

FOREST GARDENS ESTATE NEWS



A COMMITTEE NEWSLETTER
FOR
FOREST GARDENS ESTATE
OWNERS & RESIDENTS

Dear Resident,

MAY 2009

Welcome to the May edition of the Forest Gardens Estate Newsletter. In this edition you will find out the latest on the Tenders for Owners Corporation Managers, again be reminded of some Estate rules, checkout a nice warm healthy recipe and find out a bit about the Estate history.

Did you know? This Estate was built on land once occupied by the Nunawading High School. When you are watching telly you could be sitting in the library or in the middle of the soccer field! Find out more.....

Gardening Corner

Over the past few weeks Mick and Greg have been busy removing all the leaves and mulch from the common garden areas. This has been done to allow the rain (what little there is) to penetrate into the soil and allow them access to fertilise. In coming weeks new mulch will be distributed as required. We are hoping that new plantings will begin soon but are trying to hold off until substantial rains come to ensure the new plants have a good start. In addition common lawns are starting to be restored. Each one will be evaluated and appropriate action taken depending on environmental elements. Your help will be required to ensure recycled water is used where possible to assist in the establishment of any new lawns. 3a Water restrictions still apply.

One lawn in Heathcote Drive has been completely renovated at this stage, this is a trial of a type of grass hoped to be utilised in other areas. Unfortunately there still has been no rain and the program is being delayed again.

There are some areas around the estate that have been deemed unsuitable to replant with grass and other options are being explored. If you have any queries regarding an area near you please drop a note in the 'OC' letterbox.

Big bins were supplied to the Estate during the week of 20th April to allow residents to remove their damaged plants and shrubs from their gardens due to the extreme weather experienced earlier this year. This was a great success and we ended up with 3 bins over the week, which were easily filled.

Estate Maintenance

Contractors -

- the concreter has been on the estate again, he has installed a slab at the maintenance shed for the garden bin to sit on - is currently fixing pot holes in roads and pathways – and is organising to replace (at last) part of the footpath on Lyall Walk.
- Quotations have been received from Telstra to lift the pits around the Estate. These pits are owned by the Estate therefore we have to pay for the work to be done.
- Work has commenced on the Heathcote Drive BBQ as mentioned in the last newsletter. - There is a delay with the contractor commencing the fence at the maintenance shed.

RECIPE CORNER:



Lamb shanks in five-spice, taramind and ginger

Serving size: **Serves 4**

Cooking time: **More than 2 hours**

Special options: **Diabetic, Heart friendly, Kid friendly, Low Carb, Low cholesterol, Nut free**

INGREDIENTS

2 teaspoons five-spice powder
1 teaspoon dried chilli flakes
1 cinnamon stick
2 star anise
¼ cup (60ml) soy sauce
½ cup (125ml) chinese cooking wine
2 tablespoons tamarind concentrate
2 tablespoons brown sugar
8cm piece fresh ginger (40g), grated
2 cloves garlic, chopped coarsely
1¼ cups (310ml) water
8 french-trimmed lamb shanks (1.6kg)
500g choy sum, cut into 10cm lengths
150g sugar snap peas, trimmed

METHOD

Preheat oven to moderate.

Dry-fry five-spice, chilli, cinnamon and star anise in small frying pan, stirring, until fragrant; combine spices with soy sauce, wine, tamarind, sugar, ginger, garlic and the water in medium jug.

Place shanks, in single layer, in large shallow baking dish; drizzle with spice mixture. Bake, covered, in moderate oven, turning occasionally, 2 hours. Remove shanks from dish; cover to keep warm. Skim away excess fat; strain sauce into small saucepan.

Meanwhile, boil, steam or microwave choy sum and broccolini, separately, until tender; drain.

Bring sauce to a boil in small saucepan. Divide vegetables among serving plates; serve with shanks, drizzle with sauce.

Contacting Committee Members

The letterbox system seems to be working. Some good suggestions along with some requests have been noted and actioned where possible by the Committee. For those who need reminding here are the details again:-

Two letterboxes marked with "OC" are 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.

Please use this as a positive opportunity to assist in improving the Estate for everyone.

WEBSITE:

Don't forget to check our website for the latest Estate news. Website address is www.forestgardens.org.au

PARKING:

Just a reminder to be aware of the gardeners needing to access areas around parking spaces. Cars parked for long periods (all day) does make it very difficult for Mick and Greg to go about their work. In some cases equipment has been hired for the day and had to return the next because of a lack of access. This then incurs additional expense by the Owner's Corporation.

Once again PARKING ON THE GRASS, particularly after rain could damage lawns. The repair costs will be charged to Owners accounts and in the case of renters passed on.

COMINGS & GOINGS:

Welcome to all new Owners that have moved into the Estate in April and May.

Security

Vandals seem to have been driven away from our Estate by the constant vigilance of some residents. With times getting tougher we all need to be more aware of the comings and goings of strangers please report any unusual behaviour around your neighbours home by calling the **Police on 000** or **Nunawading Police on 9871 4111**

RELOCATION OF THE JUNK MAIL CUPBOARD

The junk mail cupboard will be relocated to the BBQ near the reserve. Watch this space for timing details.

HOME MAINTENANCE ISSUES

Residents, Renters and Rental Owners need to know what to do if a maintenance issue arises. Such as – water leakage,

Call – A tradesman

Call - Your Body Corporate Managers

Call – Your Property Manager or Agent

Call – The Owner – for Rentals

You must be prepared to pay for the repair costs should a tradesman arrive to carry out repairs. Or in the case of a rental get permission to have repairs carried out and decide who is responsible for the costs.

Any maintenance issues that turn out to be insurance claims should be paid for by the Owner and recovered from the Insurance company – unless it is a BIG claim. If it is a BIG claim the insurance company should be called immediately – they can assist with repairs.

REMINDER CORNER

Gutter cleaning – Owners responsibility

Bins – Belong in your backyard or garage

Parking – Not on lawns, and not for long periods of time in 4 hr parking spaces

Shopping Trolleys – Belong at the shopping centre – not in the Estate

Feeding the Birds – Please do NOT feed the magpies. They are becoming a problem in some areas.

OWNERS CORPORATION MANAGERS

We advised in the last edition of the Committee's decision to call for tenders for the Management of the estate. This process is now complete and we can now officially announce CORMAC STRATA SERVICES have been contracted to take on the task for the next three (3) years with a probationary period for the 1st Year.

Cormac Strata Services is a division of Cordia MacDonald. Cordia MacDonald was established in 2002 as a customer focussed project management and technical consultancy services to the property and construction industry. Clients include, Mirvac, Toyota Motor Corporation, Dexus Property Group, Macquarie Bank and Challenger Financial Services and Chevron Owners Corporation.

Ms Jacqui Constable is our new Owners Corporation Manager. She has 5 years experience in the industry. The Committee feel confident that they can work closely with Jacqui to achieve a high degree of services for owners.

Fees due July 1st, 2009 will be payable to Cormac Strata Services. More details will be in your letterboxes soon.

HISTORY

Speed

Research by a resident Eric Davies – Soon after moving into this Estate in 2003, I became curious as to what part of the previous school establishment existed where my actual home is located now. I knew of the school, but never really saw any part of it when it existed. After much research I learnt that I'm living in the forward pocket of what was the soccer field. Curiosity got the better of me and I had to know where the school actually existed on the rest of the Estate. Two years later, with very little information available from the library or the Historical Society, I managed to superimpose over a plan of the subdivision of the Estate. All of the schools buildings (classrooms) library, theatrette, gymnasium, and tennis courts, playing fields, basketball etc. Accuracy and detail was most important to me. So I can now walk anywhere on the Estate and have a mental picture of what was once one of Melbourne's most progressive High Schools, where many of today's prominent citizens once attended.

The school existed from 1955 till 1989 on this site, then amalgamated with the Forest Hill Secondary College in Mahoney's Road, where 2005 A Golden Anniversary was celebrated and was a huge success. I have been fortunate enough to obtain many school photographs and interesting clippings (and always seeking more), which I am happy to show anyone interested.

As there is nothing on the Estate to indicate it was once the Nunawading High School (except the name on my house "CHURINGA" THE ANNUAL MAGAZINE" no, not even a street name. I have been in touch with the City of Whitehorse Council to see if they will name our Reserve the "J.M.T "Jack" HOBBA Reserve. In honour of the first principal who did so much to establish the school. To read and history of the school, his name just stands out. I have the full support of the Nunawading High School Re-Union Committee who are also very keen to see that this person and the work he did be recognised, as part of the history of the City of Whitehorse. What part of the school ground do you occupy? Or maybe the buried time capsule is in your backyard?

SPEED

An ongoing problem on the estate is **SPEED**. We have tried to alleviate this with speed humps etc, but in some areas this has not worked as well as we would have liked. Please think of your neighbours, visitors etc and keep to speed limit on the estate. They are not in place to annoy you. They are there for the safety of all.

Assist the Committee

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

Don't agree always with what the Committee are doing??

Think things are not happening fast enough??

Wonder why theirs not mine??

Join a sub-committee – help make decisions, find out why and how decisions are made. 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.

To qualify you need to have paid your fees in full and have the interests of the Estate at heart.

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

NOTE;

The Sudoku has been stopped through lack of interest.

NEW OWNERS/RENTERS

Bin days – Every Thursday with paper and green bins alternating

Clean up after use of BBQ areas

Drive slowly as there are young and elderly people on the estate

SPECIAL INTEREST GROUPS

Some residents have requested the following groups be started.

- Mothers group
- Exercise group – walking, bike riding
- Book exchange
- Movie/Theatre group
- Bridge/card etc playing group
- Holiday group
- Handy man group
- Gardening Group

Anyone interested in participating please drop a note in the OC letter boxes and the OC Committee will be happy to assist.

Use the newsletter/web site/notice board for notices

PAINTING

The estate is now approximately 11years old please do external painting before timber rots and cost more to repair. Remember colours on the website

APPEARANCE OF A LOT

A member must not without the prior written consent of the Body Corporate maintain inside the Lot anything visible from outside the Lot that when viewed from outside the Lot is not in keeping with the rest of Forest Gardens Estate.

This means – Front gardens, Communication dishes, Awnings or Blinds, Solar Heating, Water tanks, Washing etc. If you are unsure ask!

Be mindful of your neighbours and their outlook.

REAL ESTATE AGENTS

A number of Real Estate Agents regularly used by owners, met with the Committee and discussed some of the issues facing each group. Some good ideas on how better to explain to prospective buyers the benefits and the rules of the estate as well as explain the fees and what they actually cover.

A new for sale board was discussed and quotations have been called for to make and erect it. This new sign will give owners more opportunity to advertise their properties in that up to six (6) lots at any one time can be advertised. It is expected that the Lot details will be more prominent than the Real Estate agent's name and Company.

Three of the Agents have taken up advertising space on our website.

It is also expected that the new sign will be located near the BBQ area on Heathcote drive – the one being renovated at the moment.

HISTORY continued

Over the page you will see aerial shots of what once was the Nunawading High School and is now Forest Gardens Estate. See if you can figure out where your house is, where the Oak Tree is, what about the walkway to Forest Chase?

More photos will be available on our website.

As usual any contributions towards our Estate newsletter would be greatly appreciated. Just drop a note in one of the 'OC' letterboxes

