

MODEINA WINTER 2023 MESSENGER



Construction update

As we settle into winter, construction within select stages in Modeina comes to a close, while progress continues on schedule in others.

The end of May saw the conclusion of works in Stage 21A. Final concrete pouring and curing; services including electrical, NBN and water installation; and final block perimeter pegging were completed. The team eagerly awaits final authority inspection, including council, water and electricity inspections to mark the completion of the stage. Settlement dates for Stage 21A are currently anticipated for mid-August, later this year.

Newly begun works in Stage 33 include underground drainage, sewer and water pipe installation, and kerb and roadside channel works – now all complete. Road pavement works, retaining wall construction and electrical wiring are next to begin. While in Stage 34, earthworks – the excavation and removal of soil – are underway with underground drainage and sewer works to begin shortly.

Works on the Kororoit Creek Reserve are complete, and the area is ready to be enjoyed.



Kororoit Creek Update

Following a busy period of construction and landscaping, the next stage of the beautiful Kororoit Creek Reserve is now complete and open for public use.

Residents and families are encouraged to use the brand-new, modern picnic area. It's the perfect place to relax, catch your breath, and quench your thirst after a run, or to meet friends and enjoy the outdoors and the picnic space which includes the combination of covered and uncovered seating areas, a brand new communal BBQ, drinking fountain and natural landscaping.

Take any sign of warm weather as an opportunity to stretch your legs on the cycling and walking trails. Ideal for a first or fiftieth bike ride, these two-lane paths provide a safe and structured way to explore the Modeina estate.

Why not take some time to enjoy and spot the native birdlife and soak in the peaceful surroundings with the newly installed seating area overlooking Kororoit Creek?

Next time you're out and about, take in the Kororoit Creek Reserve and embrace the great outdoors and Modeina's natural areas.

ORGANISING YOUR HOME

with a Melbourne-based
decluttering service

DRY CLEANERS & HOME CLEANERS IN THE AREA



When life gets busy, your space and belongings can fall into chaos. Your home should be a reprieve from the hustle and bustle of life, so it's vital that it remains calm and organised. Whether you're a new or full-time parent, a busy professional, or just a time-poor individual, a professional decluttering service is for you.

Professional organisers work across a number of rooms or just a selection, depending on what you need. Contact The Organising Platform to declutter your kitchen, pantry, wardrobe, children's rumpus areas, living areas, bedrooms, home office and garage.

With her 8-step decluttering and organisation services, professional organiser Chelsea Smith works with you to create a tailored plan specific to your home and organisational requirements.

Get in touch with the team at One Day P.A for a wide range of housekeeping services. Take back control of the clutter in your life across every room of your home, including the kitchen, bedroom, garage and for home relocation support. Moving in and around Melbourne and Geelong is easier with their combination of packing and organising services.

Keeping your home clean and hygienic is an essential chore, but balancing domestic tasks between work, school and socialising is easier said than done. Whether you are looking for a weekly or monthly refresh, or just an extra set of hands now and then, hiring a cleaner could be the best solution. For great cleaners in your local area, check out the businesses below.

Absolute Domestics is Australia's largest domestic cleaning agency, with experience across thousands of homes over 30+ years. Every cleaner is trained, insured, and backed by a Police Check. To book a cleaner for your home, head online to their website to arrange a time.

Servicing Melbourne within a 30 – 40 km radius of the CBD, **Crystal Maids** cleans homes for busy professionals who've run out of time. Head online to peruse their 62-point checklist and discover the range of services they offer. Contact their team to get a flat rate or hourly quote based on the size of your property and the number of bedrooms and bathrooms. Rest assured, every cleaner has completed a Police background check and comes fully insured.

Jim's Home & Office Cleaning has been operating in and around Melbourne since 1994. A clean home is a healthy home, and with seven varied cleaning services from which to choose, you can rest easy knowing your home

is hygienic without lifting a finger. To find your local Jim's Home & Office Cleaning franchise and apply for a no-obligation quote tailored to your home, enquire online.

