

FOREST GARDENS ESTATE NEWS



A COMMITTEE NEWSLETTER
FOR
FOREST GARDENS ESTATE
OWNERS & RESIDENTS

www.forestgardens.org.au

Summer Edition December 2021

The speed limit in the estate is 20 kmph.

Welcome.

The Owners Corporation Committee welcomes all new residents to the Estate and hope you enjoy reading the Forest Gardens Estate Newsletter. It is published twice yearly and contains information about Estate Living and the Social Clubs on the Estate.

Lot owners, both new and old, are invited to join the Owners Corporation Committee. The Committee acts on behalf of all Lot Owners to maintain the Estate in good order. It meets every three months to review the Estate, its finances and to plan for the future.

The Committee is elected annually at the AGM. A membership nomination form is sent out with the Annual Report and can also be obtained directly from the Owners Corporation Manager.

Membership of the Committee is very small at the moment and fresh members are very welcome, bringing with them their ideas and experiences.

Lot owners willing to contribute to the work of the Committee before the next AGM should contact the Owners Corporation Manager.

One of the responsibilities of the Committee is to maintain the gardens and trees on the Estate. These are the main attraction of the Estate for new residents, along with easy access to Forest Hill Chase Shopping Centre.

The Grey Army gardeners maintain the Common Property gardens. Maintenance of the trees on the Estate is done by an arborist and some trees were removed or pruned last year. They were replaced by extra tree plantings within the Estate.

Owners and tenants are reminded that they are responsible for the trees within their property. Their trees should also be maintained. For some trees, there is a requirement to get permission from the Whitehorse Council before any work is done on them.

Please be aware that the garden beds are also the responsibility of the lot owners and should be weeded and pruned regularly. A well kept garden bed puts a smile on everyone's face as they go past and also adds to the value of the place.



Contact the Owners Corporation Committee

The Committee welcomes 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 on the corner of Sandon Circuit.

Alternatively visit the Forest Gardens website at www.forestgardens.org.au. You will find past newsletters and a list of tradespeople there. The website also has lots of useful information, including information relating to the external paint colours to your property (external original colours need to be retained).

Owners Corporation Manager

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

Estate Living

One of the first things visitors and potential buyers notice is the neat and tidy outlook of the Estate. They also notice the trees along our streets. Our gardeners maintain the common areas and gardens.

The external maintenance of your property and its front garden bed is the home owner's responsibility. Some lots need their gardens weeded and tidied up.

Clearing your gutters and roof valleys of leaves and branches is also important. This can affect any insurance claims.

A number of lots are in urgent need of painting and replacement of timber trims to the fascia. **The original colour scheme for each unit needs to be maintained.** A list of the original colours for each unit is available on the Estate web site.

It is a requirement in the rules for the Estate that the external appearance of each lot should be maintained as originally planned. For any changes to the outward appearance of the property or that 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 the 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.

Rubbish and recycling bins should not be overflowing, and must be fully closed so that birds or the wind cannot scatter rubbish about the place. Larger bins are available from the Council if your bin is constantly full.

Please do not put the bins under a tree when putting them out on collection day. The bins are lifted very high when emptied and can catch on nearby branches breaking them off.

Between collection days, please keep the bins out of sight in the backyard or garage. 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.

Please be reminded that the green bins for the estate are for green waste from the common property. Lot owners are advised to dispose of their green waste via the green bins available from the council for each lot or make other arrangement to dispose of the green waste from their property.

Security on the estate. If lot owners notice suspicious outsiders or rowdy behaviour on the estate, please do not hesitate to call the police.

Parking on the lawns is strictly prohibited. Parking on the lawn compacts the soil and prevents the grass from growing there. This leads to dust bowls in summer and mudholes in winter.

Parking on the roads is also against Estate rules. Vehicles parked on the roadway cause passing traffic to drive closer to the other side of the road. Trucks, vans and other high vehicles break off branches from the trees on the side of the road as they pass.

Please make your driveway available for any tradesman coming to your property.

The barbecues on the Estate are there for use by residents, their families and friends. They have a covered area with seats and tables, and are very attractive on a summer evening.

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.

When to Contact the Owners Corporation Manager (OCM):

** Selling your property.

Your agent must obtain permission to erect a "For Sale" sign. The OCM will advise the agent where to place the sign and how long it may remain after the sale.

"For Lease" signs are not permitted.

** Using Rubbish skips, storage pods.

Contact the OCM if you are planning on bringing a skip or storage pod onto the Estate. Placement and Time restrictions will apply.

** Bringing large vehicles onto the Estate.

Large vehicles can cause damage to common property, trees and lawn areas as well as inconvenience to other residents. The OCM needs the vehicle and insurance details before giving permission.

** Insurance claims.

Make sure your property is well maintained. It is important that you regularly have your roof checked and gutters cleaned.

Claims have been rejected in the past because the cause was due to lack of maintenance by the occupant.

Estate Social Groups

All three clubs are coming out of hibernation after the recent lockdowns and are looking for new members.

- 1) **The Men’s Group** meet on the first Thursday of each month for lunch at Viva Restaurant on the third floor of Forest Hill Chase.
- 2) **The Book Club** meets on the second Tuesday of each month. If you enjoy reading and would like to meet a friendly bunch of people please join us.
- 3) **The Film Club** meets when a suitable film is screening at Forest Hill, Pinewood or The Brickworks in Burwood. The most suitable times for Pat are Wednesday afternoons or Fridays. We get together afterwards for a chat and a coffee

For further information contact Pat on

0416 038 396 or **9878 7939**

or

Email pmschmidt23@gmail.com

Whitehorse Activities Club Inc....

A chair and standing exercise Group.

This new group started on Wednesday the 24th November 10.30 to 11.30 in the meeting room, 79 Mahoney’s Rd. Forest Hill - for a four week trial period. If there is enough interest it will become permanent in 2022.

The cost is \$8 for each session. Both men and women are welcome.

For further information contact Pat on the above numbers and email address

Some temporary residents.

These Tawny Frogmouths were spotted in a gum tree on Enfield Place. Unfortunately, they were disturbed by the removal of a dangerous broken branch nearby and have not been sighted since.



Has anyone seen them?

<u>Important Numbers</u>	<u>Maintenance Phone Numbers</u>
Police/Fire/Ambulance 000	Handyman (Peter Faulkner) 0413 439 765
Forest Hill Police 8847 3600	Plumber (Stavco Plumbing) 0417 343 501
Box Hill Hospital 1300 342 255	Electrician (Franz Abfalter) 0419 139 166
City of Whitehorse 9262 6333	
SES 13 25 00	
<u>Emergency property maintenance</u>	<u>Trolley Removal</u>
We recommend you call	Woolworths 1800 641 497
Scotia Property Maintenance 1300 726 842.	Coles 1800 876 553