

FOREST GARDENS ESTATE NEWS



A COMMITTEE NEWSLETTER
FOR
FOREST GARDENS ESTATE
OWNERS & RESIDENTS

March 2013

Welcome

Welcome to this 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.

Introducing your Committee of Management for 2012/13

The following people have been elected to the Committee of Management for 2012/2013:-

F. Lally	P. Watt
L. Heaviside	S. Blanchard
P. Schmidt	V. Sharma
P. Martin	

Committee Vision Statement

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

To create a harmonious and pleasant environment to be enjoyed by all residents

Ensure that Forest Garden Estate be the most sort 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



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Hard Rubbish Collections

Whitehorse Council has a new system for the collection of hard rubbish. If you require a collection you should 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 hard rubbish.

Note you should not put rubbish out until the weekend before the collection is due. Fines will apply if you put your rubbish out earlier.

If the rubbish is not collected in the designated week, you should follow this up with WM Waste Management.

Grey Army Gardening Offer

The Grey Army have kindly offered to provide up to 8 hours of free gardening services each month to an individual property drawn in a raffle by the Committee.

The first winners are:-

March 2013 – 11 Boonah Way
April 2013 – 16 Lyell Walk.

Stay tuned for more winners in the next newsletter.



Tree Cutting

You may have noticed workmen on the estate recently, trimming a number of trees on the common property. That work has been completed, however, there are a couple of trees that require complete removal. We are awaiting decisions by Whitehorse Council before we can go ahead with this.



House Painting & Maintenance

Properties on the estate are now approximately 15 years old and well due for a maintenance check by owners.

A number of dwellings require urgent painting and/or repairs to the front of their property. Timber pergolas and window protectors on some are also falling apart and need urgent attention.

It is important that you undertake this work as soon as possible, so as to maintain the property to the required standard and to maintain property values throughout the estate.



House Numbers

All homeowners should ensure they have house numbers that are clearly visible. Apart from identification purposes, this will also assist in case of emergencies for police, ambulance and fire vehicles.

Owners Corporation Water

Residents are reminded that the Owners Corporation water supply and taps are NOT to be used to water private gardens. Anyone caught using the Owners Corporation water will be charged for any such usage.

Life Activities Club

The Whitehorse "Life Activities Clubs" organisation provides a wide range of activities 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



Did you know?

Recent sales of Units and Townhouses on the Estate have been in excess of \$500,000.

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 back page for contact details).

Important Numbers

Owners Corporation Manager

Jacqui Constable (Strata Essentials Australia)

Phone 8637 7190

Fax 8526 7079

Email: jconstable@strataessentialsaus.com.au

Note: Phone number diverts to a mobile 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 return your call promptly.

Police/Fire/Ambulance	000
Nunawading Police	9871 4111
Box Hill Hospital	9895 333
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 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 rubbish bins are collected each week.

Remember that collection day is every **Thursday** and Council By-Laws only permit your bins to be outside your property for 24 hours before collection, and for 24 hours after collection.

Council can apply a fine of \$200 for bins left outside your property in breach of Council By-Laws.

Here are the Recycling days for the next period:-

7 March, 21 March
4 April, 18 April
2 May, 16 May, 30 May
13 June, 27 June

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 assist with this:-

Rubbish Bins

Bins should be stored within your property and should not be visible from the street.



Hard Rubbish

Minimise the length of time that hard rubbish is left in front of your property. Periods of 2 – 3 weeks are simply not acceptable.

Food for birds

Leaving out food scraps for birds or hand feeding birds on the common property is not permitted, as it attracts vermin and other unwanted pests.

Parking on lawns

Some residents are continuing to park on common property lawns, which causes considerable damage. You will be charged for any repairs that become necessary.

Permission for works

All works that affect the outward appearance of the property or affect another lot, require permission from the Owners Corporation. This includes things like installation of aerials, air-conditioning units, solar panels, pergolas, patios 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.



Reminders

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 children and adults using the estate.

Exercising your dog

Please ensure that if you are exercising or walking your dog, your pet needs to be on a lead at all times whilst on the Estate.