S AND HIT A SMALL CHILD, OR YOUR ELDERLY NEIGHBOUR. THE ONUS IS ON THE DRIVER TO DO THE SPEED LIMIT AND AS THE ESTATE IS SIGNED YOU ARE LEGALLY OBLIGATED TO OBSERVE THE SPEED LIMIT. THE SPEED LIMIT IS 20KM'S ON MOST OF HEATHCOTE DRIVE—**BUT ONLY 5 KMS ANYWHERE ELSE ON THE ESTATE. FOR EVERYONES SAFETY PLEASE SLOW DOWN.**

## **EXTRA : LATEST NEWS RECIPE CORNER:**

### **Banana Muffins**

2 tbsp polyunsaturated oil	1 egg
1 tbsp sugar (optional)	1 cup self raising flour
½ cup skim milk	1 ripe banana, mashed

Combine oil, egg and sugar in a bowl. Mix well. Add mashed banana and stir. Add milk and mix gently. Sift flour into mixture and stir gently. Spoon mixture into 12 lightly oiled muffin cups. Bake in oven at 180-200 C for 25 minutes, or until cooked.

### **Variation: Carrot and Zucchini Muffins**

Replace mashed banana with ½ cup grates carrot and ¼ cup zucchini and ½ teaspoon of cinnamon.

### **ADDITIONAL WORK**

The Committee have received quotations for fencing of the entire area surrounding the maintenance shed. There will be gates at both ends of the walkway and these are expected to be opened and closed by Mick each day. Should anyone wish to utilise the area on the weekends for bbq's then arrangements can be made. Any owner wishing to object to this action should drop a note in the Owners Corporation letterbox (marked OC) or contact BCS. Your objections will be heard. But please remember the Committee will be looking for a better solution.

**WATCH OUT FOR:** Truck loads of top soil will be brought into the Estate to be spread over areas which have sunk due to the drought and replanting of lawns will be commencing shortly. A sub-committee has been formed to plan the replanting of the gardens.

You will see Committee members and interested parties walking around the Estate over the next couple of weeks deciding on which plants to plant where. If you wish to have some input by all means leave a note in one of the letterboxes. The emphasis will be on plants that could survive excessive dry and heat.

### **OWNERS CORPORATION MANAGER**

Expressions of interest have been called for by the Committee from a number of Companies to manage the interests of the Estate as of June 30<sup>th</sup> 2009 when our current contract with BCS expires. As this goes to print 5 have been short listed including BCS. These will be evaluated over the coming weeks and tender documents will be prepared.

Owners are reminded that consistent parking on common property lawns which result in damage to lawns will attract a cost for repairs.

### **FEEDING OF BIRDS**

Please note feeding of some birds may be causing a mess in droppings and occasional attack by i.e. Magpies. Please be carefully regarding this.

### **DO THE RIGHT THING**

Did you know that abandoning a shopping trolley is an offence and can result in a \$200 fine.

Abandoned shopping trolleys are a nuisance and an eyesore for residents and a drain on resources for traders and businesses.

When shoppers use a shopping trolley, it is their responsibility to return it to the designated trolley bays.

By returning trolleys to the designated bays, it helps keep our community tidy.