

Ardoch News



Ardoch the Village Green

Volume 10, Issue 1

December 2007

Santa Comes to Ardoch



Back row: Drew (hidden behind leaves) and Josephine, Michelle and Tilly, Jenny and Thomas
Middle row: Hugo, Ruby, Santa Claus holding Charlotte, Olivia, Matilda
Front row: Darcy, Lilybelle, Isabella

To the delight of the numerous children who now reside at Ardoch, Santa Claus made a quick visit to Ardoch during his busy schedule just a week before Xmas, dispensing gifts and good cheer.

Santa told the children stories about his reindeers and they in turn sang "Rudolf the Red-nosed Reindeer" and "Jingle Bells" to him.

All enjoyed fairy bread and fruit, sausage rolls and cakes and honey crackles.

Well-informed elves report that Santa is often seen around Red Robin, consorting with the star of the latest production of "Fiddler on the Roof". Judy Gorman.

The photo above does not quite capture ALL the players in this scene — Amy (sister of Ruby) and Olivia (sister of Isabella) decided to wear their invisibility cloaks and are not visible to the human eye.

Bushisms

- * I promise you I will listen to what has been said here, even though I wasn't here.
- * I know what I believe. I will continue to articulate what I believe and what I believe — I believe what I believe is right.
- * I trust God speaks through me. Without that, I couldn't do my job.
- * If this were a dictatorship, it'd be a heck of a lot easier, just so long as I'm the dictator.

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New Body Corporate Rules

From January 1st, new legislation will apply to all bodies corporate in Victoria, prompted in part by the increasing number of people living in high-rise apartment buildings.

The new Act changes the name of bodies corporate to "owners corporations" and introduces new Standard Rules. These rules apply to all residents in owners corporations, both owners and occupiers (tenants).

Health, safety and security of lot owners, occupiers of lots and others

A lot owner or occupier must not use the lot, or permit it to be used, so as to cause a hazard to an owner, occupier, or user of another lot.

Children on common property in building

An owner or occupier of a lot must not permit any child over whom the owner or occupier has control to remain unaccompanied by a responsible adult on common property comprising a laundry, car parking area, driveway or other area of possible danger or hazard. (At Ardoch this would include the pool, sauna and exercise room).



Storage of flammable liquids and other dangerous substances and materials

Except with the approval in writing of the owners corporation, an owner or occupier of a lot must not use or store on the lot or on the common property any inflammable chemical, liquid or gas or other inflammable material.

Waste disposal

An owner or occupier of a lot must ensure that the disposal of garbage or waste does not adversely affect the health, hygiene or comfort of the occupiers of other lots.

Use of common property

An owner or occupier of a lot must not obstruct the lawful use and enjoyment of the common property by any other person entitled to use the common property.

An owner or occupier of a lot must not, without the written approval of the owners corporation, use for his or her own purposes as a garden any portion of the common property.

If the owners corporation has resolved that an animal is a danger or is causing a nuisance to the common property, it must give reasonable notice of this resolution to the owner or occupier who is keeping the animal. An owner or occupier of a lot who is keeping an animal that is the subject of a notice must remove that animal.

Vehicles and parking on common property

An owner or occupier of a lot must not, unless in the case of an emergency, park or leave a motor vehicle or other vehicle or permit a motor vehicle or other vehicle –

- to be parked or left in parking spaces situated on common property and allocated for other lots; or
- on the common property so as to obstruct a driveway, pathway, entrance or exit to a lot; or
- in any place other than a parking area situated on common property specified for that purpose by the owners corporation.



Damage to common property

An owner or occupier of a lot must not damage or alter the common property or a structure that forms part of the common property without the written approval of the owners corporation. An approval may state a period for which the approval is granted, and may specify the works and conditions for which the approval is subject.

An owner or person authorised by an owner may install a locking or safety device to protect the lot against intruders, or a screen or barrier to prevent entry of animals or insects, if the device, screen or barrier is soundly built and is consistent with the color, style and materials of the building.

Change of use of lots

An owner or occupier of a lot must give written notification to the owners corporation if the owner or occupier changes the existing use of the lot in a way that will affect the insurance premiums for the owners corporation. For example: If the change of use results in a hazardous activity being carried out on the lot, or results in the lot being used for commercial or industrial purposes rather than residential purposes.

