

FOREST GARDENS ESTATE NEWS



A COMMITTEE NEWSLETTER
FOR
FOREST GARDENS ESTATE
OWNERS & RESIDENTS

Spring 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



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)

Forest Gardens Estate AGM

The AGM will be held sometime during October 2015. All property owners will be advised of the date in due course, along with all other relevant details. Note that the AGM is only for lot owners.

New Committee Members Required

The Owners Corporation really needs new Committee members. You can assist us with as many or as few hours per year as you can spare. If you are thinking of joining you can ask the current Committee members what is involved. If you would like to speak to one of the Committee about joining, please send an email via the website or drop a note in the OC letterboxes and a member will respond (see contact details on the last page).



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.

Grey Army

Many of you will have already have met our new Grey Army gardener, Michael Hunt. Please do not hesitate to say hello any time. Michael has Horticultural degrees and a background of working in very large garden areas, so the size of Forest Gardens does not daunt him at all. He is a very welcome addition to our community.

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:-

September 13 Heathcote Drive
October 69 Heathcote Drive
November 2 Maldon Terrace

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.

Rubbish Bins

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.



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 have4 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 in need of replacement of timber awnings, timber trimming on the fascia, as well as 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 includes Owners Corporation ownership will also 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 each Wednesday afternoon. Please contact Pat for the "movie of the week".



Men's Group

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



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. A recent sale fetched a record price of \$707,000, proving again that prospective buyers do realise the benefits of living on an Estate that has so much to offer.



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).



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	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

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:

3 September, 17 September
1 October, 15 October, 29 October
12 November, 26 November
10 December, 24 December

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.

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. 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, patiodecks 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.