

FOREST GARDENS ESTATE NEWS



A COMMITTEE NEWSLETTER
FOR
FOREST GARDENS ESTATE
OWNERS & RESIDENTS

Dear Resident,

February 2010

Welcome to the February edition of the Forest Gardens Estate Newsletter. A New Year has begun hopefully for those who have had tough times in 2009 this New Year will be brighter and happier. In this edition we are reporting on security, noise, speed and untidy units. We will also remind you of the same old issues that “bug” residents along with a tasty recipe and some useful news.

Did you know? A number of houses were broken in to over the Christmas break. There are still keys missing. If you find any keys lying around the Estate please put them in an “OC” letterbox. Also a set of two (2) keys has been found. Please contact a Committee member if you think they are yours.

Grey Army report

At the first Committee meeting for the year Mick gave a report on the ‘state of the estate’ and their plans for the coming year.

Planting of shrubs has been delayed until March.

The laying of new turf has also been delayed until March.

Overhanging trees have been trimmed.

Hedges that were over the 2 metre level have now been reduced to two meters – making it easier and cheaper to maintain.

Cats & Kittens

A number of stray cats and kittens have made the Estate home over the past few months. If you have any stray kittens hanging around your unit please see Mick and he will contact the appropriate people.

WEBSITE:

Don’t forget to check our website for the latest Estate news. Website address is

www.forestgardens.org.au

Estate Maintenance

Fences

Quotes are currently being obtained for repair work to fences. Could each resident please inspect their fences and advise if any repairs are needed. You can leave a note in one of the ‘OC’ letterboxes.

A quote has been obtained for the re sealing of our roads, paths and driveways. Areas in greatest need will be done first.

SPEED

An ongoing problem on the estate is **SPEED**. Please be aware there are children playing on our streets and elderly residents that may not move as quickly as others. Slow down please. There have been some near misses.

The Traffic Management Division at Nunawading Police Station has offered to come onto the Estate and fine speeding drivers. The Committee will discuss the issue at the next meeting.

NEW OWNERS/RENTERS

Bin days

General Rubbish - Every Thursday
Recycle/paper (Yellow) alternating weeks
eg. 25th Feb, 11th March
Garden bins (Green) eg. 4th Mar, 18th Mar.

Clean up after use of BBQ areas

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

Don't park on the grass or for long periods in 4 hr spaces

The repair costs for damage done to lawns due to parking etc will be charged to Owners accounts and in the case of renters passed on.

NOISE

Keep noise levels to a minimum. Please be considerate of your neighbors. Some residents of tenants are arriving home in the early hours and making a lot of noise with motorbikes or yelling or door banging. Please be aware your neighbors are close and have a right to quiet when they are sleeping.

If you have a complaint about a constant noise you are required by the council to use a form (see attached) and keep records for 2 weeks on when, how etc the noise is effecting you. Then forward that to the Council Office and they will attend to it.

There are a number of dogs on the Estate that are barking continuously through the night. Most have been reported to the Council and the Owner's Corporation. The rules are very clear on noise after the hours of 9:30pm.

Owners Corporation Rules regarding Noise.

5.2. Noise and other nuisance control

1) An owner or occupier of a lot, or a guest of an owner or occupier, must not unreasonably create any noise likely to interfere with the peaceful enjoyment of any other person entitled to use the common property.

2) Subrule (1) does not apply to making of a noise if the owner's corporation has given written permission for the noise to be made. Eg. a party.

An owner or occupier of a lot, or a guest of an owner or occupier, must not make or permit to be made any noise on the Member's Lot which may be heard outside that Member's Lot between the hours of midnight and 8.00am;

Contacting Committee Members

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.

SECURITY

By now you would be aware a number of units were broken in to over the Christmas period. Please ensure your windows and doors are secured properly. In particular the door from the garage into the unit should have a deadlock on it. If you need assistance please contact Jacqui at Cormac Services, she will put you onto an appropriate tradesperson.

Emergency Contacts

The Committee have created an Emergency Contact list for you to keep on your fridge. If you do not have one please leave a note in the Committee Letterboxes.