Behaviour of owners, occupiers and invitees on common property

An owner or occupier of a lot must take all reasonable steps to ensure that guests of the owner or occupier do not behave in a manner likely to unreasonably interfere with the peaceful enjoyment of any other person entitled to use the common property.

Noise and other nuisance control

An owner or occupier of a lot, or a guest of an owner or occupier, must not unreasonably create any noise likely to interfere with the peaceful enjoyment of any other person entitled to use the common property.



This does not apply to the making of a noise if the owners corporation has given written permission for the noise to be made.

A Forever Friendship

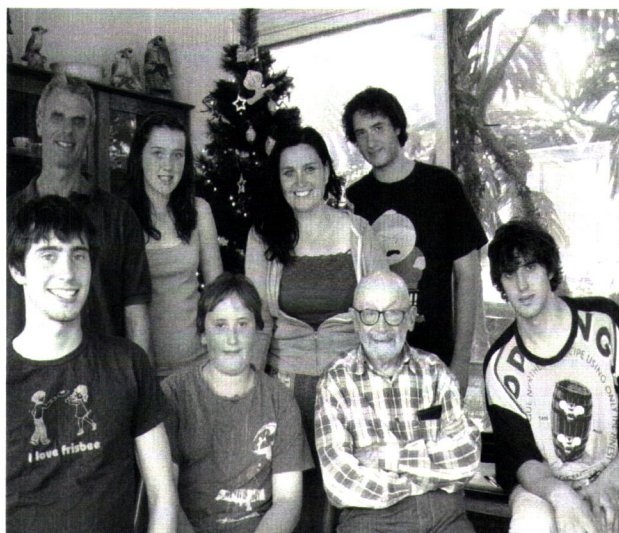
About ten years ago Harry Greenberg's late wife Marge was relaxing contentedly enjoying the charms of Ardoch gardens when a lady with three children and a stunning smile walked by. Adrienne, Andrew, Alastair and Hayley had just moved in. The two women were instantly attracted — the result of which began a friendship still enjoyed by the two families today.

Adrienne, with her three teenagers now, live in Williamstown. On the recent fourth anniversary of Marge's decease, they invited Harry to

the traditional Shabbat dinner shared with her new Jewish partner Peter and his three teenage children.

Harry said it was a joy to be amongst them (though two were absent working). They get on so well! The older boys are the same age, actually go everywhere together, cooking together at the local seafront restaurant.

Adrienne had collected Harry by car and returned him home after a delightful sail on the bay in the family's 18 footer.



Back row: Peter, Hayley, Adrienne, Ziggy
Front row: Jeremy, Solly, Harry, Andrew

New Heritage Walk in East St Kilda

The first walk in the 2008 Neighbourhood Walks Program of the City of Port Phillip will take place on **Sunday 20 January 2008** from 11.30am - 1.30pm. It explores the City's newest heritage precinct.

The walk leader, Meyer Eidelson, said: "East St Kilda is a great neighbourhood but its heritage was neglected in the past. Fortunately the City of Port Phillip did a heritage assessment of its unprotected areas in 2004."

The Victorian Minister for Planning gazetted the new heritage precinct in 2006. According to Eidelson this has preserved an extraordinary diversity in the area.

"The properties span our history including 1860s cottages, wealthy 1880s mansions, 1920s factories, and 1960s flats. For example Chusan Street is mainly 1880s workers cottage. The former Kynoch printing factory was a former stable remodelled in the 1920s. Shirley Court 1960s was one of the first courts of flats

around a common garden area. It is fascinating to explore streets and homes which lie in the former gardens of wealthy estates such as the mansions of Hammerdale, Mooltan and Fernacres.

Historic personalities as well as buildings will also be included in the walk. Albert Jacka, the first recipient of a Victoria Cross at Gallipoli and former Mayor of St Kilda, was one of the earliest residents of Murchison Street.

Eidelson said: 'Our tour passes the site of Albert's former home to pay our respects. After the walk participants can attend the annual Jacka Memorial service in nearby St Kilda Cemetery at 2.00 pm. It's a chance to meet descendants of Australia's greatest front line soldier.'

Bookings for the walk can be made on:

- 9209 6229 or
- walking@portphillip.vic.gov.au

Numbers are limited to 20 participants, so get in quick.

