



**THE OWNERS CORPORATION COMMITTEE
WISHES ALL RESIDENTS OF FOREST GARDENS ESTATE
A HAPPY CHRISTMAS**



FOREST GARDENS ESTATE NEWS



A COMMITTEE NEWSLETTER
FOR
FOREST GARDENS ESTATE
OWNERS & RESIDENTS



Summer 2015 Edition

Welcome

We welcome all new residents to the Estate and trust you enjoy reading this edition. We hope that it answers any questions you may have in relation to the running of the Estate and how that may impact on residents.

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
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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)

Hints for Keeping Your Home Safe over the Holiday Season

- Ensure that a neighbour takes your bins in if you are going away on collection days. Leaving them out for an extended period is a sure sign no one is home.
- Ensure your newspaper delivery is stopped for the duration of your holiday.
- Where possible, have some lights come on automatically each night.
- Ensure your answering machine message does not say you are away for a period of time.
- If you are unable to do any of the above, please ensure that a neighbour does know you are away from the property for an extended time, so they may avert any suspicious activity.

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 the 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 in any form.

Annual General Meeting

If you are an owner at Forest Gardens Estate you would have received a copy of the AGM minutes for the meeting held on 21 October 2015.

Unfortunately, the attendance was very low on the night, however we have gained a new Committee member for which we are grateful.

The Committee members are all homeowners residing on the Estate, and work towards achieving a good environment for everyone.

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 long term parking for visitors, please contact Strata Essentials on 8637 7190.

We thank all who have adhered to the recent letter drop, noting that we have had a number of complaints of regular parking in Visitor car parking areas by residents, most of whom do have parking available at their property. A number of residents have now taken advantage of the extra parking at the park area in Heathcote Drive. Note: All spaces at the park area are available to both residents and visitors.

Rubbish on the Estate

The gardeners have noticed in recent times that a large quantity of disposable rubbish is being left around the Estate. This is diverting time from their very full schedule of maintaining gardens to clean it up.

We have two options – leave the rubbish there, which will make for a very unattractive Estate before too long, or consider getting an additional large bin at further cost to all. Recent items left around have included a bed, an office chair, bottles, takeaway refuse and paper goods. Our current costs of disposing of rubbish and garden refuse is approximately \$8,000 per annum. We do not want to add to that as it affects all owners.

You need to use the established Hard Rubbish Collection process for all large items you no longer require (see last page for details).

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 be on a lead at all times whilst being walked on the Estate, and carry a waste bag with you and dispose of it appropriately. There have been complaints from residents and the gardeners about dog droppings being left on 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 from 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 property between 8pm and 6am daily. Infringement notices can be issued by Council if these rules are not followed.



Permission for Works

Permission must be sought from the Owners Corporation for all works that affect the outside appearance of the property, or affect the comfort and well-being of another lot. 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.



Maintenance of Properties

We note that a number of properties are urgently in need of replacement of timber awnings, timber trimming on the fascia, and/or general painting, guttering etc. These are all the responsibility of the lot owner.

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

If you are a tenant and you have this problem we would suggest you contact your agent/landlord for any required repairs to be done. Any fencing which involves Owners Corporation ownership will be sorted at the time.



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
Email: lacwhitehorse@bigpond.com
Phone: 9877 2514



Social Notice Board

The following activities are organised to promote social interaction among interested residents.

If you would like to participate in any of these activities or require more information, please contact Pat or John on 9878 7939 or email them at 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 on occasional Wednesdays, when there is a suitable "movie of the week" for all concerned. Please contact Pat for further information.



Mens Group

The Mens Group lunch is held on the first Thursday of each month. Please contact John for further details.

A successful end of year luncheon was held recently at a restaurant at Forest Hill Chase, where members of the Mens Group and partners socialised together.. Sadly, a few were unable to attend because of illness and/or hospitalisation. We wish them well and hope they are up and about very soon.



Did you know?

Again, another successful auction was held on the Estate recently with excellent results. There have also been several private sales, again with excellent results achieved.



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 an emergency. Call on 8637 7190.



The Nunawading Police station has now closed, and the new Forest Hill station has opened on Springvale Road, near Hawthorn Road. The phone number is shown on the last page (under Important Numbers).



A Merry Christmas to all. We do look forward to continuing to work towards a bigger and brighter 2016 for all residents.

Owners Corporation Committee



We do hope you have enjoyed reading this Newsletter. If you have any questions 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).

We welcome our sponsor 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

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
Forest Hill Police	8847 3600
Box Hill Hospital	1300 342 255
City of Whitehorse	9262 6333
SES	13 25 00

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

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 every Thursday. Green bins are collected on the alternate week to the recycle bins.



Here are the **Recycle Bin** days for the next period:

10 December, 24 December
7 January, 21 January
4 February, 18 February,
3 March, 17 March, 31 March

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.

All bins must be stored within the property, and not visible from the street. Please **DO NOT** put bins out until late Wednesday and return as soon as possible after collection on Thursday, so they do not impact on the lawn mowing. The gardeners do plan around rubbish collection days but unfortunately if the weather changes, their plans also may change.

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.

If you are moving from the Estate, please call several weeks earlier, as longer wait times can be experienced.

Rubbish must not be put out until the weekend 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 at any time. Signs have been erected reminding residents of these restrictions.

This also applies to tradesmen, dog wash vans and others who come onto the Estate.

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.