

FOREST GARDENS ESTATE NEWS



A COMMITTEE NEWSLETTER
FOR
FOREST GARDENS ESTATE
OWNERS & RESIDENTS

Summer Edition - December 2019



The speed limit throughout the Estate is 20km/h.
Please observe this important rule to avoid any accidents.

Welcome

We welcome all new residents to the Estate and trust you enjoy reading this edition of the Forest Gardens Estate Newsletter. We hope it answers any questions you may have in relation to the running of the Estate and how that may impact on you.

Owners Corporation Committee

The Committee is here to assist everyone on the Estate. We welcome any queries/suggestions from residents to ensure the smooth running of the Estate. There is an "Owners Corporation" letterbox located at the mailboxes in Heathcote Drive (near Enfield Place/park area, and at the mailboxes on the corner of Sandon Circuit.



Alternatively, you can contact us via our website at www.forestgardens.org.au. The Forest Gardens Estate website also has lots of useful information, including information relating to the external paint colours for your property (which need to be maintained). You will also find past newsletters and a list of tradespeople, etc.

Owners Corporation Manager

Strata Equity Management Kate Yeowart
Phone 8838 1242
Email: kate.yeowart@strataequity.com.au

News from our AGM

The AGM was held on 16 October. The Committee met on 13 November to form the new committee. Pat Schmidt resigned as Chairperson and stood down from the Committee. Dean Hadaway has left the Committee for the time being. Noreen Wills has recently moved onto the Estate and was warmly welcomed as a new member.

We thank Pat in particular for her commitment and leadership of the Committee over the last few years.

Office bearers for the new committee are:-

Chairperson – Vivek Sharma

Secretary- Strata Equity Management

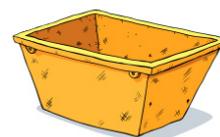
Treasurer – Vivek Sharma

Supported by Peter Watt, Juris Masinskas, Philip Baird and Noreen Wills

Regarding development of the 10 – 15 year Maintenance Plan for the Estate, the Committee has selected the firm of RLB Rider Levett Bucknall to do this work, with Mark Attwood being their representative to undertake the detailed analysis and development of the plan.

Rubbish Skips/Storage Pods

Please contact Strata Equity Management on 8838 1242 if you are planning on bringing a skip or storage pod onto the Estate. Please note that time restrictions will apply.



Maintenance of Your Property

The external maintenance of your property is the homeowner's responsibility. A number of properties are in urgent need of painting, replacement of timber awnings, timber trims to the fascia, gutters cleaned, and gardens weeded and tidied up.



It is also the responsibility of the homeowner to replace any shared fencing between neighbouring properties. Fences must be kept in good condition at all times. Note that the fences are getting to the stage that some should be replaced and we urge you to check and replace if required. If a homeowner's fence is adjoining common property the Owners Corporation will share costs of replacement.

Plumbing

If you are experiencing problems with water leakages or blockages, etc, on your property please note the following - if you are a tenant, please contact your landlord/agent. If you are a homeowner please contact a plumber who will advise of the problem and the costs involved, either for you and/or the Owners Corporation if the costs are to be shared.



Selling Your Property

If you are planning to sell your property, your agent must contact Strata Equity Management on 8838 1242 to obtain permission to erect a For Sale sign. Strata Equity Management will (if your agent's application is approved) advise your agent of the location of where the sign can be erected and other conditions relating to your campaign. There are restrictions on the number of signs that can be erected at any one time, so be aware that you may have to wait until an existing board is removed, before your agent can erect their sign.



No 'For Lease' signs are allowed on the Estate.

Large Vehicles on the Estate

If you are arranging anything which will require a large vehicle/truck to come onto the Estate, which could cause inconvenience to other residents, please contact Strata Equity Management on 8838 1242 for advice.

Large vehicles can cause damage to the common property roadways and lawn areas so we will need to provide you with instructions and obtain the insurance details of the truck company that is coming onto the Estate.



Smoke Alarms

Why are smoke alarms important? When you're asleep you lose your sense of smell. A smoke alarm is your electronic nose. It will alert you if there is smoke from a fire. A small fire can grow to involve an entire room in two to three minutes. A smoke alarm provides early warning and time to escape.

Smoke alarms are compulsory in every home. All smoke alarms:-

- must contain a battery
- need to be tested regularly
- need to be replaced after 10 years.

Where to locate a smoke alarm?

Smoke alarms must be located between each bedroom area and the rest of the house. In addition, inside any bedroom where someone sleeps with the door shut. In a two-storey home a smoke alarm is required on every storey, located in the path that people will use to evacuate.



Source:

<http://mfb.vic.gov.au/Community/HomeSafety/SmokeAlarms.html>

Indigenous Gardening in Whitehorse

In August the Estate was visited by Belinda Moody and Ian Moodie from Whitehorse Council's 'Gardens for Wildlife'. Belinda wrote up a plan for the gardens at the front of the Estate on Canterbury Road and the Nature Walk. Indigenous plants encourage birds, butterflies and bees into our gardens.