Interested in the history of this area? Join the heritage walk in East St Kilda

Anagrams

For those of you who enjoy cryptic crosswords, here's some very clever anagrams:

- Dormitory = *dirty room*
- Presbyterian = *best in prayer*
- Astronomer = *moon starrer*
- Desperation = *a rope ends it*
- The eyes = *they see*
- George Bush = *he bugs Gore*
- The morse code = *here come dots*
- Slot machines = *cash lost in me*
- Election results = *lies, let's recount*
- Mother-in-law = *woman Hitler*
- Snooze alarms = *alas! No more z's*

- A decimal point = *I'm a dot in place*
- The earthquakes = *that queer shake*
- Eleven plus two = *twelve plus one*





Ardoch the Village Green

Ardoch Owners Corporation Committee and Manager

John Campton—2/7 Ardoch Ave, 9525-0917

Elaine Dacre—3/1 Ardoch Ave, 9510-8085

Meredith Doig (Chair)—1/6 Pilley St, 9530-2954

Will Donovan—6/5 Ardoch Ave, 9510-4862

Judy Gorman—3/8 Ardoch Ave, 9510-3808

Ramona Koval—10/7 Ardoch Ave, 9525-1226

Judelle Scheer—3/6 Ardoch Ave, 9525-0996

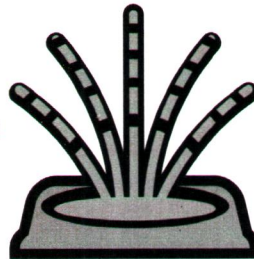
Harley Smith—5/7 Ardoch Ave, 9529-4500

Ardoch Owners Corporation Manager—
Michael Nugent of OCM Pty Ltd
PO Box 173 South Yarra 3141.
Phone: 9696-4811

The Bore

Summer is coming. Last January we had to work hard to save Ardoch's beautiful gardens from the effects of the drought.

Since then, we've had a bore dug on the estate (it's on the edge of the roundabout), which should have solved our problems.



Unfortunately the water is too salty to use directly on most of our English-style plants.

We're therefore investigating ways of filtering the water so it can be used. In the meantime, we can still use Stage 2 water restrictions rather than Stage 3a, because Ardoch's gardens are consid-

ered to be 'gardens of significance'. This means we can use the automatic watering system though only on a restricted basis and not for the Green.

Watch this space!

Gutter Guards

Robust steel gutter guards have recently been installed in Ardoch's second storey roofs where the gutters are exposed to trees.

The guards will prevent leaf build-up in gutters, the major cause of gutter deterioration. Being steel, they also provide support for gutters, helping prevent sag.

With the advent of tougher OH&S regulations, it has been more difficult of recent years to find suitable contractors to do high-level gutter cleaning. With gutter-guards in place, gutter cleaning will be needed only every five years or so.

To get this newsletter in full colour by email, send a request to the Editor at meredithdoig@gmail.com

Tradesmen and their Stickers

All Ardoch apartments have gas-fired hot water / hydronic heating units, usually affixed to an outside wall. These units (which belong to each apartment, not the Owners Corporation) may need fixing at times, and in any case should be serviced once a year.

Some of these units have tradesmen's stickers on them. Please do NOT let a tradesmen put a sticker on your unit; if there is already one there, you should remove it.

It is not unknown for tradesmen to *cause* faults deliberately in order to get repeat work. If their sticker is there, in the absence of any other information, they are likely to get the call.

If you've had good service from a particular tradesman, ask for a business card but don't let them indulge in any free advertising.

If you need a tradesman to do maintenance work at your apartment, the Owners Corporation Manager (see left for contact details) may be able to help.

Speeding on Ardoch roadways

Over the years there have been numerous complaints about people driving too fast on Ardoch roadways. This is particularly the case down Murdoch Place at the south of the estate, leading to Bellbird (5 Ardoch).

As this edition of Ardoch News graphically illustrates, there are now many small children who live at Ardoch. Small children are notoriously unpredictable and could run out onto a roadway at any time.

There are also older people who live at Ardoch and they would find it harder than others to move quickly out of the way in case of emergency.

There are also much loved pets.

Some of those who drive too fast on Ardoch roadways are visitors—perhaps taxis or delivery vehicles. Others are residents (and they probably know who they are).

To all residents: please, PLEASE slow down when you enter Ardoch, and tell any visitor to slow down as well.

It would take just a split second to be the cause of a tragic accident.

Speeding is not worth the risk.

