



Community Newsletter

Spring 2018

Important Contacts

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

Mario Interlandi 0499272843 roimanager@live.com.au

Ace Body Corporate Management:

Angelo Voulgaris 0418264350 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](http://www.epa.vic.gov.au/your-environment/noise/residential-noise/prohibited-times-for-residential-noise) (noise after 10 or 11 pm) Refer to link below:

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

Notes from the Owners' Corporation Committee

The ROI website is an excellent resource for owners, residents and real estate agents. It can be accessed on www.roiapartments.com.au or by scanning the QR Code at the end of the Newsletter.

If you have any feedback about the website or the newsletter, or wish to receive an electronic copy, contact penny.bassett@outlook.com

It is necessary to remember there are some Rules to protect us all. Please download and read the Owners Corporation Rules on the Information webpage <http://www.roiapartments.com.au/information.html> or by scanning the QR Code at the end of this Newsletter. If you do not have a Welcome to ROI residents' booklet, please contact Mario to arrange a copy.

ROI is a shared space for all of us to enjoy. While the vast majority of residents respect each other's comfort and wellbeing there are some issues with pet littering, feeding pigeons, parking in the visitor's carpark and disability parks and storing items inappropriately in B1 and B2 carparks (please read relevant items later in the Newsletter).

Upcoming events and dates

10 November: Spring garden planting and BBQ: 11 am Saturday, BBQ Area, Level 3, East Wing

22 November: ROI Art Prize Awards, 6.30 pm Thursday, Foyer, West Wing

Gardening at ROI

Come and meet with ROI Garden Club members to celebrate spring, plant tomatoes, tidy up the garden and enjoy meeting friends and neighbours over a BBQ.



Where: ROI BBQ Terrace, Level 3 East Wing

When: Saturday 10 November

Time: Gardening from 11.00 am

BBQ from 12.30 pm

BYO gardening gloves and trowels, plus crockery and cutlery, BBQ item of choice, i.e. sausages, chicken, veggie burgers, etc., drinks, and perhaps a salad to share. Bread, tomato sauce and serviettes will be supplied.

In the meantime, check out our communal garden beds on Level 3, East Wing, BBQ terrace and help yourself to herbs and vegetables for your cooking needs. The communal garden beds are there for all residents to enjoy. Thank you Melissa for all your work in developing these garden beds and other ROI gardens.

For more information or to join the ROI Garden Club please email melissa.a.height@gmail.com and watch the ROI noticeboards.

ROI Art Prize

All ROI residents are invited to the 2018 ROI Art Prize Award ceremony in the Foyer of West Wing at 6.30 pm on Thursday 22 November, where there will be drinks and light refreshments available.

The 2017 People's Choice artwork, *Empty Nest*, will be auctioned and if you wish to view it prior to the event, it is displayed opposite the lifts on Level 3, West Wing.

The shortlisted artworks will be displayed in the Foyer from 19 November and all ROI residents and owners are invited to vote for the People's Choice award. Voting forms will be distributed in mailboxes and by email.

The winning artwork is hung in the Foyer for a year. The People's Choice award is hung elsewhere in the complex and is auctioned at the following year's event.

Thanks to our sponsors Nelson Alexander and WinConnect for their continued sponsorship of the ROI Art Prize.



Moonlight Reception Development and Save Nicholson Village

Posters and photographs illustrating the height of the proposed Moonlight Reception Development are displayed around ROI and in lifts. Flyers were distributed to owners, residents and neighbours. 219 submissions objecting to the development were received by the City of Yarra by the closing date. Since then owners, residents and neighbours have been writing objections to politicians and councillors. Members of the Owners' Corporation Committee have met with the Hon. Richard Wynne, Member of Parliament for our area. He has expressed his concerns about this development to the City of Yarra Mayor.

It is still not too late to write to your local Member of Parliament, political candidate or Council member.

Thanks to Kenny Macleod of 1 Bik Lane for the graphics and video that we have used in the posters and submissions.

Cladding

The Owners' Corporation Committee is seeking professional advice on the cladding issues and will keep owners and residents updated when further information is available.

Fire and Emergency Procedures

In cases of burnt food – oven, cooktop or toaster - to avoid activating the building's alarm system and all residents having to evacuate the building **DO NOT OPEN YOUR APARTMENT DOOR** when smoke is detected in your apartment, especially where your apartment door opens to a hallway or common area.

