

Forest Gardens Estate News

Committee Newsletter for Owners and Residents

Welcome

Welcome to Forest Gardens Estate! The Owners Corporation Committee is thrilled to have you as new residents and hopes that you will enjoy reading our newsletter. The newsletter is published twice a year and is full of information about estate living and social clubs on the estate.

We invite both new and old lot owners to join the Owners Corporation Committee, even if the committee elections have already taken place at the AGM. We need at least three people to help run the estate, and fresh members are always welcome to bring new ideas and experiences. The committee acts on behalf of all lot owners to maintain the estate in good order, and it meets every two months to review the estate's finances and plan for the future.

If you're a lot owner who's willing to contribute to the committee's work before the next AGM, please don't hesitate to contact the Owners Corporation Manager, Kathryn (kathryn.vannugteren@strataequity.com.au).

One of the committee's responsibilities is to maintain the beautiful gardens and trees on the estate, which are a major attraction for new residents. Another benefit of living here is the easy access to Forest Hill Chase Shopping Centre.

We look forward to working with you to maintain the beauty and vitality of our community at Forest Gardens Estate.

Community News



Exciting News!

We are thrilled to announce that one of our very own residents, Julia Mosley, has received the Order of Australia Medal (OAM) on April 6th. The ceremony was held at Government House, where the Governor General, The Hon. Linda Dessau AC, presented Julia with the well-deserved award, along with her husband Robert and their family.

Julia has been a driving force in the establishment and growth of the Youth Education Support Inc. (YES), which she founded with two friends back in 2009. Through the main source of income, the YES Op Shop in Mahoney Road, Julia and her team of devoted volunteers have raised funds and awareness for disadvantaged youth.

The news of Julia's nomination for the prestigious OAM came as a pleasant surprise. Her dedication to her work and her compassion for the underprivileged youth is truly inspiring. We are proud to have Julia as part of our community and we extend our heartfelt congratulations to her on this incredible achievement.

We admire Julia's unwavering commitment to Youth Education Support Inc., and we acknowledge the significant impact she has made in the lives of disadvantaged youth. We join her in celebrating this special recognition and wish her continued success in her future endeavors.

Congratulations Julia OAM. Website: www.yesinc.com.au



Congratulation Bill & Maureen!

It's not every day that you come across a couple who has been together for 70 years. But today, we want to introduce you to Bill and Maureen, who recently celebrated their 70th wedding anniversary, a truly remarkable milestone.

Bill and Maureen tied the knot on November 8th, 1952 and have since built a beautiful family together. They have three children, three grandchildren, and eight great-grandchildren, all of whom they love dearly.

On March 28th, 2023, Bill and Maureen received a special invitation to the Government House for lunch with the Governor. The reason for this was to celebrate their 70th wedding anniversary, a rare occasion that only a few couples ever get to experience. And to make the day even more special, 100 others were in attendance to share in their joy.

Bill and Maureen's love story is a true inspiration, a testament to the power of love and commitment. It reminds us that with the right person

by our side, anything is possible, even enduring love that lasts for 70 years.

As we celebrate Bill and Maureen's 70th wedding anniversary, we wish them many more years of love, laughter, and happiness together. Their story is a beautiful reminder of the importance of cherishing the ones we love and never taking a single day for granted.



Volunteer Opportunities:

We are currently looking for volunteers who can spare 2.5 hours on Friday mornings from 9.30 am to 12 noon. As a volunteer, you will have the opportunity to share your love of sewing and dressmaking skills with our students. You will also get the chance to make new friends and learn about different cultures.

At "Dream Stitches," we believe that everyone deserves the opportunity to learn and grow, regardless of their background. By volunteering with us, you can help us empower migrant women and make a positive impact on our community.

If you're interested in volunteering or would like to learn more about our organization, please don't hesitate to contact us. We look forward to hearing from you!

You can reach out to Jennifer at 0409 183 606 to get more information or to sign up. Alternatively, you can stop by and see Belinda at 5 Enfield Place. She'll be more than happy to chat with you and answer any questions you may have.

Our Friendly Neighbours



The Twins - Ringo and Red Chow

We've got a super cute and fluffy buddy to introduce to you today! Say hello to Ringo and Red Chow - they're two of our beloved residents who have become the best of pals.

Ringo, the adventurous one, loves to climb trees and explore his surroundings. Red, on the other hand, is more of a homebody who enjoys relaxing and spending time with his human family. Despite their differences, these two furry pals have formed a special bond and enjoy each other's company immensely.

Living just a quick hop away from each other, Ringo makes it a point to visit Red most days. Their favorite pastimes include chasing the wind, cuddling, and of course, indulging in their love of food.

But their talents don't stop there. Ringo and Red also help keep our estate free of unwanted vermin as excellent mouse catchers. And the best part? They don't charge a fee for this invaluable service.