Do you love the flash of colour birds bring to your garden? Or is it the croaky call of frogs that brings you joy? Gardens for Wildlife is here to help!

Gardens for Wildlife is a partnership program between volunteer Garden Guides and Whitehorse Council. The aim of the program is to help ordinary garden owners to improve the habitat values of their patch to provide a home for birds, mammals, skinks and insects. Participants in the program receive a visit by two garden guides who learn about the history of the garden and suggest simple steps that could make it a friendlier, safer space for our native wildlife.

The participants also receive a personalised report about the garden visit, information about indigenous plants and a voucher for tube stock. Gardens for Wildlife is a great way to get a fresh perspective on your patch of green and some great ideas for the future.

For more information, go to:-

www.whitehorse.vic.gov.au/gardens-for-wildlife

We encourage you to look at the link Belinda has included at the end of the report. If you put a bird bath in your own garden you will find the birds visit to have a drink and a bath. They only like clean water though. You can obtain a book from the Council Office called 'Indigenous Gardening in Whitehorse'. This book is also available from the Council website.

Plants can be purchased at Bungalook Nursery, 63 -107 Fulton Rd. Blackburn South.

Brief History of Forest Hill

Forest Hill was originally known as Scotchman's Hill and Mt Pleasant in the 1860s. An early settler was Abraham Rooks (Rooks Road), who was a Wesleyan. He was associated with the Mt Pleasant Wesleyan church (1865), the site of the area's first primary school. The church is now the Mt Pleasant Uniting Church.

The name Scotchman's Hill slightly predates 1860 when Scots farmers and woodcutters established a settlement. Both names gave way to Forest Hill, reputedly the name of a cottage occupied by a Captain Bunbury in 1841. The name certainly described the nature of the countryside when first encountered by European settlers.

Forest Hill being about 2 km south of the Box Hill to Lilydale railway, resulted in it being unaffected by early land-subdivision schemes. It was mainly a fruit-growing district, with a general store, post office (1874), and a church. A State primary school was opened in 1926. The census population in 1933 was 286.

After World War II orchards near Nunawading were subdivided for housing and Forest Hill's population began to increase. Despite the relative remoteness of the area, a site at the corner of Canterbury and Mahoneys Roads was purchased in 1958 for a drive-in shopping centre, at about the same time as Myer was planning its first shopping centre at Chadstone. Forest Hill Chase, as it was later called, was ahead of its time and its retail catchment, and took another 20 years to achieve its potential.

By the 1960s Forest Hill had within its area a baby health centre, swimming pool and sports reserve, the Nunawading high school (1955) [site of Forest Gardens Estate], and the nascent shopping centre. Urban allotments bordered orchards, flower farms and poultry farms. The Parkmore primary school opened in 1962. By 1970 Forest Hill's residential form was complete, with a grid street design predating the residential configuration concerned with lessening through traffic.

Forest Hill is best known for its regional shopping centre, but also its three secondary college campuses – the former Blackburn South (1960), and Nunawading (1955) high schools and, just outside Forest Hill's boundary, the Burwood Heights high school (1970) which is the sole Forest Hills campus. Forest Hill primary school closed in 1993.

At the 2011 census 13.1% of residents spoke Mandarin or Cantonese at home.

We are a Multicultural Community

We are a multicultural community and in case you have forgotten, we have on our Estate people from China, Singapore Cambodia, India, Latvia, Holland, Italy, Ireland, Jordan, Iran, England, South Africa, the Philippines, Sri Lanka, Greece, Croatia, Germany, Malaysia, the Czech Republic and Slovenia.

If you would like to share with us the story of your country and your journey from there to here, we would love to hear from you.

ESTATE LIVING

Please note the following important items :-

Rubbish Bins

Please make sure your bins are fully closed so that crows don't get to the rubbish. Overloaded bins can be a health hazard. Also, it is also unfair for Michael and Gerry to have to pick up the mess on Thursdays.

Many bins are overloaded with the lid unable to be closed. This is a health hazard. The crows can peck at the rubbish which ends up on the ground and encourages vermin. If your bin is not big enough for your household rubbish then you need to contact the Council and arrange to get a bigger one.

In accordance with Council By-laws, a fine of \$200 can apply to bags or containers of rubbish left beside your bin for collection, garbage overflowing with the lid open, hazardous items placed inside your bin and bins left out for more than 24 hours after collection.



Bins must be stored inside your property and out of sight.

Hard Rubbish Collections

If you require a Hard Rubbish collection, please contact **WM Waste Management on 9721 1915**. They will book in a date for collection and send you a "Booked" sticker for you to fix to the rubbish.

