

# MODEINA<sup>WINTER</sup> 2024 MESSENGER





# CONSTRUCTION UPDATE

**Winter has well and truly settled in and progress in Modeina continues with exciting developments, including the completion of the landscaping, ahead of schedule.**

These works include a shared path, bench seating, and new garden beds and grassed areas. Crews will remove the temporary construction fencing by the end of July, allowing the community to enjoy the new reserve.

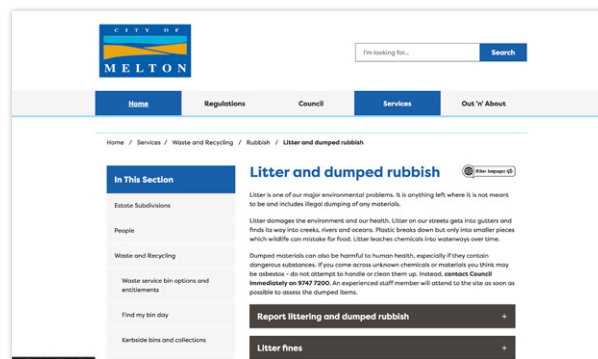
Additionally, crews have completed sewer, drainage, and water mains in **Stage 32** along Mona Circuit and are now preparing the surrounding roads for the kerb and channel to be laid.

Council approvals for the final designs for the **KC4 reserve** are pending. Crews estimate final approval by the end of July for works to commence in **October 2024**.

Vacant lots and building sites around the estate can attract illegal rubbish dumping. All Modeina residents are urged to stay vigilant and vacant lot owners are strongly encouraged to arrange site fencing before construction on their lot begins.

Dumping hard rubbish on vacant lots may result in a fine of **\$400** or more.

If you see anyone illegally dumping hard rubbish on a vacant lot, you can report the incident to **Melton City Council** [here](#).



Modeina residents are entitled to two hard waste collections per year through the Melton City Council.

Visit the Council website to book a collection or the Melton Recycling Facility at 33 Ferris Road, Cobblebank. [Google Maps location](#)







# HAVE YOU MET CHERYL PEARSON MODEINA SALES CONSULTANT

**At the heart of Modeina's thriving community is Cheryl Pearson, a seasoned Sales Consultant with a first-hand understanding of the estate's progress.**

Cheryl is returning to the Dennis Family Corporation, bringing with her nine years of previous experience with the company. She played a significant role in the launch of Modeina in 2014 and was on-hand as the first residents moved in.

With her experience and dedication, Cheryl offers a unique perspective on what makes Modeina an exceptional place to call home.

**What aspects of your role do you find most rewarding?**

"The most rewarding part of my role has been meeting people on the journey, from envisaging the start of building their dream home, to moving in and living it."

**What inspired you to pursue a career as a Sales Consultant with Dennis Family Corporation?**

"That was a no-brainer for me as I was previously employed for 9 years as a Sales Consultant at Dennis Family Corporation."

**Why should potential residents be excited about purchasing a home in Modeina?**

"All you need to do is look at the streetscape, amenities, and location of the estate. Many purchasers are local upgraders who know exactly what they want to build and where they want to live."

**How has the estate evolved over the years?**

"I launched the project 11 years ago, so it is incredible to see the growth, infrastructure and quality of homes that have evolved at Modeina."

**What guidance would you offer to new homeowners in Modeina?**

"Most homebuyers know the area and are locals upgrading who want to stay in the area. I help them with the lot size they have in mind versus the house type they are considering building."

**Whether you're a local upgrader or new to the area, Modeina offers an inviting, well-connected, and dynamic environment for you to build and enjoy your dream home.**





**Discover Melbourne's premiere farm attraction, offering visitors an authentic experience of a working farm.**

Animal Land Children's Farm is open to the public year-round, including school holidays, providing a unique opportunity to engage with farm life.

It's a 20-minute drive from Modeina and an ideal destination for children and families.

It offers an immersive experience where visitors can observe, pat, feed, and ride the animals, gaining a genuine taste of farm life. The farm includes a playground and café for a complete day out.

Visitors can explore the farm independently, with hand sanitiser, buckets of feed, and a farm mud map all included with your general admission ticket.

Purchase a VIP ticket for a private farm tour and enjoy exclusive hands-on experiences, like hand milking a cow, pony rides, nursing the baby animals, and feeding ducks.

Book your child's next birthday party at Animal Land with two distinctive packages from which to choose. Each package includes engaging farm activities that kids will love.

Visit the Animal Land website for more information, or book your tickets here.

When purchased online, general admission tickets start at **\$17 per child** and **\$22 per adult**.

**General open days: Monday, Friday, and weekends.**

During school holidays: Monday, Wednesday, Friday, Saturday, and Sunday.