We hope you've enjoyed getting to know Ringo and Red Chow as much as we have. Stay tuned for more updates on our furry friends and the wonderful community we are fortunate enough to be a part of.



The pair, who is not so easy to spot!

Let us introduce you to one of our neighbours, the tawny frogmouth! They're a nocturnal bird species native to Australia, known for their unique appearance and behaviour.

They often get mistaken for owls due to their fluffy feathers and big round heads. But they actually belong to a different family of birds called Podargidae. They're mostly active at night and are experts in camouflaging, which makes them tricky to spot during the day.

Tawny frogmouths are faithful to their partners and mate for life. They usually lay 2-3 eggs, which both parents incubate for about a month. Once hatched, their chicks feed on insects, small mammals, and reptiles.

Interestingly, tawny frogmouths have a cool defence mechanism where they freeze and blend into their surroundings when threatened. This helps them to hide from predators.

Next time you're walking through our estate, try to spot our tawny frogmouth pair. It might be tricky, but their unique appearance and behaviour make it worth the effort!



Always here to party

The Little Corella, who often visits the estate lawn and nearby park in a big group, is a small to medium-sized parrot, measuring between 35 to 41 cm in length. They are predominantly white with a pale pink face and blue eye-rings. The feathers on their wings and tail are a pale yellow, and they have a short, stubby beak.

The Little Corella is found throughout most of Australia, except for the far north and east coast. They prefer open woodland, grassland, and agricultural areas, and can often be seen in large flocks.

Little Corellas are highly social birds and are known for their raucous calls, which can be heard from a distance. They are also skilled at mimicking human speech and can learn a variety of words and phrases.

Little Corellas are omnivorous and feed on a variety of seeds, fruits, insects, and small animals. They are also known to cause damage to crops and are sometimes considered pests by farmers.

Breeding season for Little Corellas occurs between August and January. They typically nest in tree hollows, and females lay 2-3 eggs. Both parents take turns incubating the eggs and feeding the chicks.

We hope you enjoyed learning about the Little Corella! Stay tuned for the next edition of our newsletter, where we'll be exploring another fascinating species that visits our estate.

Estate Social Groups

The Lunch Club

When: The first Thursday of each month at 12.30pm.

Location: The Chase Restaurant on level three of the Chase Shopping Centre.

Note: You will need to book with Pat the Monday before.

The Book Club

When: The second Tuesday of each month at 2pm.

Location: 5 Sandon Circuit.

The Film Club

When: Operates only when there is a suitable film being shown locally on a Wednesday afternoon.

Location: TBC.

The clubs operate from February through to November. New members are always welcome.

Whitehorse Activities Club Inc is available for those who are planning to retire or are already retired. A range of groups are available to join, including The Breakfast Group, Mahjong, Bush Dancing, Darts, Handcraft Group, Scrabble, Tennis and more.

For further enquiries contact **Pat Schmidt** on **9878 7939** or email pmschmidt23@gmail.com.

Garden Updates

To keep the Forest Gardens Estate beautiful for everyone, it's important for lot owners and tenants to take care of the gardens and trees on their property. The Grey Army gardeners look after the common areas, and an arborist maintains the trees on the Estate. However, some trees were pruned or removed last year, and to make up for this, new trees have been planted throughout the Estate.

It's essential for owners and tenants to remember that they are responsible for maintaining the trees within their property. They should be pruned and maintained regularly. For some trees, permission from the Whitehorse Council is required before any work can be done on them. Additionally, residents must take care of their garden beds by weeding and pruning them regularly. A well-maintained garden bed not only adds value to the property but also brightens up the Estate for everyone to enjoy.

The Owner Corporation Committee

The Committee is here to make sure that everything runs smoothly in our Estate, and we want to hear from you! If you have any questions or suggestions, please don't hesitate to contact us.

We've made it easy for you to reach out by placing an "Owners Corporation" letter at the letterboxes in Heathcote Drive (near Enfield Place/park area) and on the corner of Sandon Circuit. You can drop your queries or suggestions into the letterbox. If you prefer, you can also email us at [strata equity](mailto:strataequity). We are always available to address your concerns and answer any questions you may have.

Alternatively visit the Forest Gardens website at www.forestgardens.org.au. You will find past newsletters and a list of tradespeople there. The website also has lots of useful information, including information relating to the external paint colours to your property (external original colours need to be retained).

Lastly, we're always on the lookout for interesting articles to include in our newsletter. If you have something you'd like to contribute, please send it to us via email to the Owner Corporate Manager, Kathryn (kathryn.vannugteren@strataequity.com.au). We'd love to hear from you!

Estate Living

We take pride in our Estate's appearance, and visitors often compliment its neat and tidy look. Our common areas and gardens are well-maintained, and our tree-lined streets add to the pleasant environment. Thanks to our hardworking gardeners, we can continue to create a beautiful place to live.