REMINDER CORNER

Gutter cleaning – *Owners responsibility*

Bins – *Belong in your backyard or garage*

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.*

COMINGS & GOINGS:

Welcome to all new Owners that have moved into the Estate in December, January and February.

Two units were recently sold in the estate. They were not on the market for very long. That gives us an indication that our Estate is still a sought after location to live. Prices are ranging from \$450-\$550,000.

A message from the Committee

When a skip is on site please note it is for use of the Gardeners only unless otherwise informed. Note that If residents/tenants start filling skips ordered in by Mick for particular work and they have to call in an extra one because of unauthorised usage it is an added cost which we all pay for.

It has been noted that some homeowners have contacted the Grey Army for work they wanted carried out on their property, and have been disappointed that they have not

had responses from the tradesman. We have contacted Head Office re this matter and they have assured us that this should not happen, they have recently added more staff to follow up on calls, and you are requested to make a complaint (email if possible) to Jacqui at JConstable@Cormac.com.au or phone 88514303 which will be passed through to Grey Army Head office.

RECIPE CORNER

Back to school recipe idea - A lovely moist bread that uses up overripe bananas -store in a sealed container in the freezer until you need them. Quick and easy - you mix everything in a food processor.

Ingredients

- ripe bananas
- 1/2 cup brown sugar
- 3 eggs
- 85ml milk
- 85ml olive oil
- 2 cups plain flour
- 3 tsp baking powder
- 1 cup dried cranberries

Method

Heat oven to 150C. Beat bananas, sugar and eggs in a food processor. Add milk and oil, then the dry ingredients. Mix on a lowish speed so you don't break up the cranberries. Bake in a greased loaf tin for 70 to 90 minutes - check after about 70 minutes
*Author: Paula Goodyer Photo: Jennifer Soo
Source: The Sydney Morning Herald Thursday January 29, 2009 Modern, 45 mins plus, Contemporary, Healthy, Vegetarian, Kid-friendly, Nut free, Snacks*

CLEAN UP

Over the Christmas period rubbish has appeared at the front of a number of lots. This rubbish includes bit of wood, oil containers, a toilet, an ironing board. Even a washing machine and general junk. Please ensure all rubbish is removed immediately. If you have difficulty disposing of rubbish Mick can assist at a cost.

HARD RUBBISH COLLECTION

The Council are conducting a hard rubbish collection on Monday 1st March. Please see that any unwanted items are disposed of responsibly. Anything still on Common property that does not belong will also be added to the collection. So please take the FREE opportunity to clean up around the front of your units.

PLEASE DO NOT PUT YOUR RUBBISH OUT BEFORE THE 27TH SO IT DOESN'T GET IN THE WAY OF THE GARDENERS.

NOTE FROM THE EDITOR

As usual any contributions towards our Estate newsletter would be greatly appreciated. Just drop a note in one of the 'OC' letterboxes. If you there is anything you would like included in the next edition, let us know.

External Painting

Please check the website or the noticeboard for colour codes and a quotation from A.Alma Painting & Decorating. The quotation for each type of residence is available. REMEMBER each resident is responsible for organising their own job. Also remember it is cheaper to maintain your investment than repair it. Just mention you are on the Estate and these prices will be honoured.

LONG TERM PARKING

We have had this issue mentioned numerous times. **Common property parking is for visitors not for residents friends whilst they are overseas or for residents to utilise instead of their garage or driveway.**

Notices were issued to owners of two cars located near the Storage area in Heathcote Drive. They had been there for some time. Arrangements will be made for removal of cars parked long term in Common property spaces if notices are not heeded.

APPEARANCE OF A LOT

A member must not without the prior written consent of the Owners Corporation 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

RESIDENTS CORNER

Any resident with a business that could be utilised on the Estate either by Committee or residents eg. air-conditioning or plumbing that would like to advertise their services via the Newsletter or Website please leave a note in an "OC" letterbox

Similar any resident belonging to a recreational group eg. Bowls Club that would like to advertise their sporting events or Open Day please leave a note in an "OC" letterbox.