



Ardoch News

**Ardoch
the Village Green**

Volume 4, Issue 2

August 2001

New Body Corporate regulations

Like most groups of apartments or flats, Ardoch is governed by certain legislation. The most relevant of these are the Subdivision (Body Corporate) Regulations, and new revised regulations were published in April this year.

While many of the changes are simply technical, Ardoch body corporate members (ie, owners of Ardoch property) should be aware that under the new Regulations:

- ⇒ If an owner fails to carry out repairs or maintenance to their lot as properly requested by the Body Corporate, the Body Corporate may have the repairs or maintenance done and charge the cost back to the owner.
- ⇒ An owner must not keep an animal *on common property* if the body corporate has resolved the animal is a nuisance. Previously, there was no mention of *common property* so that people couldn't even keep their pet in their own apartment if it had been deemed a nuisance. Now, if you have a nuisance pet, you just have to make sure it doesn't go on common property ...*although* remember the Environment Protection Au-



Ardoch's best known (and best fed) identity?

thority (EPA) legislation still covers excessive noise—of all types!

- ⇒ If an owner can't attend the AGM or a Special General Meeting and wants to give their proxy to someone, they can't just give the proxy to "The Chairman"; it must be to a particular named person.

Anyone interested in the full Regulations can view them on the internet at www.dms.dpc.vic.gov.au and follow the links through the Victorian Statute Book to regulation number 28/2001.

Ardoch pets get ready to vacate the Green?



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STOP PRESS

The 6th Annual General Meeting of members of the Ardoch Body Corporate will be held on Wed 12th Sept from 6.30pm at the Tivoli Club 291 Dandenong Rd

BE THERE

Make your community work!



Keeping Ardoch up to scratch

Salt leeching from new verandahs

For some time now there have been salts leeching from the verandahs of the new buildings, dripping down onto whatever happens to be beneath. It looks unsightly but the news is good. Apparently the salts do eventually leech completely away and the problem disappears, but in the meantime, it should be possible to simply wash the residue away with some good hard rinsing (not too hard, or you might damage the surface!) If this doesn't work, contact Michael Nugent to get a professional to do the job.

Protecting the Green

As reported in the last Ardoch News, a couple of lost cars made their way onto our Village Green one night in June and managed to inscribe a circular set of tyreprints in a particularly long-lasting manner—not something we would like to see repeated. It's not the first time cars have driven over the Green and though it doesn't happen often, we can probably assume that, without some sort of preventative action, it's likely to happen again from time to time.

The question is, how to prevent, or at least discourage, cars from driving on the Green? The simplest way is to erect some sort of barrier around the southern curve of the Ardoch Ave roundabout. But, what sort of barrier?

In order to understand your preferences, we will be sending around a

survey on this topic sometime after the AGM. Please watch out for it and let us know what you think.

Maintaining the windows

Hard to believe, but (the new) Ardoch is over six years old and as some of you are very aware, some of the window frames are in need of repair and re-painting. This is not quite as easy as it sounds—it's a BIG job—so we've decided to get a proper assessment of how best to introduce a progressive maintenance program. Please be patient ... it won't happen overnight, but it *will* happen.



Cleaning the pool aircon system

Swimmers take note! Clean air is just as important as clean water, and we are about to contract a firm to clean the pool air-conditioning system four times a year.

Be careful!

While Ardoch is a lovely place to live, we do have to realise it's a high risk area. Unfortunately we've had a spate of robberies lately, including one break & enter while people were at home, and a number of smashed car windows. Not nice at all. Don't make it easy for them—always keep doors and windows locked, and get an alarm system. Don't leave any valuables in your car—even in the glove compartment.

Did you know?

Those wretched real estate agent signs, that hang around as a form of free advertising, are not supposed to be there for any more than seven days after a sale!

