



Ardoch News

Ardoch
the Village Green

Volume 5, Issue 1
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Firefighters at Ardoch— dramatic rescue



Concerned onlookers watch while ...

"I'm just relieved he's OK and back home" said distraught babysitter Josephine. Members of the local Fire Brigade said he was lucky to survive the ordeal. "His brave leap from the summit was amazing!" said the chief firefighter.



Ardoch Village was the scene of a dramatic rescue in November when brown-haired, blue-eyed Max, aged 2, of Magnolia Mansion in East Kt Kilda, was found after three harrowing days lost on steep terrain.

... Max is rescued from Wardell heights

Protecting the Green

Thanks to all who returned the survey distributed recently on how we should protect our beautiful Village Green from stray cars.

The results show a clear majority of respondents, 40%, said they want to see a hedge about 500 mm high, similar to the one that surrounds the palm tree in the centre of the roundabout.

While strictly speaking, only members of the Body Corporate (ie, owners) have the authority to make decisions about changes to the common property, the numbers of owners and non-owners were about the same (43% of owners were in favour).

Protecting the Green Survey

Take no action	10
'Utilitarian' bollards	6
'Attractive' bollards	6
500 mm hedge	22
300 mm hedge	8
Other	3

And protecting your own stuff!

Lovely as Ardoch is, we are situated in a relatively high crime area. We all need to be aware of the potential for theft.

Last year, we had a number of cars broken into (particularly down the back in Murdoch Place), apartments broken into (even one where there

was a family sleeping), and expensive pot-plants whisked away in the middle of the night.

More recently, stuff stored in garages has been thoroughly examined by uninvited guests, thanks to garage doors left open.

If you have a garage, you are responsible for ensuring it is LOCKED at all times—you must protect not only your own possessions but those of your neighbours. Do not leave your garage door on man-

Inside this issue:

Body Corporate Sub-committees	2
Letter from France	2
New exercise equipment	2
Amended parking policy	3
Welcome to Hannah	4
What's on in Port Phillip	4
Heartwarming story	4
Ardoch and Seaview House in Queenscliff	4

Ardoch Cards

Beautiful hand-made cards, with Ardoch scenes in different seasons—the Green, the garden, flowers and trees.

Only \$4.50 each.
Something different,
something personal.
Ph Lisa on 9530
2205.



Body Corporate Subcommittees

Your Body Corporate Committee has three subcommittees to help get things done as quickly as possible, in between monthly meetings.

- Garden Subcommittee: Tom Jackson (convenor), Bill Keay, John Campton.
- Maintenance Subcommittee: Sue Drakeford (convenor), Rowan Frew, Anthony Desiderio.
- Communications Subcommittee: Meredith Doig (convenor), Tom Jackson, Sue Drakeford.

If you have an issue regarding the common property, you can speak to any one of these people, or write directly to Michael Nugent, Ardoch's professional body corporate manager—see page 4 for details.

Letter from France.

Dear Harry and Marge,

It was lovely to hear from you last year and to see the photo of your beautiful great grand-daughter, Madeleine.

Life in France is very busy at the moment. We are moving into our new house this weekend so I'm sending all my cards early, as I'm frightened to lose them amongst all the boxes! We've actually had the house built so you can imagine the work involved. It seems to have taken forever but we are really pleased with it. Vincent has just spent all of his five weeks holiday fitting the kitchen, finishing the bathroom and painting the main room and ceiling...I'm lucky I married such a handyman! But there's still a lot to do, he keeps telling me to be patient! I don't like the idea of camping with the two little ones. Also I'm back in the workforce these days. I started in October (just as Ella turned one) at the University of Social Sciences as a lecturer. It's only three days a week for 20 weeks in the year so I can't complain.

The girls are fine. Madeleine has just changed schools to the area we're moving to, and she seems to have settled in very well. She now switches easily from English to French and is comfortable in both. She's started ballet classes every Wednesday, which she loves.

Ella, as you can see from the photo, is the complete opposite to Madeleine, both in build and colouring. She's racing around on all fours but like her sister, she seems in no hurry to walk.

Well, we'll no sooner be in the house when Christmas will be upon us. We're spending Christmas day with Vincent's family and then my mum is arriving on the 26th for ten days. Now that we've settled in France she can pop over more often.

