



# Ardoch News

**Ardoch  
the Village Green**

Volume 4, Issue 3  
November 2001

## Come out, come out, wherever you are ...

*Picnic to welcome the first day of summer*

It's been a long dry(ish) winter but summer is on the way. Ardoch is looking particularly beautiful—check out the climbing roses on Magnolia (see photos below).

It's been suggested we get out on the Green, and have a big picnic to welcome the first day of summer.

**Bring your own everything—rug, drinks, food and games. But most of all, bring a sense of neighbourliness and meet the people you live next to! From 12.30 on Saturday 1st December ...**



## Insurance at Ardoch

*Make sure you're covered!*

As a Body Corporate, Ardoch has insurance that covers the common property and all the buildings but as an owner, you should ensure you have your own insurance to cover contents (basically, things that are removable), fixtures and fittings (carpets, curtains etc), and public liability for inside your own apartment. If you are a tenant, your landlord should have insurance to cover fixtures and fittings and public liability, but you should have your own insurance to cover your personal contents.

Ardoch's Body Corporate insurance is valued at \$25,197,500. It covers all the building structures, including roofs, roof spaces, internal and external walls, internal common spaces like the entrance in Lark House, built-in fixtures like ovens and hydronic heating, baths and showers, the pool, the gym and the sauna, all external lights, fixed plant, machinery and underground services;

and public liability on the common areas of the estate.

Further, should an apartment become uninhabitable (eg, if the roof blew off!), then loss of rent/provision of alternative accommodation is covered, until the damage is fixed. Finally, there is office bearers liability insurance which protects the Body Corporate where liability arises from an alleged or wrongful act, omission or breach of duty by a member of the Body Corporate Committee.

*Climbing roses on Magnolia*



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### STOP PRESS

*In the late 19th century Melbourne was a centre of poverty and vice, and Madame Brussels its most famous brothel-keeper. At the same time, the temperance movement was flourishing, spurred on by a city of puritan wowsers. Friends of St Kilda Cemetery brings you a re-enactment of **Madame Brussels' Melbourne** on Sunday 18th November. Meet at Dandenong Rd entrance at 2pm. Admission free!*



# New committee elected

At the sixth Annual General Meeting of the members of the Ardoch Body Corporate, a full 12 person Committee of Management was elected. Eight of the group are resident-owners, from seven of Ardoch's 14 buildings. Of the four non-resident owners, two have previously lived at Ardoch and have been members of earlier Committees of Management.



### Committee members are:

- George Bell — Wardell House (non-resident owner)
- John Campton – Magnolia
- Anthony Desiderio – Wardell House
- Barbara Devlin – Magnolia
- Meredith Doig – Cottonwood
- Susan Drakeford – Wardell House
- Rowan Frew – Raewood
- Tim Hindell — Lark House (non-resident owner)
- Andrew Hird — Bellbird (non-resident owner)
- Tom Jackson — Kingfisher
- Bill Keay — Lark House (non-resident owner)
- Judelle Scheer — Whistlers Cottage.

## Whoops!

### Stepping on paws ...

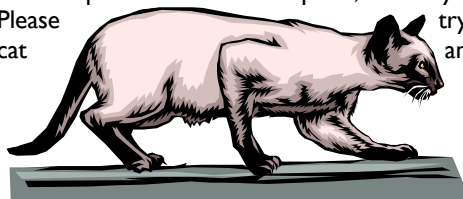
On 23 October, there was a memo sent to owners and tenants that raised the matter of Pets At Ardoch. While the intent of the message remains relevant, the first and last of the four dot points on this topic were not right and should not have been there. These related to dogs being on a lead in common areas, and cats being kept inside during the night.

The Ardoch Code of Conduct asks people to ensure dogs are properly supervised at all times when on common property and in particular, that all droppings are *immediately* picked up and disposed of properly. This is not only common courtesy to others but is necessary for health and safety.

As you all know, at times there are kids on the Green, and even babies who crawl on the grass from time to time. It's just not OK to put their risk, let alone the health of Please, dog owners, make sure you keep an eye on your dog at all times. Preferably get them to do their droppings off the Green and in any case, please clean up after them immediately.



As for cat owners, it is not a Phillip Council requirement that cats be kept indoors overnight (I think it may be up in the Dandenongs ...). But it is distressing when cats harm the birds or possums around the place, and they are night hunters. Please try to look after your cat and keep it well fed!



Meredith Doig has been elected Chair of the Committee, with Anthony Desiderio Deputy Chair. The role of Secretary is undertaken by Michael Nugent from our professional body corporate management firm, Strata Title Flat Management. The Treasurer is Judelle Scheer.

If you have a matter concerning the common property of Ardoch, please feel free to raise it with Michael Nugent or anyone on the Committee—see p. 4 for contact numbers.

## Gym equipment

### Review underway ...

A number of people have commented on the state of the equipment in the gym room behind the pool. A professional review of the equipment has revealed many of the pieces are not in good working order and in the interests of everyone's safety, they will be removed and placed in storage.

A working party has been formed to consider the options available to us in the future. It appears the original equipment comprised two exercise bikes and a step machine, and according to Body Corporate rules, we have a responsibility to maintain this equipment. However, there may be a feeling among body corporate members that more—or less—equipment is now suitable.

If you have a view about this, please contact any of the Working Party: Judelle Scheer, Sue Drakeford or Tom Jackson—see p. 4 for contact details.





## DESIDERATA

**G**o placidly amid the noise and the haste, and remember what peace there may be in silence. As far as possible without surrender, be on good terms with all persons. Speak your truth quietly and clearly; and listen to others, even the dull and ignorant; they too have their story. Avoid loud and aggressive persons, they are vexatious to the spirit. If you compare yourself with others you may become vain and bitter; for always there will be greater and lesser persons than yourself. Enjoy your achievements as well as your plans. Keep interested in your own career; however humble, it is a real possession in the changing fortunes of time. Exercise caution in your business affairs; for the world is full of trickery. But let this not blind you to what virtue there is; many persons strive for high ideals; and everywhere life is full of heroism. Be yourself. Especially do not feign affection. Neither be cynical about love; for in the face of all aridity and disenchantment it is as perennial as the grass. Take kindly the counsel of the years, gracefully surrendering the things of youth. Nurture strength of spirit to shield you in sudden misfortune. But do not distress yourself with imaginings. Many fears are born of fatigue and loneliness. Beyond a wholesome discipline, be gentle with yourself. You are a child of the universe, no less than the tress and the stars; you have a right to be here. And whether or not it is clear to you, no doubt the universe is unfolding as it should. Therefore be at peace with God, whatever you conceive Him to be. And whatever your labours and aspirations, in the noisy confusion of life, keep peace with your soul. With all its sham, drudgery and broken dreams, it is still a beautiful world. Be cheerful. Strive to be happy.

## Marge's best ever Christmas Cake

It's that time of year coming up again. Some of you may remember we published the following recipe in 1998, but it's definitely worth repeating.

Cut 250 g butter into a saucepan and add 1 kg dried mixed fruit, 2 tablespoons Grand Marnier or ordinary brandy, and 1 cup brown sugar. Heat slowly with the lid on for about 5 mins, stirring a few times to ensure it doesn't burn.

Take off the stove, remove the lid and allow to cool for about 5 mins. In a separate bowl, whisk 4 eggs with 2 teaspoons vanilla essence. And in another bowl, sift 1 cup plain flour, 1 teaspoon baking powder, 1 teaspoon nutmeg and 2 teaspoons cinnamon. Add eggs to the fruit mixture and mix. Add the flour and mix.



Put into a greased, lined 20 cm cake tin and bake in a pre-heated oven at 150 degrees for up to 1 hour 30 mins. Remove and cool on a wire rack. After about 30 mins, when the cake is about half cool, prick all over with a skewer, and sprinkle over a further 2 tablespoons of brandy. ENJOY!!!

## French and the Gender of a Computer

A French teacher was explaining that in French, nouns, unlike their English counterparts, are grammatically designated as either masculine or feminine. 'House' is feminine—'la maison', whereas 'Pencil' is masculine—'le crayon'.

Puzzled, one student asked, "What gender is a computer?" The teacher didn't know, and the word wasn't in her French dictionary. So for fun, she split the class into two groups by gender and asked them to decide whether 'computer' should be a masculine or feminine noun. Both groups had to give four reasons for their recommendation. The men's group decided computers should definitely be of the feminine gender ('la computer'), because:

1. No one but their creator understands their internal logic
2. The native language they use to communicate with other computers is incomprehensible to everyone else
3. The smallest mistakes are stored in long-term memory for possible later retrieval
4. As soon as you make a commitment to one, you find yourself spending half your pay on accessories for it.

The women's group, however, concluded computers should be masculine ('le computer'), because:

1. In order to get their attention, you have to turn them on
2. They have a lot of data but they are still clueless
3. They are supposed to help you solve problems, but half the time they ARE the problem
4. As soon as you commit to one, you realise that if you'd waited another week, you could have got a better model for less.





**Ardoch**  
the Village Green

# 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

Tim Hindell 9419-2404

Andrew Hird 9753-5653

Tom Jackson 9525-0813

Bill Keay 9873-4870

Judelle Scheer 9525-0996

Meetings are held on the first 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**

## Classifieds

- ◆ In the last Ardoch News, there was a note about Spring Cleaning carpets, with a recommendation from a satisfied Ardoch customer to use Stainoff Carpet Cleaning of Rye. Three people responded but as it turned out, Stainoff put us onto a firm somewhat closer, Yellow Brick Road Carpet Cleaning Services. I'm happy to say there are now three more satisfied customers and the attitude by these guys is exemplary. They were friendly, prompt and courteous, followed up to check on satisfaction, and by going just that little bit extra, showed they were really making an effort to do the right thing. Good stuff in this day and age! If you need your carpets cleaned, and you want someone reliable, ring 9347 0200.
- ◆ Also, if you're looking for a reliable electrician, try Chris Cheesman on 0408 593 266.

**Sunday 25th  
Nov**

### Port Phillip Community Festival

10am-5pm at Alma Park, Alma Road, East St Kilda  
For more information call (03) 9209 6502.

**Sunday 2  
Dec**

Centenary of Federation Walks - Aboriginal Trail. 10am-12 noon. Meet at West Beach, cnr Beaconsfield Parade and Pier Rd, St Kilda. Walk is guided free of charge. For booking contact 9690 9584.

### In the Realm of the Senses

Catani Gardens, Fitzroy Street, 7-11pm

A regular short film night dedicated to representing film makers and spreading the awareness of short film in Australia. Tickets \$8 (less with concession). Because of film classifications, audience members must be aged 18+.

**Sunday 9  
Dec**

### Centenary of Federation Walks - Foreshore Trail.

10.00am-12 noon. Meet cnr St Kilda Pier and Pier Road. Walk is guided free of charge. For booking contact 9690 9584.

**Sunday 16  
Dec**

### Melbourne Triathlon Series (Race 2)

7.00am - 9.30am. Elwood Beach Ormond Esp, Marine Pde, Jacka Blv, Beaconsfield Pde. Contact: Finish Line Events 9849 1286.

## Hand made Cards for Sale

Why not share the beauty of Ardoch's garden with others by giving a handmade photo-card? Each card consists of a full colour matt photo mounted on a quality recycled card and depicts the splendour of Ardoch's flowers or the seasonal beauty of our unique Village Green.



**Ideal for birthday, special occasion, overseas friends or even Christmas.**

◆ Four designs to choose from, envelopes included.

◆ \$4 each, with 40c from each sale going to the Friends of Suai.

Please contact Lisa Fam :

P: 9530 2205

E: [lisafam@today.com.au](mailto:lisafam@today.com.au)