



We're 10 years old!

On July 25th 1995 Harry and Marge Greenberg moved into their newly refurbished apartment at Dove Court. They were pretty much the only people in residence for some time, though Harry says there was one Asian student who preceded them in the building next door, Raewood.

Hence we can be pretty sure that next month, July 2005, is the tenth anniversary of the 'new' Ardoch.

As most people know, Ardoch was used as an alternative school during the 1980s and there was much controversy when the Kennett Government proposed to sell it off in the early 90s. One



teacher from those times, Kathy Hilton, in despair over losing the school's spirit, established the Ardoch Youth Foundation to continue Ardoch's mission of helping kids who find it difficult for one reason or another to keep going to school. Some residents now help out as volunteers at the Foundation.

A decade on, and many who moved in during that first year of 1995 still enjoy Ardoch's unique environment and English village atmosphere. Harry is still at Dove Court, and the memory of Marge's spirit remains strong amongst those who knew and loved her.

Magnolia Mansions—7 Ardoch Ave

Stylistically similar to the other 1920s buildings at Ardoch, Magnolia was probably also constructed by Alexander Mackie Younger or his successor Dr George Armstrong after 1925.

The largest of all the buildings in the complex, Magnolia originally contained four flats on each level.

Around 1977 the building was substantially altered by the Education

Department for use as classrooms, a library and a drama space.

The south-facing wall was rebuilt to include a glass-roofed first floor balcony supported on steel columns and a large south-facing clerestory window above the existing roof. All the chimneys were removed.

There was also a large plant room and toilet extension to the rear.

The original sleep-outs in the side gabled wings were enclosed with windows that did not match the original sash windows. Large vents were inserted in the side walls. The original floor tiling to the porches were replaced with quarry tiles.

The interior was completely gutted and a new steel framework put in.

What a difference to today!

Inside this issue:

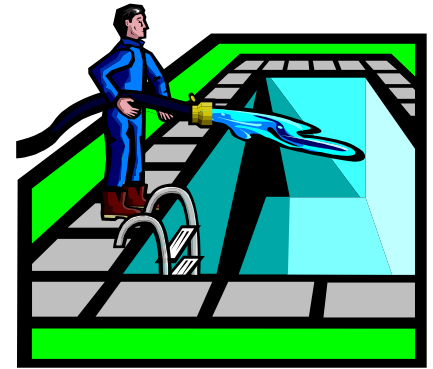
Body Corporate matters	2
Fontgarden	2
The page 3 girl	3
Cottonwood	3
Mind matters	3
City of Port Phillip events	4
Hatches, Matches and Dispatches	4

From your Body Corporate Committee

- Residents may have noticed handrails being installed down the stairwells of various buildings. Believe it or not, it's actually not that easy to find just the right 'profile' of handrail to suit each building. But work is progressing ...
 - Some of the solid-looking balconies of the newer style buildings are starting to deteriorate, where they don't have good drainage (they're actually NOT solid but hollow). Since balconies are on title, it's up to individual owners to keep these in good repair but the Body Corporate manager can provide advice if needed. Check page 4 for contact details.
 - The roof of Lark House will be repaired in the near future. Advice from a number of firms confirmed the roof was in reasonable condition and could be repaired where necessary with new tiles.
 - Residents may also have noticed we have had someone fix the rubbish corrals so the gates close properly.
- They will have to be replaced in due course, but still have some good life left in them. We've also had someone go around and dig a clear airway for building vents that are near ground level. This should improve ventilation under buildings and help prevent dampness.
- February's storms have claimed as victim the Chinese Elm outside Bluebird (8 Pillely). It was blown almost horizontal in the storm and unfortunately suffered too much root damage to be saved. It will be replaced with a mature specimen of the same kind of tree.
 - Re picking flowers — please remember there are more than two hundred people who live at Ardoch. If you pick flowers, please be considerate. Don't take all of them from one bush — leave most of them for others to enjoy.
 - Clearer marking of private car parking spaces appears to have helped. Residents are reporting fewer instances

of finding visitors cars "illegally" in their private carspace. If you have any further ideas for better managing the parking at Ardoch, please email the editor at mdoig@alphalink.com.au or call me on 9530 2954.

- Re putting out cardboard — would all residents please be considerate enough to flatten cardboard boxes, cutting them up if necessary so they fit in the recycling bins. If you don't do it, someone else has to and that's not fair.
- And just a reminder that the pool hall will be closed sometime over the next



From Fontgarden.net

YOU WANT US TO DO WHAT?
- ANCIENT CHINESE WALL ENGINEER

people that hate rats, will come back as mice in their next life.

TIME SPENT WITH CATS IS NEVER WASTED.

We have got to pause and ask ourselves:
How much clean air do we need?
- Lee Iacocca

THE WAY TO LOVE ANYTHING IS TO REALIZE THAT IT MIGHT BE LOST.
G. K. CHESTERTON

**Why are they called apartments,
when they're all stuck together?**

**DOGS HAVE OWNERS.
CATS HAVE STAFF.**

"It's no exaggeration to say that the undecided could go one way or another."

- George Bush

A clear conscience is usually the sign of a bad memory.

Traditionally most of Australia's imports come from overseas.
Keppel Enderbery

Old age and treachery will overcome youth and skill.

HOW IS IT POSSIBLE TO HAVE A CIVIL WAR

Page 3 girl

A warm welcome to Ardoch's newest citizen—baby Monique.

Born to Sandy and Boyd 2nd June 2005, 7lb 5oz.

Mother and bub glowing!



Cottonwood—6 Pilley St

The building now known as Cottonwood (named after the Big Tree outside it) was constructed by Alexander Mackie Younger in 1922 at about the same time as the buildings opposite (Raewood and Kingfisher).

