



# MANOR TALK

SUMMER EDITION 2017



Manor Lakes

## COLOURS OF AUSTRALIA

### Glorious weather greeted Manor Lakes for the annual Australia Day celebration on 26th January.

The theme of year's event was "Celebrate the colours of Australia" in recognition of the wonderful cultural diversity that exists within the Manor Lakes community. The family-friendly event provided hours of non-stop entertainment for all ages.

Popular attractions included pony rides, tractor rides, the Fantasy Island jumping castle and an animal petting zoo. Also amongst the favourites were a range of sporting activities, a caricaturist, roving giant frilled neck lizards and a best dressed competition.



Other highlights included spectacular performances on the main stage by Bollywood dancers and an interactive African drumming show. Both of these attractions added to the international flavour of the day and proved to be real crowd pleasers.

Representatives from the SES and CFA were also in attendance handing out useful information to residents. Food trucks provided a variety of dishes and refreshments to keep everyone satisfied and the Wyndham Rotary Group prepared the traditional Aussie sausage sizzle.

We thank everyone in the Manor Lakes community who united together to make the day such a memorable celebration of our national spirit.



## LAND IN DEMAND

**The benefits of having an established community already in place and affordable pricing is combining to drive the present high demand for land at Manor Lakes.**

Many young families are coming to the estate and love the convenience of the existing schools, train station and shopping centre, amongst numerous existing facilities and services.

Manor Lakes continues to tick all the boxes for most home buyers. Amongst recent land purchasers have been several people relocating from Sydney in search of a great lifestyle at a price that represents genuine value.

With a choice of available land in Lollipop Hill, all blocks are close to the central Lollipop Hill Park and nearby creek. To check the current land availability at Manor Lakes, visit the Sales Centre between 10am and 5pm daily, or phone the team on (03) 9731 0277.

## LAKESIDE CONSTRUCTION BEGINS

**Civil construction works commenced in January on Lakeside – the exciting new precinct at Manor Lakes.**

Lakeside is located on the south western side of Manor Lake and will eventually encompass nearly 800 lots over an area spanning 95 hectares.

Construction of the initial Stages are expected to be completed in the second half of this year and will create just over 70 blocks to begin the progressive development of Lakeside.

A defining feature of Lakeside will be the green spaces and landscaped areas, which will follow the perimeter of Manor Lake and Lollipop Creek within the precinct. These areas will include the installation of a viewing platform, boardwalk, aquatic play area and fitness stations.

As development takes shape, Lakeside is certain to become a much sought after location within Manor Lakes.

More details regarding Lakeside will be released shortly.

# BE VIGILANT AND FIRE READY

**Since its establishment at Manor Lakes in 2011, the Wyndham Vale CFA has provided a vital service in helping to protect the local community.**

Brigade captain Trevor Weston possesses 18 years of experience with the CFA and has been with the Wyndham Vale unit from the outset. Having lived on the estate at Manor Lakes for the past 12 years, Trevor understands the local environment and conditions.

“Residents do need to be mindful that the surrounding grass areas, particularly the large grasslands on Ballan Road, can pose a risk given the right weather conditions,” he advises.

“Some people probably don’t recognise that risk, so the CFA does a considerable amount of messaging and we put a lot of local and statewide information on our Facebook page.”



The Wyndham Vale CFA brigade also conducts Fire Ready Victoria community information meetings at Manor Lakes for the benefit of local residents.

“If anyone is unavailable to attend those meetings, they are welcome to contact us at any time. We train on Tuesday nights and are usually here on Sunday mornings if people want to call in to see us.”

Trevor reminds residents that fire risks do not end with the conclusion of summer.

“All the predictions are that the dangers of the fire season may extend longer this summer into March and even April,” he notes.

“Council and the Dennis Family have both done preparation work this summer to help mitigate fire risk around the estate, but we should always be vigilant.”

Trevor explains that there are also certain things that home owners can do to assist the CFA.

“Residents should try to make sure that there is no long grass against back fences and reduce rubbish in back yards that could act as fuel,” he states.

“Importantly, people should always listen to directions and check both the CFA and Emergency Management Victoria websites. Both those sites are very good tools for the public to utilise.”

