



# Community Newsletter

Spring 2016

## Important Contacts

Onsite Building Manager (please do not call before 7 am or after 9 pm):

Mario Interlandi 0499272843 [roimanager@live.com.au](mailto:roimanager@live.com.au)

Ace Body Corporate Management:

Angelo Voulgaris 0418264350 [roi@acebodycorp.com.au](mailto:roi@acebodycorp.com.au)

Emergency after hours contact: Angelo 0418264350 (building related issues only)

Fitzroy Police (24 hours): 99346400 (security issues and excessive noise)

EPA (24 hours) [1300 372 842](tel:1300372842) (noise after 10 or 11 pm) See

<http://www.epa.vic.gov.au/your-environment/noise/residential-noise/prohibited-times-for-residential-noise>

## Save the date

24 November: Roi Art Prize presentation in the main lobby

## Notes from the Owners' Corporation Committee

The ROI website, launched in June, is an excellent resource for owners, residents and real estate agents. It can be accessed on [www.roiapartments.com.au](http://www.roiapartments.com.au) If you have any feedback about the website, please contact [penny.bassett@outlook.com](mailto:penny.bassett@outlook.com)

The inaccessible windows and concrete areas have been pressure cleaned recently, improving the outlook for many residents.

The key fob audit and deactivation of unaccounted for fobs and remotes has been completed. Thank you all for your participation which improves the security of the buildings and individual apartments. If you have any queries about your fob or remote, please email [roi@acebodycorp.com.au](mailto:roi@acebodycorp.com.au)

We have all chosen to live in this community of almost 400 people because of its many benefits. However, it's a shared space, and while the vast majority of residents respect each other's comfort, it's necessary to remember there are some Rules to protect us all. Please ensure you have a copy of the Owners Corporation Rules which can be downloaded from the [information section of the website](#)

## ROI Art Prize

The ROI Art Prize was initiated to enhance the experience of living in and visiting the ROI apartments for the owners, residents and guests and is sponsored by Nelson Alexander.

The Art Prize is now open for entries. Artworks in the media of painting, limited edition printmaking, photography and drawing, and created within two years of the closing date, are eligible. Artists living in, or with studios or galleries within the City of Yarra are invited to submit entries by 20 October. The 2016 entry guidelines can be downloaded from [ROI Art Prize Guidelines](#) and entry forms are available on request through [art@roiapartments.com.au](mailto:art@roiapartments.com.au)

Entries close on 20 October 2016.

Three judges will be selected by the ROI Art Prize Committee on a professional and independent basis. The judges will shortlist thirteen works of art and these will be exhibited in the main foyer for two weeks prior to the award night.

The winner of the art prize will be awarded \$6500 as a purchase price of the work, which will be displayed in the West Wing lobby of ROI Apartment complex for twelve months. Thereafter the work will be displayed in another area of the apartment complex and it will become an addition to the art collection owned and displayed by the ROI Owners' Corporation.

The second place winner will be awarded \$2500 and will be displayed in the ROI Apartment complex for twelve months and then will be auctioned at the 2017 ROI Art Show, with the ROI Art show taking 35 percent commission if sold. The artist can put a reserve price on the artwork, not exceeding the price submitted at the time of entry, which will be confidential to the committee. If the artwork is not sold it will be collected by the artist in the week following the 2017 Art Show.

The People's Choice Award winner, selected by ROI residents and owners, will be awarded \$1000 and displayed in the ROI Apartment complex for twelve months and then will be auctioned in the 2017 ROI Art Show, with the ROI Art show taking 35 percent commission if sold.

## **ROI Gardens**

### ***Balcony Gardening***

We had a great time recently at the ROI balcony gardening workshop. Don't worry if you missed it, the workshop notes are now on the website on the information page.



Following the success of the workshop we will be running a balcony garden competition to be judged in March, with morning tea and a balcony tour.

Categories to be judged will be:

- best balcony garden
- best edible balcony garden
- best courtyard garden

To enter your balcony in the competition, please email [melissa.a.height@gmail.com](mailto:melissa.a.height@gmail.com). Further details will be emailed to all competition entrants.

Good luck with your balcony projects, and happy gardening!

### ***Spring Planting***

Keep an eye on the ground floor gardens for some more new plantings, brightening up our communal areas this Spring.

### **Communal Garden and Worm Farms**

We are progressing plans for the development of a communal food garden on the BBQ terrace. We are also exploring options for large communal worm farms for the collection of food scraps and creation of fertiliser for our expanding gardens.