Ensure you read the complete Fire and Emergency Procedures in the Welcome to ROI Booklet that can be found on the information section of the website by using link or scanning QR code:

http://www.roiapartments.com.au/assets/roi_apartments_webversion.pdf

Water pipes and leaks

Apologies to West Wing residents who may have noticed some hot water outages recently. There are continuing problems with leaks and leaking pipes in the West Wing. The Owners' Corporation Committee is investigating solutions including the replacement of some of the piping in the West Wing.

Keep an eye on the notice boards for information on any planned outages relating to the replacement of pipework.

Window cleaning

Window cleaning is scheduled for November. This will include external inaccessible glass, complex doors and windows (common property), but excludes accessible windows and doors on balconies (owners' property).

Pigeons and Pets

Many of us are continuing to experience problems with pigeons and pigeon droppings. **DO NOT FEED** the pigeons or leave pet food on your balcony as this only increases the problem. If you have any concerns about the pigeons, contact Angelo.

Please do not allow your dog to relieve itself on the gardens or against the complex pillars, particularly those near the East and West Wing entrances. The dog pee is very smelly and unpleasant - the gardener or Mario has to clean up your pet's mess so **please be more considerate**.

Carpark storage

Do not leave furniture, boxes, cans of inflammable liquids or other rubbish on top of or between storage cages in your carpark or elsewhere in B1 and B2. These items are a fire hazard and can block the coverage of fire sprinklers, as well as being unsightly.

Audits of the carparks are carried out regularly and relevant residents receive notices to remove items that are stored inappropriately. If items are not removed by residents, they will be removed by the OCC, as most of the items are in fact stored on common property.

Visitors' Carpark

Please remember that the visitors' carpark has a parking limit of 48 hours – many residents are overstaying and, in some cases, leaving their cars there for days or months. The disabled parks are not for general use and only vehicles with disability stickers/labels in clear view are to be parked there.

There will be an audit of the visitors' carpark shortly and the Owners' Corporation Committee is investigating employing a TOW company regarding options for enforcement of visitor parking rules.

Notices will be displayed in the visitors' carpark and watch noticeboards for notification of commencement of enforcement of rules and measures to address illegal parking.

Security

Avoid leaving keys and/or fobs in mailboxes in the Mailroom or in any other unsecured area in ROI. Several residents have had keys and fobs stolen from locked and unlocked mailboxes, with thieves using a variety of tactics, for example, magnets and hooks.

Stolen fobs cause potential security issues for all residents, and obviously if your key is stolen your apartment is no longer secure. ROI accepts no responsibility for theft or damage if it has been found that keys and/or fobs have been left in a ROI letterbox.

DO NOT PLACE KEYS/FOBS IN YOUR MAILBOX

Parcel deliveries

Parcel deliveries are placed in foyer in the West Wing. East Wing residents should regularly check for parcels as couriers do not usually leave a card in your letterbox. If you do have important/valuable goods delivered by courier companies to ROI, ensure that the signature of the addressee or an authorised person is required on arrival.

There have been several parcels stolen from the letterbox area and the foyer, so consider having your parcels delivered to your work address, redirected to a 24/7 Parcel Locker or a local post office (Rathdowne Street, Scotchmer Street or 17 Nicholson Street, Brunswick East just past Park Street) see the Australia Post website: <https://auspost.com.au/receiving/alternative-delivery-addresses>

Recycling at ROI

Remember to recycle!

- Only recyclable plastic, glass, paper and cardboard should be placed in the **yellow recycling bins** located in the two B1 basement area bin rooms.
- Good condition clothing and small household items can be placed in the **purple charity bins** located next to bin room 1 in the B1 Basement. If notified in advance, Storehouse Charity Organisation will also collect furniture that is in good condition. Please contact Mario roimanager@live.com.au if you want to recycle large objects.
- Do the Scrunch test to find out if your plastic is good for recycling. Scrunch the plastic - if it bounces back into shape it's hard, and great for recycling. If you scrunch it and it stays scrunched - it's soft: please put it into the **red box** beside the recycling bins along with your used plastic bags.

ROI OWNERS' CORPORATION

Access the ROI website through the link <http://www.roiapartments.com.au/>
or by scanning the QR Code:

