

FOREST GARDENS ESTATE NEWS



A COMMITTEE NEWSLETTER
FOR
FOREST GARDENS ESTATE
OWNERS & RESIDENTS

June 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 is the vision statement used by the Committee in guiding 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



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 at random by the Committee.

The winners for the following months are:-

July 2014 – 29 Marong Terrace
August 2014 – 27 Heathcote Drive

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

Stay tuned for more winners in the next newsletter.

Trees on the Estate

As you will be aware, the trimming and removal of trees deemed dangerous is well underway. This will continue intermittently until all work is completed. 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.



Trees within your Property

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. If damages do occur because of this, there can be a knock-on effect to insurance premiums and therefore Owners Corporation fees, levies and charges. In addition, the Insurers may deny claims where it can be proved that no maintenance checks have been carried out on the trees involved.



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.

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.

Fencing

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



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.



'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. Council By-Laws only permit bins to be outside the property for 24 hours prior and 24 hours after collection.

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



Please store your rubbish bins behind your gate at all times other than collection days. 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. We thank you for the care taken in most gardens, which does help maintain a beautiful environment for everyone.

Autumn Leaves

With the beauty of the trees on the Estate comes the excess of leaves when they fall during Autumn.

Unfortunately, when it also rains the leaves can become slippery and somewhat dangerous. It would be a great help therefore if residents can at least sweep their driveways, to keep these areas free of leaves



Estate Colour Schemes

If you are painting the outside of your house, you can find out the permitted colour schemes from the Estate website (www.forestgardens.org.au). The properties are listed by "Lot" number. If you do not know your Lot number, please refer to the top right hand corner of your quarterly Fee Notice.



Life Activities Clubs

Vermont South Club, situated at Charlesworth 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

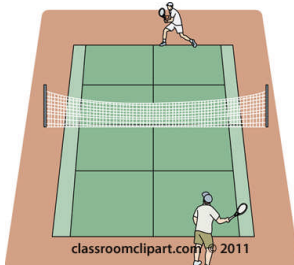


Vermont South Club

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 their website www.vermontsouthclub.com.au



Local Social Notices

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

There are now 10 members involved. If you would like to join in, please contact Pat on 9878 7939.



Men's Group

Due to the uncertainty of the colder weather and because it will be more comfortable for those in ill health, the Men's Get-together will now be held at the Viva Restaurant at Forest Hill Chase from 12:30pm on the first Thursday of each month, until further notice. For any enquiries, please ring John on 9878 7939.



Did you know?

There have been a number of recent sales on the Estate, the highest being \$593,000. The number of sales show there is still great interest from people wanting to live at Forest Gardens Estate.

If you live alone, you can provide details of your next of kin to the Owners Corporation Manager, for use in case of emergency (see "Important Numbers" on the last page).



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:

10 July, 24 July
7 August, 21 August
4 September, 18 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

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.