The New Black aims to provide a thorough cleaning that meets your needs and exceeds expectations. Head to their website to discover their cleaning services, including standard residential cleaning, post-construction project refresh, as well as window, oven, and steam carpet cleaning. With a range of popular cleaning packages and an option to book online, your home will be back to sparkling very soon.

Winter means heavy coats and thick blankets, but many of these cosy layers require additional cleaning services. If your label states 'dry clean only', it's referring to a specific method of laundering where your linens and clothes are cleaned using a particular solvent by specially designed machines. With this method, natural fibres retain their original feel and shape while getting a thorough clean.

There are several dry cleaners located in and around Burnside: Head to 2 Esplanade Street, St Albans for Enterprise Fashion Alteration & Dry Cleaning; Derrimut Village Shopping Centre for Derrimut Dry Cleaning; or Cairnlea Alterations and Dry Cleaning at Cairnlea Town Centre. Don't live with less-than-perfect clothes and linens – find your local dry cleaner today.

PACKAGES FOR A BEAUTIFUL HOME



If you're buying a new home in Modeina, consider purchasing a lot that offers more—like an exclusive garden package from a world-renowned landscaping team.

Exclusive Garden and Nature Strip Packages

Select purchasers at Modeina may be eligible for a landscape design package, which includes front garden landscaping by Ian Barker Gardens and four complimentary maintenance appointments plus nature strip landscaping by the Modeina team.

Choose from one of eight garden designs carefully considered by the team. To ensure your preferred design is available and approved in time for work to begin, register your preference early with the Modeina Design Review Panel. Remember to select a garden design that will complement key elements of your home, including window placement, paths, and letterboxes. Additionally, consider the placement of your home to ensure privacy and screening where appropriate.

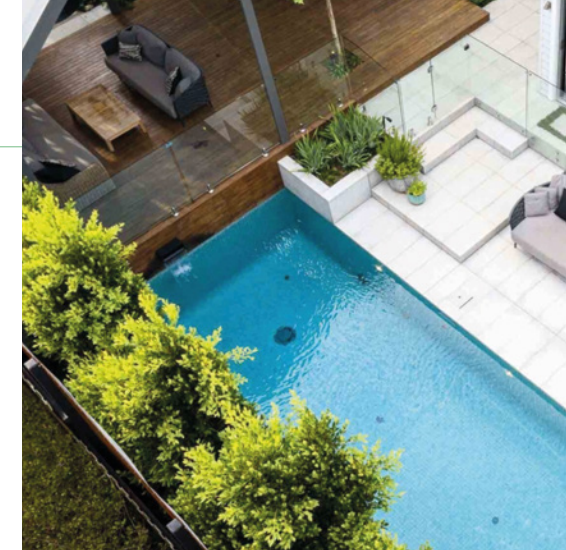
For a beautiful garden that remains in great shape, our team will continue to maintain Modeina residents' landscaping work for 12 months, consisting of four quarterly appointments, from the date of completion.



Bespoke Creekside Landscaping Designs

Those looking to invest in a Modeina Creekside lot, overlooking the estate's superb natural surroundings, will receive an exclusive front landscape consultation package. Coordinate your new front garden with the style of your home while complementing the Modeina landscape guidelines with this opportunity.

Upon initial consultation with Creekside residents, the team will discuss and draft a unique and tailored garden that suits your needs and matches your style. Their team of landscape architects are open to all suggestions and challenges.