Rubbish must not be put out until the weekend prior to the arranged date. If the rubbish is not collected in the designated week you should follow this up directly with WM Waste Management.



If you are moving out of the Estate please ring and book your collection several weeks before your planned move. This will avoid rubbish sitting on the lawn for 2 - 3 weeks. Remember it must only be put out the weekend prior to the designated collection.

Parking

Parking on the lawns is strictly prohibited. Parking on the roads is also against Estate rules. Parking on the road with wheels on the grass depresses the lawn area below road level leaving a potential tripping hazard. You must park in your driveway or find a spot for your car in Heathcote Drive near the park/BBQ parking area.



Also, please make your driveway available for any tradesman coming to your property.

Lawns and Garden Beds

The lawns around the Estate are maintained by Michael and Gerry from the Grey Army. The garden beds are the responsibility of the residents. Please note that gardens should be fully planted, watered and kept tidy and free of weeds.



Thank you to Michael and Gerry for their cheery and helpful presence on the Estate.

Changes to your Property

For works that affect the outward appearance of the property or affect another lot, prior permission must be sought from the Owners Corporation. This includes installation of aerials, air-conditioning units, solar panels, satellite dishes, pergolas and patio decks. Note that permission may also be required from Council. Lot owners are responsible for ensuring they have all requisite permits, consents and sign-offs prior to undertaking any external modifications to their property.



House Numbers

It is important that homes are clearly numbered for safety reasons. This allows emergency services personnel to quickly locate properties where attention is required, especially at night.



Pets

Dogs must be on the lead at all times and you must pick up after your dog. There have been complaints about the amount of dog droppings on the Estate. If you see this offence happening please offer the owner a bag.



If you have a problem with barking dogs or wandering cats, contact the Whitehorse Council for advice.

Use of Barbecues

The barbecues on the Estate are there to be enjoyed by residents, their families and friends. There are no rubbish bins at the barbecues so when leaving please take your rubbish home with you, and make sure the barbecue and surrounds are clean for the next residents to use.



Insurance Claims

Make sure your property is well maintained. It is important that you regularly have your roof checked and gutters cleaned. Some claims have been rejected in the past because the cause was due to neglect by the occupant.



ESTATE SOCIAL ACTIVITIES

The following activities are organised to promote social interaction among interested residents. New members are always very welcome.

The social groups are organised by long-time residents Pat and John Schmidt. If you would like to join one or more of these activities please contact Pat or John on 9878 7939 or email jandpschmidt@bigpond.com

Book Club

This group meets on the second Tuesday of the month. We bring along the book each one of us is currently reading. Occasionally we read a set book. We finish with afternoon tea and a chat and it's always enjoyable. Contact Maija on 0488 772 907.



Film Club

The Film Club will resume in 2020. Pat will hopefully find a suitable film in February at either Forest Hill Chase or Waverley Cinemas at Pinewood Shopping Centre. Please let Pat know if you wish to join this club (details above).



Men's Group

The Men's Group meet for lunch on the first Thursday of the month from February to November at a venue at Forest Hill Chase Shopping Centre. Occasionally there will be a BBQ instead.



www.clipartof.com · 64246

Garden Club

Please contact Pat if you would be interested in participating in a garden club.

We would love to see some new faces at all our social gatherings. Please contact us if you are interested. All details are shown above.

Life Activities Clubs

The Whitehorse "Life Activities Clubs" organisation provides a wide range of activities for residents in the local area, including cards, carpet bowls, badminton, bush dancing, golf and table tennis.



If you are interested or want to find out more information, see the contact details below.

Web Site: www.life.org.au/Whitehorse

Email: lacwhitehorse@bigpond.com

Phone: 9877 2514

The Committee thanks all residents who continue to help make Forest Gardens Estate a welcoming home for all, be it by their friendliness to other residents, kindness to neighbours or taking pride in their property.

We do hope you have enjoyed reading this newsletter. If you have any questions please do not hesitate to contact us via the Forest Gardens Estate Website or via the Owners Corporation letterbox.

The Committee wishes all residents a very merry Christmas and a happy and safe New Year



PS Why not decorate a tree for Christmas?

Last year, some residents decorated trees near their properties for Christmas. The resulting colour around the Estate added to the festive season. Why not try it yourself this year? Material for the bows can be bought at Spotlight stores.



Important Numbers

Police/Fire/Ambulance	000
Forest Hill Police	8847 3600
Box Hill Hospital	1300 342 255
City of Whitehorse	9262 6333
SES	13 25 00

Maintenance Contacts

Grey Army Handyman	Peter Faulkner	0413 439 765 pfaulkner@team.greyarmy.com.au
Plumber	Stavco Plumbing	0417 343 501
Electrician	Franz Abfalter	0419 139 166
Trolley Removal	Woolworths	1800 641 497
	Coles	1800 876 553

**For emergency property maintenance we recommend you call
Scotia Property Maintenance on 1300 726 842.**