

FOREST GARDENS ESTATE NEWS



A COMMITTEE NEWSLETTER
FOR
FOREST GARDENS ESTATE
OWNERS & RESIDENTS

April 2014

Welcome

Welcome to the latest edition of the Forest Gardens Estate News. The Committee would like to especially welcome all new owners and residents who have moved into the Estate in recent months.

Committee Vision Statement

The following vision statement is used by the Committee to guide it in its decision making and in planning its activities on behalf of the Owners Corporation:-

- To create a harmonious and pleasant environment to be enjoyed by all residents
- Ensure that Forest Garden Estate be the most sought after place to live, thereby ensuring the highest property values
- Ensure the Gardeners and OC Manager carry out their duties diligently
- Ensure residents abide by the Owner's Corporation rules



Clothes Dryers

As long-term owners would be aware, a clothes dryer was installed as part of the laundry facilities when homes were originally purchased. Over time, there have been a number of these dryers fall from their wall bracket. It would be wise for you or a family member to check that your dryer, if it is an original one, is still secure on the wall, so no harm can come to anyone.

Fencing

Please note that replacement of fencing between properties on the Estate is the responsibility of the owners of each property.

Grey Army Gardening Offer

The Grey Army is continuing their kind offer to provide up to 8 hours of free gardening services each month to an individual property, drawn in a raffle by the Committee.

The winners for the following months are:-

May 2014 – 1 Marong Terrace

June 2014 – 30 Marong Terrace

These owners will be formally notified in writing with further details.

Stay tuned for more winners in the next newsletter.



Parking on lawns & roadways

Parking on lawns and roadways on the Estate is strictly prohibited. Signs have now been erected to remind residents of this.

Fines apply and will be applied.

Trees on the Estate

As you will be aware, the trimming and removal of trees deemed dangerous has begun. This will continue intermittently until complete. The Committee thanks all residents for their care in avoiding areas that are clearly marked by the Arborist and tree cutters when they are on site.

Please note that trees located in back yard gardens are the responsibility of owners.



Owners Corporation Fees

Note that late payment of Owners Corporation fees carries a charge of \$72.50 plus penalty interest. These charges will not be removed under any circumstances, unless prior arrangements have been made for payment of the fees.

Visitor Car Parking Spaces

Residents please note – you need to contact Strata Essentials on 8637 7190 if you have visitors for a prolonged stay and require long-term parking.

However, driveways and garages are for this purpose and if you require additional long-term storage, it is suggested you use the services of a commercial storage company, so that your garage is free to park vehicles as intended.

Trees within your Property

Landlords & Homeowners take note:

If you have trees within your back yard, it is your responsibility to have them checked and pruned. Many trees throughout Melbourne have suffered over the very hot summer we have experienced and are dropping limbs and branches. Limbs and branches falling onto and damaging property contained under the Owners Corporation's insurance policy will eventually cause the insurance premiums for the Estate to increase, this means an increase in your OC Fees, Levies and Charges. In addition, the Insurers may deny claims where it can be proved that no maintenance or checks have been carried out to your trees.

'For Sale' Signs

If you are planning to sell your property, permission must be obtained prior to any signs being erected on the Estate.

Your agent must contact Strata Essentials on 8637 7190, who will advise on the conditions for erecting a sign, which is only permitted in the designated area.

No signs are permitted in any other common area, or in the window of the property for sale. There are restrictions on the number of signs allowed at any one time, so be aware that at times you may have to wait until an existing board is removed, before your agent can erect a sign.

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

Rubbish Bins

Bins must be stored within your property and not visible from the street. Bins may only be put out the night before the weekly collection and must be bought back in on the same day of the collection. The Council can impose fines of \$200 for bins left out for over 24 hours.

We ask that you abide by this as the Grey Army needs all lawn areas to be free for mowing as required.



Please remember that when bins are stored on your property, they must not be visible from Common Property (i.e from the front of your property). Your bins should be stored either behind your gate if you have one, within your garage or to rear of your property. You will be issued with a letter if your bin is visible from the Common Property. If there is any reason you are unable to do this, please contact Strata Essentials.

Gardens

It is the responsibility of each homeowner, landlord or tenant to maintain their front garden to an appropriate standard. Now that the excessive hot weather has subsided, we ask that any gardening work is done before winter is really upon us. We thank you for the care taken in most gardens, which does help maintain a beautiful environment for everyone.

Dumping of Garden Rubbish

Recently, there have been occasions where garden rubbish from properties has been dumped at the workshop or the storage area, with the intention of the Grey Army removing it. Please note that removal of your garden refuse is your responsibility. The Grey Army bins are strictly for the removal of garden refuse from Common Property and are not able to be used for private garden refuse.