These were the first of the purpose built flats, constructed soon after the initial conversion and extension of the original mansion (Wardell House). In the 1980s the Education Department intended to demolish this building but it was used as classrooms until 1991.

The interior originally had typical 1920s treatment, with panelled doors and

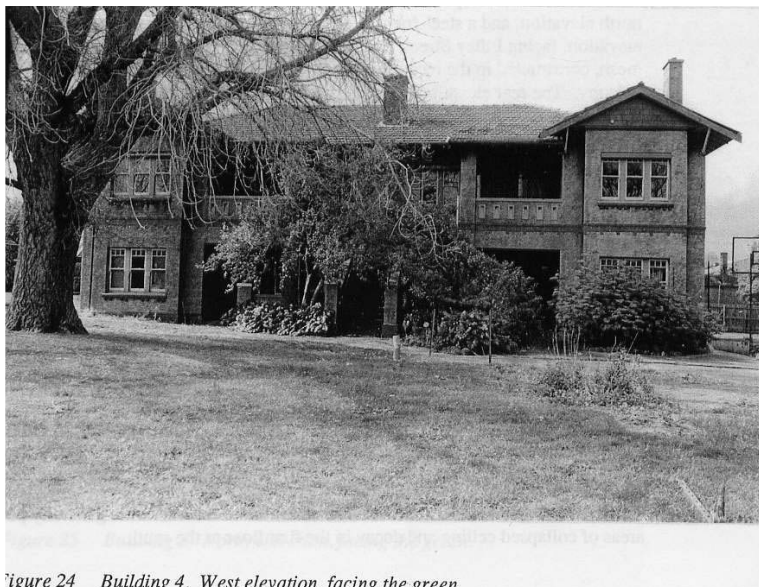


Figure 24 Building 4. West elevation, facing the green

Cottonwood (6 Pilley) in early 1990s

simple joinery including picture rails. The fireplaces had timber

mantels similar to those in the other flats. The interior had been altered in the period from 1977 by the demolition of the internal walls between the principal rooms and replacement of some doors and other joinery. All of the fireplaces were covered up. The condition of the interior was generally poor, with areas of collapsed ceiling and decay in the first floor to the south.

However apart from some alteration to the north wall and replacement of some of the original front doors and leadlighting, the exterior remains largely intact.

Mind Matters



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Amzanig huh?

Body Corporate Committee

Boyd Adamson—5/8 Ardoch Ave, 9510-0250

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

Ian Cook—off site owner, 9836-3783

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

Shirley Huberts— 1/1 Ardoch Ave, 9533-6869

Tom Jackson—2/4 Ardoch Ave, 9525-0813

Catherine Santo— 7/8 Pilley St, 9529-2248

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

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

Ian Warren—3/6 Pilley St, 9510-6979

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CitiPower Port Phillip Business Excellence Awards entries now open

It's time to get the recognition you, your business or another business deserves. There are nine categories in which you can enter and entry is free. It's easy. You can nominate your business or another local business today. See the Port Business Awards website for full details: www.portbizawards.com.au.

Community groups - check your entry & free events advertising

If your community group's details do not appear (or need altering) on the council's [Community Directory](#), please complete an [application form for entry to the directory](#). All community groups can also [advertise events](#) on the City of Port Phillip's website for free.

Employment opportunities

Jobs advertised this week: <http://www.portphillip.vic.gov.au/jobvacancies.html>

- Building Solutions Victoria - Assistant Building Surveyor
- Treasury Accountant - Finance Department
- ASSIST Centre Service Consultant
- Vacation Care Team Leader
- Home Based Child Care Worker

For Employment with Port Phillip Community Groups:

- Coordinator for Sunday Suppers Program

Make a difference to your local community - become a Volunteer

Port Phillip residents have a long history of volunteering in a wide range of areas such as supporting people in need to environmental action. Volunteering provides many benefits both to the individual and to the community as a whole. <http://www.portphillip.vic.gov.au/volunteers.html>

Hatches, Matches and Dispatches

- Felicitations to Katrina Kirkland, lately of apartment 2 in Phoenix (9 Ardoch), who has recently become engaged to Andrew. Katrina has moved out to live with Andrew on a farm at Cranbourne — Rusty is in seventh heaven! We're told the wedding is planned for November 4th. Katrina's gorgeous little one bedroom apartment is now up for rent. Interested? Call Kristin Buckley at Hocking Stuart.
- After a fairly quiet period from about mid 2003, recent months have seen a number of apartments change hands. Some of Ardoch's longest term residents are moving on. David Clark (10 in Magnolia) is moving up to the warmer climes of Queensland, and Barb Devlin has also sold one of her apartments (having got what must be a benchmark price for her beautifully appointed apartment in Magnolia).
- Two apartments in Red Robin (no 7 upstairs — which must have just about the best view of the Green in the whole complex—and no 3 downstairs) will be welcoming new owners soon.
- Red Robin also welcomed its youngest new resident on Sunday 5 June, when baby Monique came home to join little brother Alexander and parents Sandy and Boyd in no 5. You may have noticed the traditional ribbon around the Big Tree to welcome Ardoch's newest citizen (see page 3). Monique was born on Thursday 2nd June and weighed in at 7lb 5oz.
- In Bluebird (8 Pilley) Tannum and Vasunta were similarly welcomed with a traditional ribbon around the Big Tree when they were born four and two years ago respectively. Parents David Schipp and Wendy Rundle, have however decided to move on and are auctioning their place on Saturday June 18th. No more Spot the dog!
- Bennison McKinnon seem to be doing well out of Ardoch recently. Not only are they auctioning David and Wendy's place but they also have apartment 2 in Cottonwood (6 Pilley) up for private sale. See the Bennison McKinnon website (www.benmac.com.au) for details.