

# WHAT'S GOING ON AT MODEINA



ANOTHER DENNIS FAMILY COMMUNITY

SPRING 2021 NEWSLETTER



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# Construction Update



Titles for **Stage 25A**, along Kororoit Creek, were received on July 24 and the Design Review Panel (DRP) has been pleased to receive submissions for just over half of the proposed new home designs to date. Landowners are reminded that plans for all homes need approval from the Design Review Panel (DRP) before construction can commence.

**Stage 20** civil construction works are well underway, with electrical installation and laying of asphalt complete, and water/sewer, gas and electrical testing proceeding. Titles are anticipated in December 2021.

Meanwhile, sewer and water reticulation is complete and kerb and channel works are underway in **Stages 21 and 22**. It is anticipated that lots in these stages will settle early to mid-2022.

While the Design Review Panel will only issue approvals once land is titled, it is worth noting that submitting your application early helps to ensure that it can be processed promptly.

# Virtual Family Fun



Modeina kids and families got active and had fun without having to leave home through a series of live Zoom events over September and October.

Sports Aerobics, Dance Jam and Karate sessions had everyone high-kicking in their living rooms to get the blood pumping. Two scrumptious cooking classes then managed to step drooling participants through creating fun and easy desserts and WFH/study snacks to help them lick lockdown.

Attendees also had the opportunity to chat with and ask the instructors questions at the end of each session.

It was terrific to see Modeina residents logging into the sessions. But don't panic if you missed out on the fun - sessions are now available on the Modeina blog to replay wherever and whenever you like: [modeina.com.au/blog/school-holiday-online-classes!](https://modeina.com.au/blog/school-holiday-online-classes!)

And don't forget to keep an eye on your emails, the blog or Facebook at: [facebook.com/modeinaestate](https://facebook.com/modeinaestate) for future events.



APPLY NOW  
FOR A GRANT OF  
**\$1500<sup>^</sup>**



## Melton community groups – put your hand up!

The 2021 Modeina Community Fund is now open, and not-for-profit groups in the City of Melton area are invited to apply for a financial grant of \$1,500 to support their local community project.

Applications opened on October 18 and close at 5pm on November 12, 2021.

Now in its fourth year, the Modeina Community Fund grant program is an initiative of Dennis Family Corporation (DFC), the developer of Modeina estate.

To date the Fund has distributed \$50,000 to eligible groups, including local sporting, support and environmental groups, schools and emergency services.

“We take enormous pride in the communities we create and recognise the important role community groups play in connecting people and fostering a sense of belonging within our estates,” shares Dennis Family Corporation Chief Executive, Peter Levinge.

Since 2002, DFC has successfully operated Community Funds across its residential developments, both in Victoria and Queensland, distributing more than \$850,000 in grants over that time.

“This year we look forward to adding even more community groups from the Melton area to our long list of deserving Community Fund recipients.”

To be considered for a grant, not-for-profit community groups must operate within the City of Melton and meet the eligibility criteria detailed on the application form, which is available on the Modeina website:

[modeina.com.au/community-fund-form-2021](http://modeina.com.au/community-fund-form-2021)

An independent judging panel will assess applications and successful recipients will be notified in late November.

# Let's help keep Modeina beautiful



Calling all estate-proud residents! Let's work together to keep everyone safe and Modeina in tip-top shape by keeping an eye out for the following...

**Illegal dumping:** We all know that dumping is illegal. Not only does it encourage more dumping, but it can also damage the environment and impact the visual appeal of our community. So, if you see any rubbish dumped in or around Modeina, don't hesitate to email us at [info@modeina.com.au](mailto:info@modeina.com.au) or contact the Council so the matter can be dealt with promptly.

**Nature strips:** Although they're owned by the Council, nature strips at Modeina are also the responsibility of residents. Everyone in our community has a role to play in ensuring the estate's nature strips are kept clean and tidy so they can provide an effective buffer between pedestrians and private property and, most importantly, keep you safe!

**Lot maintenance:** If you're yet to build on your vacant lot, please remember it is your responsibility to keep the space tidy and presentable. Mow and cut long grass and keep clear of any rubbish. It's a great way to enjoy the best possible start with your neighbours!

**Front landscaping:** Attractive, quality front landscaping is integral to the vision for Modeina. You can keep your front façade looking beautiful, and contribute to the overall character of our estate, by tending to your garden, pulling out weeds, and pruning shrubs that are growing straggly or blocking pathways.

## Design Guidelines

Design Guidelines ensure your new community is built to a high standard and looks visually appealing, both now and in the years to come. They help us realise our vision for Modeina and maximize the value of your investment, complementing the estate's natural setting and enhancing the overall quality of what will become a thriving community that residents can be proud to call home.

Our new Design Guidelines video series has been developed as an accessible introduction to key factors to consider when designing and building your new home.