I hope you are both well and enjoying life in Ardoch Avenue.

Take care and send our regards to any one of the residents who remember us!

Lots of love,

Alison, Vincent, Madeleine and Ella XXXXX

No excuses now

Exercise room up-to-date

Following a review of existing equipment and consultations with a range of residents, there is now a set of brand new exercise equipment in the exercise room beside/behind the pool.

This equipment has been chosen for its suitability for a medium amount of use—more than domestic but not at professional level (or price!)

There is an exercise bike, a rower, a step machine, and a multipurpose exercise station.

Proper use of the equipment is illustrated by wall charts.

The carpets have been steam cleaned and fumigated, and the ventilation will be improved in the next few weeks.

Entry is by pool key—this facility is for Ardoch residents only.

When using the equipment, please ensure you don't allow the handles to 'snap' back into place—this could damage them. Also, it would help if anyone using the weights could stack them neatly in a corner so the next person can use those that are appropriate for them.

Have fun, but take care of yourself—don't overdo it!



Former Ardoch resident Madeleine, with new sister Ella



Visitor Parking

Working Party simplifies parking policy

Parking at Ardoch has been a particular bone of contention for a number of years. Some residents seem to think they can use the Visitor spaces as an alternative to their own, and some visitors stay too long.

There are about 130 parking spaces that belong to Ardoch apartments. Every apartment has at least one space and some have two or three, depending on the size of the apartment. Even so, there will be times when there are more cars to an apartment than parking spaces that belong to that apartment.

It's understandable people would want to park inside the bounds of the estate. It's more convenient and possibly safer—a number of cars have been broken into even when on Ardoch property.

Sometimes residents try to use the Visitors parking spaces rather than park out in the street.

While this is perhaps understandable, it has always been a strict rule at Ardoch that Visitor parking spaces are for genuine visitors only.

There are fifteen Visitor parking spaces at Ardoch. A survey taken over the three months from August to November 2001 shows this appears to be sufficient. A count of the number of visitor spaces occupied late Saturday nights or early Sunday mornings shows there are on average seven spaces free out of the fifteen. This means 48% were free, or 52% utilised, whichever way you want to look at it—see survey results below.

Genuine visitors—those who ARE entitled to use the Visitor spaces—are people who don't live at Ardoch, and are genuinely visiting. The easiest way to monitor this is by checking



overnight stays. This is now being done on a regular basis.

To reflect these facts, the parking policy has been simplified to read:

“The Visitor car spaces are for the use of genuine visitors only, and are not to be used by residents of Ardoch. Genuine visitors may use the Visitor car spaces for no more than three nights in any seven day period.”

Just to be quite clear, a person staying with a resident but who is not named on the lease is NOT a visitor and MAY NOT use the Visitor car spaces.

New notices have been designed to reflect this slightly changed policy.

If you see a car ‘illegally’ parked at Ardoch, call a member of the Committee (details on page 4) to place a warning notice (for first offence) or to call out a Council Parking Officer to fine the offending vehicle.

If everyone ‘did the right thing’, we wouldn't have to pay the Council \$1000 a year for this service, but unfortunately they don't, so we may as well make good use of it.

A lawyer opened the door of his BMW, when suddenly a car came along and hit the door, ripping it off completely. When the police arrived at the scene, the lawyer was complaining bitterly about the damage to his precious BMW. "Officer, look what they've done to my Beemer!" he whined. "You lawyers are so materialistic, you make me sick!" retorted the officer, "You're so worried about your stupid BMW, that you didn't even notice that your left arm was ripped off!" "Oh my god", replied the lawyer, finally noticing the bloody left shoulder where his arm once was, "Where's my Rolex!"