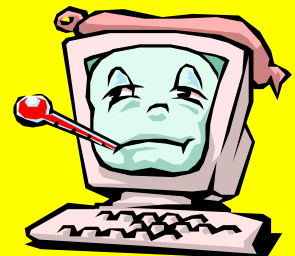


The Real Estate Institute recommend dismantling of the signs after 30 days, but Port Phillip Council regulations stipulate signs must be removed after **seven days!**

So, next time there's a sale here at Ardoch, or even in a nearby street, you can call the relevant agent and insist the rotten things be taken down a week after a sale.

PC TIRED or EXPIRED ?

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Signs of a tired PC

- contains programs you don't use or can't remember
- taking too long to load
- locking-up, crashing or frequent error messages
- desktop / taskbar cluttered with programs
- poor response times
- poor graphics resolution
- sound is poor or doesn't work
- installed programs won't work or run poorly
- printer not running correctly
- can't uninstall part or all of a program.



Congratulations (again) to Ardoch

Many of you will know of the terrific work of the Ardoch Youth Foundation, set up after Ardoch ceased being a school for educationally-deprived kids back in the 1980s. (It's amazing how often you can come across people who were either students or staff here at that time. Interesting to ask them about what role each building played—the Art Room, the Geography Room, the Library, the Staff Room ...).

Now, more accolades ... together with their corporate partner, big city law firm Clayton Utz, the Ardoch Youth Foundation has been awarded the prestigious 2001 Prime Minister's Award for Excellence in Community Business Partnerships.

More than 150 staff at Clayton Utz contribute to the partnership. Corporate volunteers fulfill a number of important roles in Ardoch's partner schools, including literacy support programs and breakfast clubs. The partnership with Clayton Utz culminated in the development of a Corporate Partnership Guide and model of best practice.

If you are interested in finding out more about how this partnership works (how can *your* company contribute to the 'social bottom line?'), contact Julie Watson at the Ardoch Youth Foundation on 9537 2414.

Farewell to a special friend—Matilda

Matilda was a treasured gift that came into my life eleven years ago, and on Sunday 22nd July it was time to give her back.

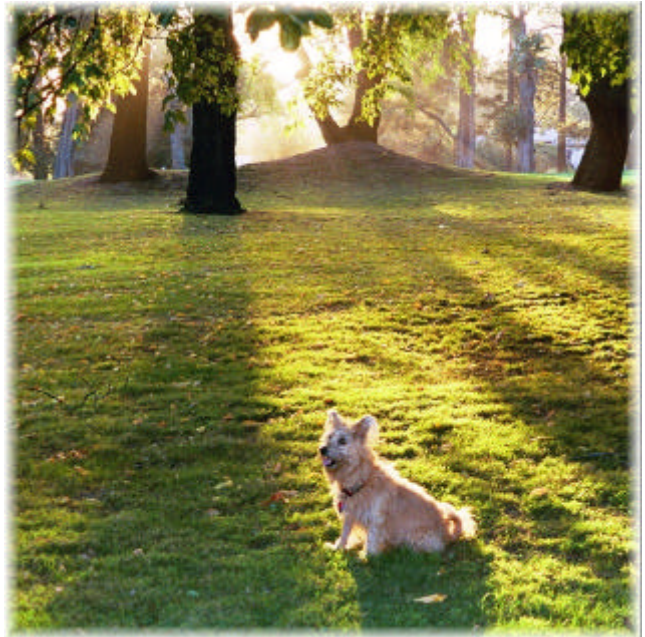
I think everyone at Ardoch probably knew of Matilda, the tan Australian terrier cross. The chemo was a success story, but after 12 months of being in remission, the vet and I agreed it was time to let her go. She died peacefully at home after a very special weekend together, which has left me with some wonderful memories.

We'd spent the afternoon at our favourite spot in the Botanical Gardens, and shared a chocolate muffin at our favourite café with friends before we had a last walk around the grounds of Ardoch in the late afternoon sun.

She happily trotted back across the Village Green to greet the vet and several friends who came to say goodbye to her. She died peacefully surrounded by friends and neighbours, which is how she would have liked it— the centre of attention. She always was the party girl.

