

# FOREST GARDENS ESTATE NEWS



A COMMITTEE NEWSLETTER  
FOR  
FOREST GARDENS ESTATE  
OWNERS & RESIDENTS

Autumn 2015 Edition

## Welcome

This is our first Newsletter for 2015. We welcome all new residents to the Estate and do hope you enjoy reading this Newsletter, and that it answers some of the questions you may have in relation to the running of the Estate and how that may affect you.

## Committee Vision Statement

The following is the vision statement is used to guide the Committee 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
- 



The Committee is here to assist everyone on the Estate. We welcome any queries/suggestions from residents to ensure that the Estate runs smoothly and no-one feels they are an outsider. Owners Corporation letterboxes are available for you to place any letters (see last page for locations).

Also, the Forest Gardens Estate web site has lots of information, including copies of recent newsletters, paint colour schemes for your property (external original colours must be maintained) and other useful details. See last page for the web site address.

## Grey Army

You may already be aware that from 28 March, Rob Nicholson, our Grey Army gardener, is no longer with us. We were very sorry to see him go and we thank him very much for what he did to enhance the Estate in his time here. He became a very popular person with residents, his ability to work with the Committee was excellent, as was his horticultural knowledge and experience.

We now welcome to the Estate a man of equal horticultural knowledge, **Paul Winterton**. Please give him a friendly acknowledgement when you see him around the Estate.

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 at random by the Committee. This is at no cost to the Estate and we are appreciative of this kind gesture. Each resident who has had the good fortune to receive this service has been very pleased with the results.

The winners for the coming months are:-

<b>April</b>	<b>3 Sandon Circuit</b>
<b>May</b>	<b>7 Marong Tce</b>
<b>June</b>	<b>30 Sandon Circuit</b>

These homeowners will be notified in writing with further details.



## Visitor Car Parking Spaces

Note that these parking areas are NOT to be used for regular parking. Your vehicles MUST be parked in your garage or on your driveway.

If you require longer term parking for visitors, please contact Strata Essentials on 8637 7190.



## Selling Your Property

If you are planning to sell your property, 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 part of the Estate 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.

## Vehicle Speed

You may have noticed that speed signs have all been regulated to 20KM/HR on all roads of Estate. Please adhere to this speed for the safety of all.



## Autumn leaves

With the beauty of trees on the Estate at this time of the year also comes the excess of leaves when they fall. For everyone's safety we do ask that if you have excess leaves on your driveways that you sweep them up, because if it rains, they can become rather dangerous to walk over.



## Pets

We all love our pets and only want the best for them, however please remember not all residents have pets or are pet lovers. You must take care that your pet is not a nuisance to others.

*Dogs* - Must at all times be on a lead whilst being walked on the Estate, and carry a waste bag with you at all times and dispose of appropriately. We are having a lot of complaints from residents and the gardeners about dogs' droppings being left on their lawns. Continuous barking of some dogs is another regular complaint. We ask that you take measures to ensure that barking is curtailed as much as possible.

*Cats* – We have had a number of complaints of residents being kept awake at night by noisy cats. Council by laws are very clear - cats must be confined indoors or in a suitable enclosure on the owner's property between 8pm and 6am daily. Infringement notices can be issued by Council if these rules are not followed.



## Maintenance of Property

We note that a number of properties are in need of replacement of timber awnings, timber trimming on the fascia, painting, guttering etc. These are all the responsibility of the homeowner.

Note also it is the responsibility of the homeowner to replace any shared fencing needing replacement. There are several at this time which are in danger of falling down. Note that Owners Corporation are not responsible for any damage caused by this. All costs would be borne by the residents.

If you have a rental property and you have this problem we would suggest you contact your agent/landlord for any required repairs to be done. Any fencing which includes Owners Corporation ownership should also be sorted at the same time.



## Hard Rubbish Collection

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.

If you are moving from the Estate please ring several weeks before to book your pick up as the company seems to have a longer wait time recently, and there have been times when rubbish has been sitting on lawns for 2-3 weeks. It must only be put out the weekend prior to designated pick up date, because as well as the fact it gets disturbed by others and scattered over Estate roads, etc, the gardeners are not able to mow those areas when required.



## Permission for works

For ALL works that affect the outward appearance of the property, or affect the comfort of 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.



## Life Activities Clubs

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](http://www.life.org.au/whitehorse)

Email: [lacwhitehorse@bigpond.com](mailto:lacwhitehorse@bigpond.com)

Phone: 9877 2514



## Social Notice Board

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

If you would like to participate in any of these activities or require more information, please contact either Pat or John on 9878 7939 or email [jandpschmidt@bigpond.com](mailto:jandpschmidt@bigpond.com).

### Travelling Book Lovers Club

This group meets on the second Tuesday of the month at 2:00pm, at a different home each month. We do not read a set book but discuss the book each individual is currently reading or has read. If you would just like to observe please feel free to join us.



### Film Group

The film group meets up each Wednesday afternoon. Please contact Pat for the "movie of the week".



### Men's Group

Lunch is held on the first Thursday of each month. Please contact John for further details.



### Cards – anyone interested?

Please contact either Pat or John to determine if enough people are interested in starting up this group.



## Did you know?

The prices reached at recent sales on the Estate show there is still great interest from people wanting to live at Forest Gardens Estate. Recent properties sold for \$665,000 and \$670,000.

If you live alone, as part of our caring for our neighbours, you can provide details of your next of kin to the Owners Corporation Manager (Strata Essentials Australia), for use in case of emergency. Call on 8637 7190.



*We do hope you have enjoyed reading this Newsletter. If you have any questions from this please do not hesitate to contact us via the email on our website or the OC letterbox (see details under "Contacting Committee of Management" on the next page).*

*You will note we have a new sponsor for this newsletter. We welcome Matthew and his team to Forest Gardens Estate, and thank them for their assistance in making this newsletter available to everyone.*



## Important Numbers

### **Owners Corporation Manager**

Jacqui Constable (Strata Essentials Australia)  
Phone 8637 7190  
Fax 8526 7079  
Email: [jconstable@strataessentialsaus.com.au](mailto: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 issue. Someone will then promptly return your call. Non urgent issues will not be responded to after hours or on public holidays.*

Police/Fire/Ambulance	000
Nunawading Police	9871 4111
Box Hill Hospital	1300 342 255
City of Whitehorse	9262 6333
SES	132500

### **Maintenance Emergencies**

Plumber (Stavco Plumbing)	0417 343 501
Electrician (Ecopower)	0418 392 631
Trolley Removal	
Woolworths	1800 641 497
Coles	1800 876 553

## Contacting the Committee of Management

### **(1) 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).

### **(2) Via the Forest Gardens website:**

[www.forestgardens.org.au](http://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:

**16 April, 30 April**  
**14 May, 28 May**  
**11 June, 25 June**  
**9 July, 23 July**  
**6 August, 20 August**  
**3 September, 17 September**

## 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

Parking on lawns is not allowed. Signs have been erected reminding residents of these restrictions.

### Changes to your Property

For 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

The speed limit throughout the Estate is **20 km/h**, so as not to be a danger to pedestrians and other road users.