Address:

190 Duncans Lane

Gate 2

Diggers Rest, VIC 3427

**[Google Maps location](#)**





# CONDENSATION SOLUTIONS FOR **YOUR HOME**

**Condensation happens when water vapour meets a cold surface and turns into liquid droplets.**

In small amounts, condensation is easy to manage but too much can lead to mould growth, which may have negative consequences for your health and the integrity of your property.

Watch out for damp areas on the walls and ceilings of your home, which appear as inconsistent patches with a darker border. ►





## Here are some tips to help you reduce and get rid of condensation inside your home.

### Bedrooms

Dehumidifiers remove excess water vapour (humidity) from the air to maintain air quality.

They can be purchased from most home retail stores and require minimal maintenance – simply empty the water tank regularly.

### Laundry

Washing machines and clothes dryers can generate condensation in your laundry if not ventilated properly.

After washing your clothes, dry them outside on a clothesline or clotheshorse.

If drying clothes outside isn't possible, ensure your tumble dryer is vented or open a laundry door or window to prevent moisture from collecting.

### Kitchen

Cooking food or boiling water on the stove can create steam and lead to condensation.

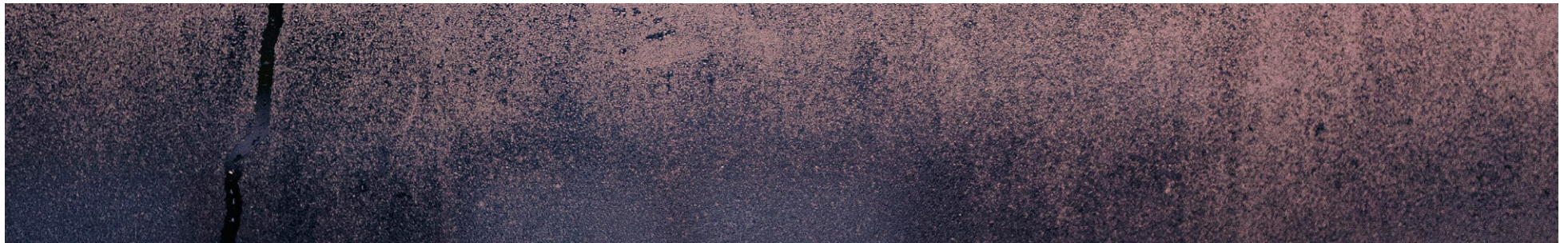
Exhaust fans sit above or just beside the stove and draw moisture out of the room, venting it outdoors. Avoid boiling water unnecessarily and leaving boiling water uncovered. Use a pot lid, which prevents excessive steam and speeds up the cooking process.

### Bathroom

Hot baths and showers can also lead to condensation on the walls and ceiling of your bathroom. Keep your door closed and run the extractor fan with the window open to ventilate. When you're not using the bathroom, leave the door and a window open to maintain airflow.

Fresh air is essential for eliminating condensation.

Open your windows regularly to circulate fresh air and reduce indoor humidity. If possible, open windows at either end of your home to encourage cross-ventilation.





# EHOOKED

ON KNITTING AT CAROLINE SPRINGS LIBRARY

## & LEARNING HUB

**Stay warm and get creative with your new favourite winter hobby – knitting!**

Knitting is a craft that involves creating a variety of garments, accessories, and soft homewares with wool.

A calming and creative hobby, knitting can be done almost anywhere, alone or with friends.

Pick up some yarn and join other like-minded creatives for the free Knit and Chat event at the Caroline Springs Library and Learning Hub.

**When:** Every Friday, 10AM – 12PM (2 hours).

**Where:** Caroline Springs Library and Learning Hub

193 – 201 Caroline Springs Boulevard,

Caroline Springs VIC

[Google Map location](#)

**Cost: Free.** Bring your own knitting needles and wool.

For further details, visit the Melton City Libraries [website](#).





# Visit Daylesford This Winter

Only One Hour's Drive from Modeina

## Explore fine dining and relaxation in Daylesford.

Nestled in the Macedon Ranges, the town of Daylesford has gained an enviable reputation as a tranquil escape from the bustle of Melbourne, due largely to its myriad of mineral springs and natural surroundings.

The town makes the perfect weekend retreat with many bed & breakfasts and cafes.

The Wombat Hill Botanic Gardens are home to the rare tiger quoll, Australia's second-largest carnivorous marsupial.

To the west of the gardens is The Convent Daylesford, a contemporary and traditional art gallery inside a former convent.

Venture only a short distance from the Daylesford town centre to find the Passing Clouds Winery, the Daylesford Cider Company, and the Red Hare Estate. Each estate features tastings or a restaurant surrounded by picturesque landscapes.

Sailors Falls are twin waterfalls fed by the Sailors Creek. The site features a walking track, lookout, and picnic area, only seven minutes from Daylesford. Visit the falls in late autumn

to early winter for guaranteed water flow, though the naturally formed gully is worth visiting year-round.

To explore Daylesford yourself, take the Western Highway (M8) to Daylesford exit and continue along Ballan-Daylesford Road until you arrive.