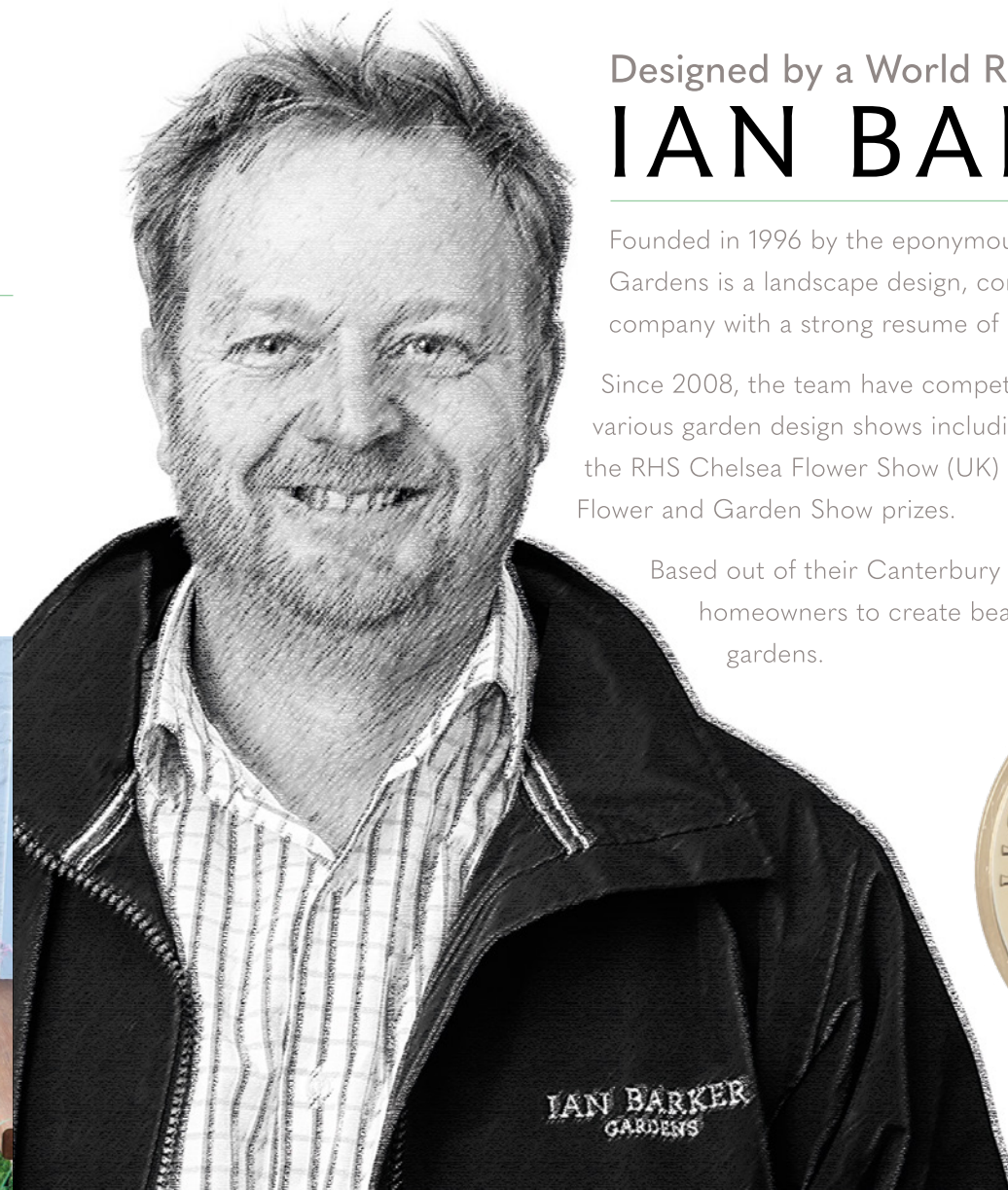


Designed by a World Renowned Team IAN BARKER

Founded in 1996 by the eponymous landscaper Ian Barker, Ian Barker Gardens is a landscape design, construction, and garden maintenance company with a strong resume of experience and success.

Since 2008, the team have competed and achieved a range of awards in various garden design shows including one silver and two gold medals at the RHS Chelsea Flower Show (UK) and three Melbourne International Flower and Garden Show prizes.

Based out of their Canterbury office, they work closely with homeowners to create beautiful, functional, and timeless gardens.



Neighbourhood Watch in Modeina



Launched in Modeina in March 2022, Neighbourhood Watch provides the local community with tools and support to foster security and belonging, including sharing safety tips and advice on relevant topics.

Neighbourhood Watch has been creating safe communities across Victoria for 35 years through crime education and by encouraging neighbours to keep an eye out for each other. As a not-for-profit organisation, they work closely with Victoria Police to educate families and residents on crime prevention.

To learn more about the Neighbourhood Watch initiative in Modeina or to join the team, head over to their Facebook page and keep up to date with future newsletters for upcoming events. Head to the Neighbourhood Watch website for further updates.



Stylish Laundry Storage Solutions

Laundries in any busy household often serve as multifunctional spaces and therefore require smart organising solutions to keep everything in order. No matter what the size of your laundry, with some well-organised, clever, and practical storage ideas, you can streamline your laundry routine and make the most of the available space.

Laundries are no longer limited to just washing clothes, they have now become multipurpose spaces. Australians are combining their laundry areas with mudrooms, pet stations, DIY or craft spaces, and even home offices, maximising the functionality of these spaces.

So why not make this space shine with a focus on design? Current trends see laundries carry elements found in the rest of the home such as customised cabinetry tailored to suit personalised storage needs, family-friendly access, and practicality – all whilst creating a cohesive and stylish space.

When designing or updating a space, visual appeal is usually high on the list, so why not draw inspiration from visiting display homes, looking through the latest magazines, or online to see how designers incorporate textured tiles, statement lighting fixtures, patterned wallpaper and natural elements like timber, wicker baskets, and greenery into a laundry, bringing warmth and a touch of style and making this space feel more inviting.

Play It Smart

Maximising storage space is crucial in a laundry space. Consider these storage ideas to create an efficient and functional space for the whole family.

Shelving and Cabinets: Include a mix of both open shelves and cabinets to break up a space. A bank of mixed cupboard sizes offers ample storage options, allowing you to keep everything organised and neatly tucked away, such as detergent, fabric softener, tools, craft supplies, pet needs and other bits and pieces behind closed doors. Whilst open planned shelves provide the flexibility to use baskets or bins to add a touch of style to keep smaller items organised, and the space to display some greenery with a nice stand.

Pull-out Hampers: Incorporate pull-out hampers or laundry bins into your cabinetry to sort and store dirty laundry conveniently. This helps keep the floor clear and makes laundry day a breeze.



Drying Racks: Wall-mounted or pull-out drying racks are great ways to use space and dry clothes out of sight. If space permits, a drying cupboard is another great option, where you can utilise a heating duct or small heater is an effective way to dry clothes in the colder months.

Label It!

Labelling is an effective and powerful tool to keep your laundry room organised, which can streamline your routine and have you finding things in no time.

Storage Containers: Marking containers with the contents is a quick way to find items and prevents confusion helping you quickly locate what you need and helps maintain a tidy and organized space. With an array of beautiful labels easily available to purchase online or in-store, or with inspiration to create your own with a quick search, you'll have your storage containers sorted in no time.

Laundry Bins: Labelling and sorting your laundry hampers into designated specific loads, such as whites, colours, delicates, or towels. This will stop any confusion, make it easier to sort and locate specific items during laundry day, and will ensure that each item is washed correctly, saving you time and preventing colour disasters.

Laundry Supplies: If you like the recent trend of decanting laundry supplies such as washing detergent, softeners and bleach into glass containers and displaying them on your countertop, labels are a must to know what's what. With so many beautiful options to choose from, you'll be sure to find a set to complement for colour scheme and design.

Creating a functional and well-organised laundry room enhances your efficiency and simplifies your laundry routine. By implementing clever storage solutions, utilising labelling techniques, you can transform your laundry room into a space that is both practical and aesthetically pleasing.