Gutter Cleaning

Please remember that with winter approaching, and the possibility of heavy rains, you need to check that your gutters are cleared of all leaves and debris. Note that any insurance claims related to overflows, etc, will not be covered if it is found that you have neglected to maintain and clear guttering. There are some gutter cleaning companies noted on the website that you can contact if required.



Smoke Detectors

The end of daylight saving is a timely reminder to check the batteries in your smoke detectors. It is suggested that batteries are replaced at each changeover of daylight saving.



Owners Corporation Water

It is important to note that no water is to be used from the ground taps around the Estate. This water is to be used by the gardeners or tradespeople employed on the site, or at other times by seeking permission. Any watering to be done on your own property is to be done from your household tap.

Life Activities Club

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

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



www.clipartof.com · 1046477

Vermont South Club

Vermont South Club, situated at Charlesworth Park, Livingstone Road, Vermont South, is the largest sporting club in the City of Whitehorse.

It provides tennis, bowls and darts facilities and competitions.

For further information, visit the website www.vermontsouthclub.com.au



Social Notes

The following activities are being organised to promote social interaction among interested residents:-

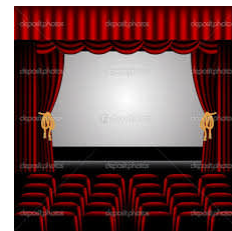
Book Club

If you wish to join this group, please ring Pat on 9878 7939.



Film Club

Hoyts Forest Hill has a Thursday morning session at 10:00am with tea/coffee and sandwiches afterwards. If you would like to join our group at these sessions, please contact Pat on 9878 7939.



Men's BBQ Group

This next BBQ get-together will be held on Thursday, 1st May at the shelter by the park at 12:30pm. Bring your own food and drink. Any enquiries, please ring John on 9878 7939.



Colours for Painting your House

If you are painting your house, you can obtain the colours you are permitted to paint your house from the Forest Gardens Website (www.forestgardens.org.au). The properties are listed by their lot numbers. If you don't know your lot number, please refer to the top right hand corner of your Fee Notice.

Important Numbers

Owners Corporation Manager

Jacqui Constable (Strata Essentials Australia)
Phone 8637 7190
Fax 8526 7079
Email: jconstable@strataessentialsaus.com.au

Note: The above Phone number diverts to a mobile number after hours. In this case you will need to leave a brief message stating your name, contact number and a description of the Estate issue. Someone will then promptly return your call.

Police/Fire/Ambulance	000
Nunawading Police	9871 4111
Box Hill Hospital	9895 3333
City of Whitehorse	9262 6333
Trolley Removal	
Woolworths	1800 641 497
Coles	1800 876 553
Hard Rubbish Collection	9721 1915

Contacting the Committee of Management

Via Owners Corporation Letterboxes:

Two specially marked letterboxes have been provided in the following locations:-

Heathcote Drive (near the end of Enfield Place)
Marong Terrace (opposite No 32).

Via the Forest Gardens website:

www.forestgardens.org.au

Recycling Calendar

Recycle bins are collected every fortnight, whereas general household rubbish bins are collected each Thursday.



Here are the Recycling days for the next period:

1 May, 15 May, 29 May
12 June, 26 June
10 July, 24 July

Improving the Estate

It is in everyone's interest to provide a clean and healthy environment throughout the Estate, so that it is a pleasure to come into and to live here. The following will greatly assist with this:-

Rubbish Bins

Bins should be stored within your property and should not be visible from the street. With the smaller size bins now being used, please ensure that lids can be firmly shut to avoid any spillage.

Please note that you are not able to put any extra rubbish beside your bin for collection, as the process is mechanically controlled and manual pick-ups are not possible.

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 fixing to the rubbish.

Rubbish must not be put out until the weekend immediately 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.

Food for birds

Leaving out food scraps for birds or hand feeding birds on the Estate is not permitted. It attracts vermin and other unwanted pests.

Parking on lawns

It is noted in the Owners Corporation Rules that parking on lawns is not allowed. Signs have been erected reminding residents of these restrictions.

Please adhere to this rule or you will be charged for any damage caused to the lawns.

Permission for works

For all works that affect the outward appearance of the property or affect another lot, permission MUST be sought from the Owners Corporation. This includes installation of aerials, air-conditioning units, solar panels, satellite dishes, pergolas, patio decks and extensions.

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 modifications to their property.

Circulars and local newspapers

These are available in the cupboard located in the BBQ area immediately adjacent to the reserve. Distributors usually replace these on a weekly basis.

Vehicle Speed

Speed restrictions on the Estate vary between 5km and 20Km/Hr, so as not to be a danger to pedestrians and other road users.