Lot residents are responsible for maintaining the external appearance of their property, including front garden beds. Some lots may require weeding and tidying up of their gardens.

If you live in a two-story home, please check the condition of any wooden awnings at the back of your property. If it looks unsafe, we recommend taking it down or having it repaired to ensure everyone's safety.

To prevent blockages and potential water damage, it is essential to regularly clear leaves and branches from gutters and roof valleys. Failure to maintain these areas can affect your insurance claims.

A number of lots require urgent painting and replacement of timber trims to the fascia. The original colour scheme for each unit must be maintained, and a list of the original colours for each unit can be found on the Estate website. It is a requirement in the Estate rules that the external appearance of each lot should be maintained as originally planned. Prior permission must be sought from the Owners Corporation for any changes that affect the outward appearance of the property or another lot. This includes the installation of aerials, air-conditioning units, solar panels, satellite dishes, pergolas, and patio decks. Note that permission may also be required from the Council, and lot owners are responsible for obtaining all requisite permits, consents, and signoffs before making any external modifications to their property.

Please ensure that rubbish and recycling bins are not overflowing and must be fully closed so that birds or wind cannot scatter rubbish. If your bin is constantly full, larger bins are available from the Council. Please do not put bins under

trees on collection day as they can catch on nearby branches, breaking them off. **Keep the bins out of sight in the backyard or garage from the front of your property as required by the Body Corporate rules.** A fine of \$200 may apply for bags or containers of rubbish left beside your bin for collection, garbage overflowing with the lid open, hazardous items placed inside your bin, and bins left out for more than 24 hours after collection, in accordance with Council By-laws.

Please use green bins provided by the Council for green waste from your lot or make other arrangements to dispose of it. The green bins on the Estate are for green waste from common property.

If you notice suspicious outsiders or rowdy behavior on the Estate, **please do not hesitate to call the police.** Parking on the lawns is strictly prohibited as it damages the soil and prevents grass growth, leading to dust bowls in summer and mudholes in winter. It may also lead to charges for lawn repairs. Parking on the roads is also against Estate rules as it causes passing traffic to drive closer to the other side of the road and break off branches from trees. Please make your driveway available for tradesmen coming to your property.

The barbecues on the Estate are for residents, families, and friends to use. They have a covered area with seats and tables and are great for summer evenings. There are no rubbish bins at the barbecues, so please take your rubbish home with you and leave the area clean for the next residents to use.

Contact the Owners Corporation Manager (OCM):

If you're planning to sell your property, you'll need to get permission from the Owners Corporation Manager (OCM) to put up a "For Sale" sign. The OCM will let your real estate agent know where to place the sign and how long it can stay up after the sale. This helps keep the estate looking nice and prevents the sign from being a safety hazard or causing problems for other residents.

Sorry, but "For Lease" signs are not allowed.

If you need to bring a rubbish skip or storage pod onto the Estate, please contact the OCM beforehand. There are limits on where and how long they can be placed, and the OCM needs to know the vehicle and insurance details before giving permission. This helps ensure that other residents aren't inconvenienced.

Large vehicles can cause damage to common property, trees, and lawns, as well as inconvenience to other residents. You'll need to get permission from the OCM beforehand and provide vehicle and insurance details.

Keeping your property well-maintained is crucial to prevent damage and reduce the likelihood of insurance claims. This includes checking your roof and cleaning gutters regularly. In the past, claims have been denied because the damage was caused by lack of maintenance.

Strata Equity Management

Owner Corporate Manager	Kathryn van Nugteren
Phone	8838 1242
Email	kathryn.vannugteren@strataequity.com.au

Owner Corporate Assistant	Jasmin O'Keefe
Phone	8838 1242
Email	jasmin.okeefe@strataequity.com.au

Handy Contact Numbers

EMERGENCY NUMBERS

Fire, Police, Ambulance

000

SES

13 25 00

Forest Hill Police

8847 3600

Gas leaks

13 26 91

Electrical Faults & Emergency

13 17 99

Yarra Valley Water

13 27 62

Box Hill Hospital

1300 342 255

Nurse On Call

1300 606 024

24 Hour Emergency Vet

8595 6655

Lifeline

13 11 14

Parentline

13 22 89

Kids Helpline

1800 551 800

City of Whitehorse

9262 6333

PROPERTY MAINTENANCE

Scotia Property Maintenance

1300 726 842

Plumber (Stavco Plumbing)

0417 343 501

Electrician (Franz Abfalter)

0419 139 166

HARD RUBBISH COLLECTION

Cleanaway

9780 6120

TROLLEY REMOVAL

Woolworths

1800 641 497

Coles

1800 876 553

STRATA EQUITY MANAGEMENT

Owner Corporate Manager

Kathryn van Nugteren

8838 1242