



Community Newsletter

Summer 2017

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](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>

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 If you have any feedback about the website or the newsletter, please contact penny.bassett@outlook.com

We have all chosen to live in this community of almost 400 people because of its many benefits, one of which is an on-site Manager, Mario, who is invaluable in the help and service he provides.

ROI is a shared space, and while the vast majority of residents respect each other's comfort, it is necessary to remember there are some Rules to protect us all. Please download and read the Owners Corporation Rules: <http://www.roiapartments.com.au/information.html>

Upcoming events and dates

- Saturday 4 November – 10 am front entrance garden working bee
- Tuesday 21 November - ROI Art Prize
- Date TBC - Christmas BBQ (watch noticeboards for date)

Thank you!

Heather Waldron and Peter Burt stepped down as Chair and Deputy Chair of the OC Committee at the AGM. Thank you both for all the work you did to ensure that we live in a well maintained, safe and friendly environment.

ROI Art Prize

The ROI Art Prize will be awarded at an event in the Foyer on Tuesday 21 November. Drinks and nibbles will be served and all owners, residents and their friends are invited.

The artwork will be exhibited in the Foyer for 3 days before the event so you can vote for the Residents' Choice prize winner. Voting forms will be put into your mailboxes, so please participate. We had a great response last year and a resident, Melanie Capel, won the Residents' Choice Prize. You can see her painting in the East Wing – Level 2, near the lift. The painting will be auctioned at the ROI Art Prize event.

Mural in East Wing BBQ area

Melanie Capel is going to paint a mural on the South Wall of the communal area on level 3 in the East Wing. Early in 2018 residents will be invited to participate in helping paint the mural, which is very exciting. Watch out for notices on the noticeboards and in the lifts!

Gardening at ROI

In Spring the Garden Club had a very successful planting day on the 3rd level, East Wing, BBQ terrace. The vegetable garden is looking great and many of us are enjoying eating the produce.



Do check out our communal garden beds and help yourself to herbs and vegetables for your culinary needs. The communal garden beds are there for all residents to enjoy.

Join the ROI Garden Club

The garden club meets to share morning tea on the first Saturday of every second month 10am in the garden area, East Wing Level 3. For more information or to be kept updated please email melissa.a.height@gmail.com

Thank you Melissa for organising the Garden Club and for ensuring the ROI gardens are imaginatively developed and beautifully maintained for all of us to enjoy.



Recycling at ROI

Please recycle!

- Recyclable plastic, glass and cardboard should be placed in the yellow recycling bins located in the 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.

Do the Scrunch to find out if your plastic is good for recycling. Scrunch the plastic - if it bounces back into shape, like a biscuit tray, or shampoo bottle, it's hard, and great for recycling. If you scrunch it and it stays sort of scrunched - like glad wrap or the outer wrapping on the biscuits - it's soft: please put it into the red box beside the recycling bins. Some residents are still placing *plastic bags and soft plastic* 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.

So **do the scrunch** and keep those plastic bags out of the recycling.

The not for profit organisation Charity Bins collects 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 if you want to recycle large objects.

Bicycles

Since the last Newsletter, the bicycle audit was completed, tags were distributed and surplus bicycles were donated to 'Bicycles for Humanity', a charity that seeks to alleviate poverty in Africa through sustainable transport.

In previous Newsletters, 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 and we can discuss installation with you.



If you hire an oBike (or any other share-bicycle), please park it in the street – not in any ROI bicycle parking areas.

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.

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 or Scotchmer Street) – see the Australia Post website:

<https://auspost.com.au/receiving/alternative-delivery-addresses>

Carpark storage

Please do not leave furniture, boxes or other rubbish on top of or between storage cages or elsewhere in B1 and B2. These items are a fire hazard, as well as being unsightly. Consider other residents in this community, many of whom store their surplus furniture in rented, off-site storage areas, for example Fry's Storage <https://www.frys.com.au/location/fitzroy/>

Pets

Many of us have dogs, cats or other pets. Some dog owners are allowing their dogs to pee against the concrete walls and bollards between the East and West wings, particularly near the East wing automatic door. This smells awful, attracts flies and stains the paving. Please do not allow your dog to relieve itself in this area.

Pigeons

Many of us are experiencing problems with pigeons and pigeon droppings. Please do not feed the pigeons as this only increases the problem. If you have any concerns about the pigeons, please contact Angelo.

ROI Community BBQ Area (Level 3, East Wing) Rules

Remember that this is a communal area surrounded by residents' apartments. Some residents have been disturbed by party noises after the curfew time of 10.00 pm. The area must be vacated by 10.00 pm.

Also, as the notices on the door state, dogs and smoking are not permitted in this area. Dog barking has been causing a disturbance and the poo left lying around is a health issue. Also, there are always several cigarette butts on the grass and garden beds that Mario or Carl, the gardener, have to clean up.

Please enjoy using this area – but be considerate.

ROI OWNERS' CORPORATION