

# FOREST GARDENS ESTATE NEWS



*A NEWSLETTER  
FROM  
THE COMMITTEE,  
FOR  
OWNERS AND RESIDENTS  
OF  
FOREST GARDENS ESTATE*

Dear Resident,

Welcome to Forest Gardens Estate Newsletter. In this edition we will update you on some of the general maintenance activities/issues that the committee has been working on and provide some tips and advice that will assist all residents and help them do their bit to keep the estate looking beautiful and appealing to everyone. There is also an update on the status of the Gardening Contract and update on the Gardening maintenance

As some of you may already know, we are no longer called the Body Corporate Committee. Our new name is **The Owners Corporation**. This change of name was made by the government in January 2008 and now we are governed by the Owners Corporations Act 2006. Information about this act is available on the Internet. You can read/download the legal document of this act at Victorian Government website at <http://tinyurl.com/3taae6>

## **General Maintenance Update**

**Letter Boxes:** Numbers and locks of quite a few letterboxes have been replaced recently and a number of letterbox banks have been scheduled for repainting.

**Painting common area fences:** Quotations are being sought for painting all common area fences and gates on the estate; this is expected to be done later in the year. Painting the **outside** of your house – eaves, guttering, fascias, downpipes and meter box is owner's responsibility. Some houses are becoming overdue for this. The Committee is arranging for estimates for this work as a guideline - you are free to use these painters or arrange your own contractor. Colors are available from Rick Waterman or

email Susan (Committee member) [sblanchard2@optusnet.com.au](mailto:sblanchard2@optusnet.com.au). (This information will be also made available on our website once ready)

**Security patrols** have ceased for the time being as the weather becomes cooler. Quotes are in hand for the resumption of patrols to be considered later in the year. Please note you should ring police if you have any concerns regarding security. **Call 000 or Nunawading Police on 9871 4111**

**Storm damage:** The recent storms caused damage on the estate to trees and fences. You may have seen the paling fence to the rear of properties on our west boundary was damaged. Over 100m fell into

the laneway as the support posts snapped. The resulting replacement has cost just over \$13,000 which was paid from Owners Corporation funds. Much of this should be recovered from insurance, but will take a while and a bit of form filling and red tape.

Further work is being carried out on trees on the estate. Following the recent storms, some needed branches removed or trimmed back. This work is carried out by an arborist who is familiar with the estate and has inspected the trees and made recommendations regarding their condition. Some street trees in Marong Terrace and Bottle Bend need to be removed. These trees were not suitable specimens for the area and will cause serious damage to the roadway if not removed soon. Quotes for this work are being obtained.

**Maintenance of Lots:** With the rain starting to come it may be timely to remind everyone that each Lot owner is required to maintain the outward appearance and serviceability of their Lot and ensure it does not affect the use and enjoyment of other lots and common property. This may include

- maintaining any eaves or guttering that may require cleaning to prevent overflow and leakage.
- Checking of roofing tiles and capping etc to ensure they are waterproofed to prevent leakage.

The Committee is currently attempting to locate a Tiler who could be utilized throughout the estate to carry out such works at a reasonable price. Check with Rick if you need gutters cleaned out. Current rate is \$25 for single story and \$35 for double storey. Well worth it to prevent insurance claims being denied.

**Insurance:** Following the April storms it became obvious to the Committee that Owners are confused regarding what is covered by the Insurance policy (that their fees pay for) and what is maintenance. Our insurance company is QBE who utilize CHU Underwriting Agencies Pty Ltd to underwrite, settle claims and administer our Policy. Any matters should be referred directly to CHU. **Phone:** 8695 4000 **Fax:** 920 0606 or **email:** [info@chu.com.au](mailto:info@chu.com.au) CHU are in the process of making our policy available online so it can be referenced at anytime.

**Cover :** The cover provided by the Residential Strata Insurance Plan (our policy) is in respect of an accident or event happening to insured property and does not extend to cover damage which results through deterioration over a period of time and wear/tear. This is excluded by *Exclusion 1c on page 31* of the policy booklet and it reads:

***“We will not pay for loss or damage: caused by lack of maintenance, rust, oxidation, corrosion, wear, tear, fading, gradual corrosion or gradual deterioration, concrete or brick “cancer”, developing flaws, wet or dry rot, or failure to maintain Your Insured Property in a reasonably good state of repair.”***

### **External alterations to your Lot**

A number of Owners have applied or have installed “satellite dishes” for the purpose of receiving overseas channels or Foxtel. Whilst the committee has no wish to prevent Owners from having ‘fun’ the rules regarding such items must be considered for the overall look of the Estate. Below is an extract from the Owners Corporation Rules.

## **Appearance of a Lot**

*(a) A Member must not without the prior written consent of the Owners Corporation maintain inside the Lot anything visible from outside the Lot that when viewed from outside the Lot is not in keeping with the rest of Forest Gardens Estate.*

*(b) A Member must not:*

- (i) operate or permit to be operated on Forest Gardens Estate any device or electronic equipment which interferes with any domestic appliance lawfully in use on the Common Property, another Lot or another part of Forest Gardens Estate; and*
- (ii) Without the prior written consent of the Owners Corporation attach to or hang from the exterior of Forest Gardens Estate any aerial or any security device or wires.*

**Bins:** On several occasions letters have been sent out to residents regarding storage of rubbish bins. All bins are required to be stored inside the fence of their properties not on common property. Let's help Rick out; he currently has to negotiate around bins when trying to maintain the lawns etc.

**Parking:** Similar letters have been sent to reinforce again that cars are not permitted to be parked on grassed areas. Residents who damage Common property lawns will be sent accounts to cover the cost of repairs to any areas damaged by cars. Additional parking areas are under review at the moment. (Remember current parking facilities existed at the time of purchase of your property)

**Dog Walking:** Walking your dog is a great way to get out and about and get exercise

either around our tree lined streets or on the Reserve.

When exercising your dog please remember to pick up their droppings to ensure our Estate is kept clean for everyone to enjoy. Dog droppings should be taken home with you.

- Dog Owners are required by law to carry a bag with them to clean up after their dog. (Whitehorse Council Local Law No.9)
- Failing to pick up after your dog can result in a \$100 fine

**There are lots of responsible dog owners who do the right thing, let us all try to keep our Estate looking great.**

## **Gardening Contract**

The committee is continuing to work towards the appointment of a new gardening and maintenance contractor for the estate following the expiry of the Daymist contract at the end of June. Following the special general meeting several months ago, it was decided that the process needed to begin again.

Russell MacKenzie (an investment owner and ex Committee member) has been working with the current Committee to help develop a new tender and ballot process for the contract. Following an advert in the AGE recently, the Committee has received a number of Expressions of Interest for the contract, these have been short listed and Tender documents forwarded to 8 potential candidates. Once these documents are returned they will be assessed by the Committee, and a further shortlist will be drawn up.

This new process will take some time as the tenderers need to inspect the estate; quotes need to be received and evaluated; tenderers will need to be interviewed, and the ballot conducted

Accordingly, the committee has approached Rick Waterman to ask him to take up an interim contract and work on the estate for a further four months to 31<sup>st</sup> October 2008. This contract will be directly with Rick's company and totally separate from Daymist.

In a few weeks, all owners will receive an information package and voting papers by mail, and be invited to vote for their preferred contractor. The information package will include details of the short listed candidates and details of their cost proposals. It will be up to the majority of owners who vote to decide which tender is successful. The tender process will be very rigorous and the voting process will be very tightly controlled to ensure the integrity of the vote..

## Gardening report

The majority of Carpet Roses on Canterbury Road have died due to lack of water. We have also lost some English Box, Dianellas, Lilly Pillys and most of the Tea Trees. Of those trees and shrubs remaining, many are showing serious signs of stress. This problem is compounded by the sharp slope of the land, together with the very large gum trees, which efficiently extract any available moisture from the soil to the detriment of other plants. As trees and shrubs die they are removed. It was also necessary to remove the timber retaining sleepers at the front of the Carpet Rose beds. Vandals continually broke them until they were impossible to repair

Other trees and shrubs on the Estate are showing signs of stress – including yellow leaves and die back. Some Westringia's have died and were removed leaving holes in hedges.

Recently, the rail at the entrance to the Estate at McKenna Road was stolen. The Committee decided several years ago to erect this barrier to prevent cars gaining access to the Estate through this area. The fencing contractor we have previously used has installed two more bollards and a rail to limit vehicle accessibility. As some residents are still able to manage to get a small car through this gap it will now be necessary to further address this problem by placing a bollard in the middle of the concrete path. This will be completed shortly.

## Other Information

**Estate inspection:** An inspection of the Estate by Committee members and Rick Waterman was conducted on Saturday 10<sup>th</sup> May to detail additional maintenance works that needed to be done.

**Web Site:** The Committee are currently in the process of setting up a website for Forest Gardens Estate. This is expected to be available towards the end of May.

- newsletters
- approved tradespeople
- lot colours – for painting
- gardening news
- maintenance schedule

Suggestions would be greatly appreciated by the Committee. It will be your website. Let us know what you would like to see on it.