V/Line trains travel to Daylesford from Sunbury and Rockbank Stations.

## Google Map location

Sources:

[www.visitmelbourne.com/regions/daylesford-and-the-macedon-ranges](http://www.visitmelbourne.com/regions/daylesford-and-the-macedon-ranges)

[www.goldfieldsguide.com.au/explore-location/233/sailors-falls/#google\\_vignette](http://www.goldfieldsguide.com.au/explore-location/233/sailors-falls/#google_vignette)





# KEEPING YOUR **HOME SAFE** ALL YEAR

**Our homes are the places we retreat to from the rest of the world, so it's important they remain protected.**

By combining smart technology, sturdy locks, and reinforced doors, you can be sure that your belongings and family are secure.

For a personalised check-up on your home's safety, try the "[How Safe is My House](#)" quiz on the Neighbourhood Watch website.

The generated report provides tailored advice and tips on how to boost your home's security.

### **1. Smart Cameras**

Placing cameras around your home is a great way to maintain the safety of your property and deter any would-be intruders. Focus on all entry points, including doors, windows, and the fence line.

Choose high-definition cameras with night vision to ensure you capture footage no matter the time of day.

Some systems allow you to monitor your home from a smart device, with notifications whenever someone approaches.

In addition, installing a peephole is an added measure you can take to see who is at your door without opening it.

### **2. Smart Locks and Deadbolts**

Smart locks offer keyless entry using a fingerprint or code.

Many models lack a keyhole, which means no more picked locks or forgotten keys.

Like smart cameras, these locks allow remote monitoring so you can ensure your home is safe even when you are away.

### **3. Solid or Metal Exterior Doors**

Your doors are the first defence against an outside force, so make them as strong as possible.

Invest in solid or metal doors - not only are they tougher to break through, but they're also great in high-traffic neighbourhoods as they reduce noise levels.

For maximum security, reinforce your doors with high-quality deadbolts.

A home that looks less lived-in is more likely to be targeted; with timers and smart plugs, you can control lights and electronics to turn on sporadically and make it look like someone is home.

Ask a family member or friend to check on your home and collect any accumulated mail if you will be away for a while.

By following these tips and using available resources, you can make your home much safer and enjoy greater peace of mind.

Learn more about Neighbourhood Watch at Modeina:

[\*\*modeina.com.au/neighbourhood-watch\*\*](https://modeina.com.au/neighbourhood-watch)





# WARM UP

## WITH THIS SLOW COOKER STEW

**Brisket is a great cut for slow cooking, as it becomes tender and flavourful. It's also a less expensive cut of beef – the perfect choice in a cost-of-living crunch.**

### **Ingredients:**

- 900g (2 lbs) brisket, trimmed and cut into 1-inch cubes
- 2 tablespoons olive oil
- Salt and pepper, to taste
- 3 large carrots, peeled and sliced
- 4 medium potatoes, peeled and cubed
- 1 large onion, chopped
- 3 cloves garlic, minced
- 3 cups beef broth
- 2 tablespoons tomato paste
- 1 tablespoon Worcestershire sauce
- 1 teaspoon dried thyme
- 1 teaspoon dried rosemary
- 2 bay leaves
- 1 cup frozen peas
- 2 tablespoons cornflour
- 2 tablespoons water
- Fresh parsley, chopped to garnish

### **Instructions:**

1. Season the brisket with salt and pepper.
2. Heat olive oil over medium-high heat in a non-stick pan or skillet
3. Add the brisket to the pan and lightly brown on all sides.
4. Transfer the brisket to the slow cooker, along with carrots, potatoes, onion, and garlic.
5. Pour in the beef broth, and stir in the tomato paste, Worcestershire sauce, thyme, rosemary, and bay leaves.
6. Cover the meat and vegetables and cook on a low temperature for 8 hours. Alternatively, cook for 5 hours on a high temperature.
7. You will know the brisket is cooked when it is tender. Use a knife to test the meat. The vegetables should be cooked through.
8. Combine cornflour and water in a small bowl and stir until smooth. Pour the mixture into the stew to thicken the broth. Ensure you leave the cornflour mixture to combine with the stew for an additional 30 minutes.
9. Add the frozen peas to the stew. Cook on high for a further 30 minutes.
10. Serve the stew in deep bowls alongside a slice of fresh bread or over rice. Garnish with fresh parsley, if desired. Enjoy!





Modeina Land Sales Centre

Open from Saturday - Wednesday, 10am - 5pm

6 Lexington Drive BURNSIDE VIC 3023

**1300 724 723** | [modeina.com.au](http://modeina.com.au)



DFC (Project Management) Pty Ltd, an affiliated company of Dennis Family Corporation Pty Ltd, is the developer of the Modeina Estate and publisher of this brochure. "Dennis Family Corporation" and "Modeina" are trade marks used under licence © 2024.