SURVEY OF VISITORS CAR PARKING SPACES (as of late Sat nights or early Sun mornings)

next to ...	11/8	26/8	2/9	9/9	15/9	22/9	13/10	20/10	26/10	3/11	11/11	18/11	Average
Bluebird	✓	x	✓	✓	✓	x	✓	x	✓	x	✓	x	
Magnolia	✓✓	✓x	xx	✓x	✓✓	✓✓	xx	xx	xx	✓✓	x✓	✓✓	
Bellbird	xx	✓x	xx	✓x	x✓	✓x	xx	xx	✓x	xx	✓x	✓x	
Wardell	✓xx	✓xx	xxx	✓✓x	xxx	✓✓✓	✓✓x	✓✓x	✓xx	✓xx	✓✓x	✓✓x	
Phoenix	✓xx	✓xx	xxx	✓✓✓	✓xx	✓✓x	✓xx	✓xx	✓✓x	✓✓✓	✓xx	✓✓✓	
Red Robin	x	✓	✓	x	✓	✓	✓	✓	✓	✓	✓	✓	
Kestrel	✓x	✓✓	xx	✓x	✓x	✓✓	✓✓	✓x	✓✓	✓✓	xx	✓x	
Cottonwood	x	✓	✓	x	✓	✓	x	x	✓	x	x	✓	
No of spaces free	9	7	12	6	7	3	8	10	6	6	8	4	7.17
% free	60%	46%	80%	40%	46%	20%	53%	67%	40%	40%	53%	27%	48%

✓ = free and x = occupied



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What's on in Port Phillip

Committee of Management

Strata Title Flat Management

Michael Nugent 9866-6167

George Bell 5243-0350

John Campton 9525-0917

Anthony Desiderio 9525-0929

Barbara Devlin 9521-2979

Meredith Doig 9530-2954

Susan Drakeford 9510-7620

Rowan Frew 9510-1136

Andrew Hird 9753-5653

Tom Jackson 9525-0813

Bill Keay 9873-4870

Judelle Scheer 9525-0996

Meetings are held on the last Wednesday of the month. Call anyone on the Committee to raise a matter at a meeting, or write directly to Michael Nugent at Suite 15, 20 Commercial Road, Melbourne 3004.

FOR LOCAL COUNCIL MATTERS

**roads, rates and rubbish
dogs, dags and disoriented drivers**

**PHONE PORT PHILLIP ASSIST
9209 6777**



Congratulations to Laura and Ian (Cottonwood) on the birth of baby daughter Hannah Redwood-Segovia, born 4th December 2001.

Sundays 27 Jan, In the Realm of the Senses
3, 10, 17, 24
Feb

7.00pm - 11.30pm
Catani Gardens
Ph: Hookahookafilm Productions 0414 747 601

Sunday 10
Feb

St Kilda Festival

10am to late. Fitzroy St, Acland St and foreshore area (roads closed). Ph 9209 6306 for info or visit www.stkildafestival.com.au

Stokehouse Swim

St Kilda Beach, 8.30-11.30 am.

The following letter was sent to the principal of a small high school in country NSW, after the school had sponsored a luncheon for the elderly.

Dear School,

God bless you for the beautiful radio I won at your recent senior citizen's luncheon. I'm 94 years old and live at the local County Home for the Aged. My family has long since passed away and I rarely have visitors. As a result, I have very limited contact with the outside world. This makes your gift especially welcome.

My roommate, Maggie Cook, has had her own radio for as long as I've known her. She listens to it all the time, though usually with an earplug or with the volume so low I can't hear it. For some reason, she has never wanted to share it.

Last Sunday morning, while listening to her morning gospel programs, she accidentally knocked her radio off its shelf. It smashed into many pieces and caused her to cry. It was so sad.

Fortunately I had my new radio. Knowing this, Maggie asked if she could listen to mine. I told her to f...k off.

God bless you.

Sincerely,

Edna Johnson.

So who was the Magnolia Madam followed by four husky hunks to her bedroom, about 4.30pm on January 15th? Barbara explained, "They were just moving my bed."

Harry G.



Roadie gets his Xmas present

Seaview House

Special Welcome for Ardoch Friends and Neighbours

Looking for a friendly place to get away for a few days? Seaview House in Queenscliff has just been taken over by former Ardochians Tim and Sue Hindell, who promise to give you a special neighbourly welcome at their new venture.

This beautiful old guesthouse dates from 1875 but has been refurbished to suit modern needs while retaining the charm and graciousness of the Victorian era.

Antique furniture, communal sitting rooms with open fire, library and chess, drinks from the bar, journals and newspapers provided. Evening meals are available in the Seaview Restaurant. Rooms from about \$100 a double (midweek) or about \$120 a double (weekends), all with ensuites. Special packages (including swimming with dolphins) also available.

Freecall 1800
688 086 for details or check it out at www.seaviewhouse.com.au