### **Bicycles**

The Bicycle Sub-Committee met recently to discuss the development of cycling culture at Roi. Over the coming months we are aiming to develop signage to clarify the use of the available bicycle spaces at ROI which we hope will develop our cycling community and promote the positive use of bikes.

Please find below some key information about bikes at Bik Lane:

- We conduct an **Annual Audit Of Bikes** that requires registration with a new coloured tag each year. You are required to register your bike with Mario following a letter outlining the dates of the audit and obtain a coloured tag.
- Please ensure this tag is attached to your bike’s handlebars in order to streamline the auditing process. Please note that abandoned / unregistered bikes will be donated to ‘Bicycles for Humanity’, a charity that seeks to alleviate poverty in Africa through sustainable transport.
- We are considering ways to formalise the registration process with our website in the future – stay tuned.
- A survey of residents identified **3 Types Of Cyclists**. They are outlined below alongside their designated storage facilities.

<b>Type of Cyclist</b>	<b>Storage Facility</b>
1. <b>Commuter cyclists</b> who require an accessible parking space as they regularly commute to work or uni.	The new ground floor bicycle storage facility between the West Wing and the raised garden bed has been specifically created for these cyclists.
2. <b>Moderate cyclists</b> who occasionally commute or use their bike for local trips (aka <b>‘Recreational Riders’</b> ).	Basement Central Storage (newly revamped caged area) in B1 Car Park.
3. <b>Occasional Cyclists</b> who predominantly store their bicycles hoping for that beautiful sunny day (we prefer the term <b>‘Sunny Day Cyclists’</b> )	B1 Car Park – behind the caged area. We are looking at ways to develop this area.
4. <b>Visitor parking for cyclists</b> is available on the coil rack at the front of the building.	

- We will be developing signs to display at each site to encourage the different types of cyclists to use the allocated spaces.
- We are also looking into offering discounted wall racks for residents, including installation on delivery, for those residents with access to a wall in their car park space. Watch this space.

Last but not least, **Spring Is Here!** Dust off your bikes and breathe in the sweet smell of fresh air! To celebrate the return of the warmer months and get to know our fellow bike-lovers, we will be holding a Bicycle BBQ and workshop early in the New Year. Polish up your bicycle maintenance

skills (or just polish your bike) in our afternoon workshop, followed by dinner and drinks on the rooftop garden to get to know your fellow cyclists and residents.

Whether you ride regularly or occasionally, wear lycra or tuck your trousers into your socks, we look forward to sharing our interest in bikes (and life) with you.

In a previous Newsletter, the Owners' Corporation invited residents to purchase bicycle storage racks for installation onto walls adjacent to their carpark at a cost of \$12-\$15, plus installation. If you are interested in purchasing one of these racks (pictured) please email [roi@acebodycorp.com.au](mailto:roi@acebodycorp.com.au) and we can discuss installation with you.



## **Parcel Deliveries**

Parcel deliveries are placed in main lobby in the West Wing. East Wing residents should regularly check for parcels as couriers do not usually leave a card in your letterbox.

## **East Wing Hot Water Issues**

The East Wing hot water service was disrupted for two weeks last month but these issues have now been resolved with the replacement of relevant parts. Thank you Mario for regularly checking the system throughout that fortnight by climbing on the roof very early in the morning to ensure we could all have warm showers.

## **Cracks in B1 and B2 Carparks**

Concrete engineers have inspected the cracks in B1 and B2 carparks. Their initial assessment is that the cracks have been caused by long-term concrete shrinkage and there is no risk of structural failure. The Owners Corporation will continue to monitor these cracks.

## **Recycling and Hard Rubbish Collection**

The not for profit organisation Charity Bins collect the recycling bins from B1 every Thursday. If notified in advance, they will collect furniture that is in good condition. Please contact Mario [roimanager@live.com.au](mailto:roimanager@live.com.au) if you want to recycle large objects.

When you move in or out of ROI apartments, please do not leave furniture, boxes or other rubbish on top of or between storage cages or anywhere else in B1 and B2. These items are a fire hazard.

It is no longer possible for residents to organise individual hard rubbish collections through the City of Yarra. The Owners' Corporation will organise occasional collections and will notify you of the relevant dates.

Please ensure you put your plastic bags in the red box beside the recycling bins – some residents are still placing *plastic bags* of recyclable materials in the recycling bins. Inclusion of the plastic bags means that the contents of the bins will have to go into landfill rather than being recycled.

## **ROI OWNERS' CORPORATION**