What's for Dinner?

Chicken Cottage Pie

Cooking time: 2 hours **Serves:** 6

Filling:

- 2 tablespoons oil
- 2 minced garlic cloves
- 3 celery sticks, chopped
- 1 onion, finely chopped
- 2 carrots, finely chopped
- 750g chicken mince
- 3 tablespoons plain flour
- 2 tablespoons tomato paste
- 2 cups chicken stock
- ½ cup water
- 1 chicken bouillon cube, crumbled
- 2 tablespoons Worcestershire sauce
- 3 thyme or rosemary sprigs
- 2 bay leaves
- Salt and pepper to taste

Topping:

- 1kg washed potatoes
- 2/3 cup warm milk
- 2 tablespoons unsalted butter
- Salt and pepper to season

Instructions:

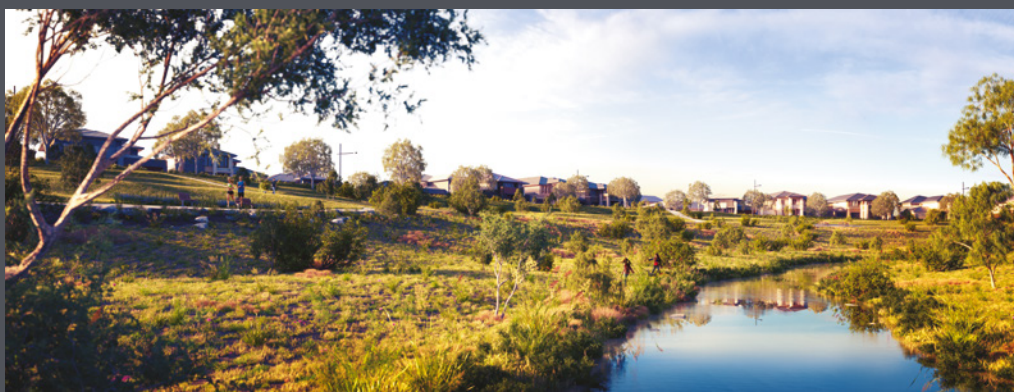
1. Heat your oil in a large saucepan over medium-high heat. Add the chopped onion and minced garlic and cook for around 1 minute or until the onion is translucent and the garlic is slightly golden.
2. Add chopped carrots and celery and cook until soft.
3. Next, add chicken mince and stir to break up. Cook until browned.
4. Mix in plain flour, tomato paste, broth, bouillon cube, Worcestershire sauce, thyme (or rosemary), and bay leaves. Taste, and season as required.
5. Let simmer for one minute, then turn down the heat and cook (uncovered). Check the consistency after 30 minutes. If the mixture has not thickened, continue to cook for a further 25 minutes. The mixture should resemble the thickness of gravy.
6. Transfer to a deep, 1 litre pie dish. Set aside to cool for at least one hour.



Stay full and warm all winter long with this English favourite, given a light twist. Delicious as a fresh and hearty dinner and perfect as leftovers when packed for an office lunch, it's a classic the whole family will enjoy.

Assemble Pie:

1. Preheat oven to 180°C.
2. Prepare your potatoes by washing, peeling, and cutting them into 2cm cubes.
3. In a large saucepan, cook potatoes in boiling water for 15 minutes or until a skewer inserts easily. Drain the water and return the pot to the stove. Once drained, let the potatoes rest in a covered saucepan for five minutes.
4. Add unsalted butter and mash to combine, then add milk, salt, and pepper to taste. Mash again until you reach your desired consistency.
5. Add the potatoes to your cooled pie filling and roughly spread over the top. Add small cubes of butter and any additional seasoning.
6. Bake for 30 minutes or until the top of your pie is golden brown.
7. Cool for at least 10 minutes before serving.



Modeina Sales Centre open from
10am - 5pm, Saturday to Wednesday
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