

# ARDOCH OWNERS NEWSLETTER

August 2020

## MAINTENANCE

As required by law, Ardoch has a comprehensive Long-Term Maintenance Plan, recently updated in August 2019.

It is now around 25 years since the mid-1990s redevelopment, and as listed in the LTMP, it is time to repaint the exterior walls of Ardoch's buildings.

After consulting with painting specialists to determine the appropriate coatings, and following a tender process, Ardoch has now appointed a firm to repair and recoat the buildings over the next few years.



This will be a very large project, and will necessarily draw down significantly on LTMP funds. However, the committee is confident there will be sufficient accumulated funds to cover the significant cost of this project without the need for special levies.

Another significant project was completed at the end of July - resurfacing the asphalt around the roundabout. Roots from the palm tree at the centre of the roundabout

## GARDENS

Ardoch's gardens and grounds are a feature that make the whole estate such an appealing place to live, or invest in.

In August 2019, the original designer of Ardoch's gardens, *John Patrick Landscape Architects*, presented a renewal plan to refresh the original vision of Ardoch's gardens.

This plan is being progressively implemented over three years, in conjunction with Ardoch's long-time expert arborists, *Treescapes*.

Stage 1 over the last year has seen the opening up of the gardens east of 4 Pilley, replacing poorly performing pittosporum with flowering crepe myrtle.

It also saw the removal of two large cypresses that were too close to Wardell House, threatening the foundations and causing damage to

## COMMUNITY

The sudden imposition of COVID-19 restrictions has postponed many of Ardoch's regular



community events such as the Easter festivities and the mid-winter Xmas-in-July. The pool, sauna and exercise room have been closed until govt regulations allow re-opening.

However Ardoch's kids have kept the Green full of colour and movement, and families have been helping one another via Ardoch's private Facebook group. Owners can join this private group by applying at [Facebook/Ardoch Community](https://www.facebook.com/ArdochCommunity).

## ANNUAL GENERAL MEETING

The 2020 Annual General Meeting of Ardoch owners will be held on **Thursday 17 September**.

Given the COVID-19 restrictions, it's likely this will have to be held via Zoom and a link will be issued to all owners with the formal Notice of Meeting.

If any owner is unable to join via Zoom, they can appoint a proxy to vote on their behalf.

Check the Ardoch website at [www.ardochvillage.org.au](http://www.ardochvillage.org.au) for updates, or contact Select Strata Communities for assistance (ph: 9862 3731)



## MAINTENANCE

had been lifting the asphalt over several years, and a root barrier was put in place about a year ago. We then had to wait until the roots 'rotted down' before the whole surface could be relaid.



Repair and replacement of various weatherboards, shingles and fascias continues at regular intervals.



The wooden frame around the entry doors to the pool hall has progressively deteriorated over the years. The committee is seeking proposals for replacing the whole structure with a new more weather-proof one, with a more modern entry mechanism instead of the current keyed entry. However, new regulations that relate to pool safety may affect the design, so progress on this project is slow.

Finally, NBN arrived at Ardoch during the year.



## GARDENS AND GROUNDS



*Cypresses adjacent to Wardell House ... .. to be replaced with pin oaks*

underlying stormwater drains. These will be replaced with a row of pin oaks.

These actions have not been without their critics, but the committee would like to assure owners that the heritage values of the gardens and grounds are respected under this Landscape Renewal Plan and will serve to improve the amenity for residents, and increase the value of the estate to investors.

### ***Heritage Vic Exemptions***

Because Ardoch is heritage-listed, repairs and renovations, even on private title, require a permit or an exemption from Heritage Victoria.

To relieve owners of this onerous burden, the committee engaged Lovell Chen architects to prepare a submission to Heritage Vic for standing exemption from the requirement to apply for a permit for specific relatively minor items. Their decision is expected soon.

### ***Renovation Guidelines for Owners***

Guidelines for owners thinking of renovating are now provided on Ardoch's website, [www.ardochvillage.org.au](http://www.ardochvillage.org.au)

### ***Updating the Caretaker contract***

Ardoch's longstanding caretaker, *Luke's Lawns and Landscapes*, provides extensive valuable services beyond just gardening and grounds maintenance. LLL manages all visiting contractors, maintains regular contact with Ardoch's OC Managers, *Select SC*, and ensures minor maintenance tasks are done efficiently and promptly.

Recognising the scope of this work, the committee has updated the contract to include the full range of services provided and renamed it "Site Manager".

## LEGAL DISPUTE

In April 2019, a long-running dispute brought by one owner against a neighbour's renovations was decided by VCAT in favour of the OC, who had provided conditional consent for the renovations.

In December 2019, VCAT also awarded costs in favour of the OC, which had necessarily expended

significant costs defending the matter at VCAT.

An independent assessment of the costs was provided by the OC to the other party with an invitation to settle, but the offer was rejected and the costs disputed. The matter has now been referred to the Costs Court for final decision.