Having the Wyndham Vale CFA located within the estate provides a reassuring presence to Manor Lakes residents and their services are greatly appreciated by the local community.

The brigade was chosen by the winning group of residents from Ellenborough Crescent to be the recipient of the \$1,000 donation from the Dennis Family for the Best Group Display category in the recent Manor Lakes Christmas Lights competition.

According to Trevor, the funds will be used to purchase more portable radios for the brigade.

“To be the most effective you can on the fire ground, it’s always good to have more of these radios,” he says.

“We rely a lot on grants and donations to help us operate, so this generous donation from the residents of Ellenborough Crescent is very much appreciated.”

## PRIDE IN OUR ESTATE

**Manor Lakes boasts many areas of great natural beauty and it is in everyone’s interests that it is presented in the best possible state at all times.**

Maintaining the estate environs to the highest standards not only increases the attractiveness of the local community but also benefits home owners through increased property values.

Damage to amenities is frustrating to everyone and results in costs that could have otherwise been allocated to adding new facilities or other enhancements.

It is important to note that responsibility for the maintenance of the estate is balanced between Council, the Dennis

Family Corporation and individual property owners. In general, Dennis Family Corporation takes responsibility for the maintenance of newer sections within the development before progressively handing responsibility over to Council once these areas have been sufficiently established.

Therefore, in established areas of the estate, in the majority of cases Council will be your point of contact if you wish to raise any matters relating to

the maintenance of infrastructure facilities, parks and waterways. Property owners remain responsible for the upkeep of their gardens and nature strips.

We encourage everyone to take pride in their neighbourhood and enjoy the wonderful lifestyle available at Manor Lakes.

# ISON ROAD WORKS

**Scheduled road construction works in Ison Road extending between Manor Lakes Boulevard and north to Yarrambat Street will affect local traffic over an extended period.**

The project, which commenced recently is expected to take approximately nine months to complete, will be carefully managed by the civil contractor in an endeavour to minimise disruption.

Further information is being communicated to residents via letterbox drops and signage to ensure awareness of the scope of the works.

## ROSES SHINE AT CHRISTMAS



### **Special congratulations to the winners of the 2016 Manor Lakes Christmas Lights competition.**

For the second successive year, the judging panel awarded the \$750 first prize for Best Individual Display to Chris and Cathy Rose of Ellenborough Crescent, whose home was adorned with a glittering array of blue and white lights. Second place (\$500) was awarded to Paul and Jill Marshall of Hindmarsh Drive, with third place (\$250) going to Karen Robertson of Weaver Street.

The Best Group Display prize was won by a collection of residents of Ellenborough Crescent, who nominated the local Wyndham Vale CFA to receive the \$1,000 charity donation from the Dennis Family Corporation.

Winning entrant Chris Rose said Christmas lights decorations had been a tradition in his family growing up in England. He was delighted to win the competition for the second consecutive year, but joked with Manor Talk that he is dreading the arrival of his next electricity bill.

#### **Q: How much time and effort do you put in to planning and installing your display?**

A: Planning starts around about October, then as soon as Halloween is over, we put the Christmas decorations up. We wait until the first weekend in December to switch them on and being traditionalists, we must have them down by the Twelfth night of Christmas, which is the sixth of January, to avoid a year's bad luck. This year we needed forty-eight power outlets to plug in all the lights. Our display is a family effort. Choosing to go with the blue and white colour scheme was mostly my daughter Hattie's decision and my son-in-law Wade performs an important role in doing the roof installation and all work at high level during set up and take down. Each year there are broken lights that need replacing and new ideas to go with to give the display some different elements. I'm like a kid in a candy store when I go to the lighting shop.

#### **Q: What attracted you to enter for the first time in 2015?**

A: We first put our Christmas lights up here at Manor Lakes in 2014 but didn't enter the competition. The next year we were encouraged to enter by neighbours but didn't expect to win.

#### **Q: What do you think the annual Christmas Lights initiative brings to the local community at Manor Lakes and what sort of feedback do you get from fellow residents?**

A: I think it's a great idea. I'd still do it if there was no individual prize and it was just the group display category for charity, which we really love about it. It's also worth it just seeing the reaction on the faces of the local kids. We get lots of people coming by in the evenings when the lights are on and are always happy to let the kids come up our paths and steps to have a closer look.