As a friend recently said— "She had more than a charmed life, more so than any other dog, and gained the experience and pleasure of living around people to fill a dozen dogs lives." We have lived life in the fast lane at times, but she loved it. She was a seasoned traveller, having flown the Tasman three times, travelled thousands of kilometres all over New Zealand, and had visited more cafes and restaurants than I care to remember. In fact, there isn't a lot that dog hadn't done. She has given me so much love and pleasure, and she touched so many people's lives. I miss my little mate dreadfully. May she rest in peace.

Gail Kirkham.



Meeting Procedure

Formal meeting procedure can help or hinder ...

Used properly, formal meeting procedures should help a meeting go smoothly and efficiently. But meeting procedure can also be used to frustrate and delay, so it's worth learning some of the more important points. Here's a few:

- except for the mover of a motion, who can speak at the beginning and at the end, no-one should speak more than once during a formal debate
- If there is an equal number of votes for and against, the Chair must rule that the status quo remains
- After discussion about a motion has gone on for some time, someone may choose to move "That the question now be put" in order to try to get to the vote. However, this can only be moved by someone who has *not* participated in the debate before; and the Chair does not have to accept the motion if they feel there hasn't been sufficient canvassing of the issues. This so-called *closure* motion doesn't need a seconder but goes straight to the vote.
- If a general discussion, as opposed to a formal debate, would be helpful, someone can move "That this meeting resolve itself into Committee". This means formal meeting procedures are suspended while general discussion takes place. When the group gets to the point of wanting to vote on the issue, someone moves "That the Chair reports progress" in order to resume the formal debate. The Chair then summarises the discussion in preparation for voting on the issue.



Ardoch
the Village Green

What's on in Port Phillip

Committee of Management

Michael Nugent (Strata Title
Flat Management)— 9866 6167

David Clark—9525 0295

Anthony Desiderio— 9525 0929

Meredith Doig—9530 2954

Ian Jay—9510 2519

Katrina Kirkland—9533 7732

Marea Letho—9510 0495

Ian Warren—9510 6979

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 Rd, Melbourne 3004.

FOR LOCAL COUNCIL MATTERS

- roads, rates and rubbish

- dogs, dags and disoriented drivers

PH: PORT PHILLIP ASSIST

9209 6777



Coming up in September

Sunday 2 Sept: *Ghostly tour right next door.*

The ghost of Alfred Deakin, three times Prime Minister of Australia, will rise from the grave to lead a tour through the St Kilda cemetery. Meet at the main gates on Dandenong Rd at 2pm. More info— 9531 6832.

Sunday 30 Sept:

Vintage Yachts Race.

These beautiful older yachts are classic, gracious and photogenic but tricky to sail and can be very wet! The Federation Trophy will be conducted by the Royal Melbourne Yacht Squadron as part of its Centenary of Federation Program. The race starts at 2pm from the breakwater at the end of St Kilda pier. The yachts will race a triangular course, close to the shoreline, so they remain highly visible.



Sun 23 to Sun 30 Sept: *Wicked Kids Festival!*

Eight days of art making and creative play for toddlers to 12 year olds, and the whole family. Gasworks Arts Park becomes a gigantic playground for Melbourne's biggest annual festival for kids. Wicked kids will delight in visual and performing arts, literature, games, workshops, technology, costumes and heaps more. Join in the fun! Tickets are \$46 for a group of four (early bird discounts till 31st August for \$36). Call Danny on 9699 3253. Gasworks



View from the editor's home office. Contributions welcome.

Phone: 9530 2954 or email mdoig@alphalink.com.au

Thinking about spring cleaning your carpets?

Worried about getting a good job done?

Stainoff Carpet Cleaning of Rye come highly recommended by a satisfied Ardoch customer. They will offer reasonable rates for a top job if several residents use their services on the same day. Interested? Call 5985 7790 or 0417 315 596.

(Note—I'm interested in getting this done, if anyone else is—Ed)

Lisa's Nut Shells

What lies before us and what lies beyond us is tiny compared to what lies within us.

Henry David Thoreau



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