We'll be emailing the videos directly to all of our current and future residents, or you can check them out on the Modeina website: [modeina.com.au/design-guidelines](http://modeina.com.au/design-guidelines)



# Spring Makeover: Outdoor Living Spaces



After hibernating inside over the colder months, it's time to embrace outdoor living again and focus on getting your entertainment and living spaces ready for the warmer months.

The key idea behind creating a seamless connection between indoor and outdoor living spaces is to ensure that there's an easy passage between the two zones and to continue your personal style across these spaces.

So, what are the key elements to focus on in preparing an outdoor living area for spring?



Revisit your furniture needs:

Great outdoor furniture should bring comfort, purpose and functionality to the outdoor alfresco areas of your home. Your outdoor spaces should offer the perfect balance between relaxation and entertainment. Think about your requirements and how the space needs to function - do you need seating, table and chairs for eating or a mixture of both, and can your space accommodate your needs?

### Spruce it up:

Entertainment areas get high usage over the warmer months, so should have a good clean in preparation for the warmer months and become part of your regular cleaning schedule after that.

Always opt for easy care furniture pieces that can take whatever the elements throw their way, such as durable all-weather timber, rattan, cane and fabrics. Give soft furnishings a wash or replacement as part of your spruce up. Low cost cushions are available in stores such as Bunnings, Kmart and Target.



### Double duty:

What is the vision for this space? Apart from a place to sit and eat, what else does it need to provide you or your family, and how will you create that mood? Is it a quiet place to read a book, a workspace for the summer or a play area for the kids?

Outdoor spaces can tend to be light and airy, so they often need something to define the space. An outdoor floor rug or two can bring cohesiveness to your outdoor area, and scattered plants around the area can also help create a defined space and create nooks for reading and relaxing.

Selecting furniture pieces that can double as storage for cushions, kids' bits and pieces and an ottoman can be used for additional seating if needed, or pop on a tray for extra space for food and drinks when a casual feel is required.



### Lighting and colour:

Lighting is a great way to provide ambience depending on the occasion. Additional lighting such as an outdoor festoon can be added to standard inbuilt ceiling lights to add an additional element and create layers. Many offer solar powered for easy installation.

Choosing a colour palette for base pieces provides you with the opportunity to mix and match as required depending on the season, or add accents or splashes of colour to make the area pop using cushions, accent pieces and textiles.



# Spring Grazing Platter

Grazing Platters are a great low stress alternative for when family and friends pop by, or if you just want a casual afternoon lunch or dinner alternative.

They are an easy way to feed a crowd and certainly don't have to be expensive. In no time at all you can whip up an impressive mouth-watering platter, sure to satisfy everyone.

The secret to a grazing platter is to try and minimize big open spaces on your platter, and the theory of 'more' rather than 'less' always works well when putting one together.

## What to include?

The great thing about a grazing board is that you can customize to your tastes and the season. The trick is to offer variety through texture, colours and flavours, covering meats, cheeses, crackers and breads, fruits and vegetables, along with condiments to accompany your selections. Here are some ideas to include, but really the choices are endless, including hot and cold foods.

## Cheeses

Include a mix of hard cheeses and soft cheese and even some spreadable cheeses if you wish. Cheeses can be cut into bite-sized pieces or cut into different sizes to add variety. Popular cheeses to include are cheddars, Swiss, Gruyère, Bleu, Camembert, Brie, Stilton, Gouda and don't forget to add in some cheese knives as needed.

## Meats

A selection of smoked meats such as salamis, ham, prosciutto, chorizo, and softer options such as pate provide a good mix.

## Breads and crackers

It's nice to use a mixture of artisan breads alongside sturdy crackers and toasts, to complement the variety of cheeses, meats and dips.

## Fruits and Vegetables

Look to use local seasonal fruits and vegetables in an array of colours and flavours where possible. You can also use a selection of dried fruits and nuts to accompany your cheese options. Go to options are grapes, cherry tomatoes, strawberries, blueberries, apples and pear segments, carrot sticks, celery and cucumber.

## Condiments

Don't forget a selection of condiments that can be housed in a selection of bowls. All year round favourites include olives, quince paste, pickles, dips and mustards and chutneys.

Start with your bowls in the middle of your tray and carefully layout groups of your items in place until your tray is covered. Add knives, toothpicks and tongs as needed. You'll now have the perfect grazing platter for any occasion!

# Land Sales Office COVID-19 Update



The health and wellbeing of our staff and customers are always our number one priority and the Modeina Land Sales Office continues to operate within current restrictions and COVID Safe guidelines.

As restrictions can change quickly, we advise checking our website for the latest updates.

Our team is always available to assist you via email, phone, SMS and video calls, and you are welcome to arrange private appointments.

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