

Owners Update April 2023



Welcome to our Newest Residents.

April 2023 our newest residents moving into the Resort.

Welcome David & Meryl Villa109, Shane & Sandra 114, John & Anne Villa 104 and Andrew and Judy Villa 22.

Thank you to those who turned out to welcome the first residents David and Meryl. Just looking at the progress behind the fences, I am sure next month will see even more people joining our ever growing family. Once I have their contact details, as per their joining of the Home Owners Association, the HOC will be sending them a welcome email containing 2 of the monthly updates, the link to the social calendar (more on this below), the Holding Hands information and one of the HOC members will be personally welcoming them to the community including a voucher for a free drink.

Clubhouse Update



Looks like the slabs and other sub infrastructure is in place and works are certainly progressing as planned. The Clubhouse is expected to be completed by the second quarter of next year pending setbacks. The Park Owner is very eager to hand over the Country Club to Home Owners.

Emergency Vehicle Access.

The HOC has advised GemLife via email of the situations in which emergency vehicles (ambulances) have been unable to enter the Resort and are awaiting their response as to how they intend to rectify this situation. Adrian Puljich has since responded saying GemLife will as a matter of urgency liaise with QAS to ensure this does not happen again.

Events Calendar

Technology has taken over. The Events Calendar is now “Live”. Don’t stress, it is not that technical. Hopefully my explanation, previously emailed to you as to how to use the Calendar is easy enough to understand, however if you need help, please let me know.

Mary Villa 9 or via the HOC email: hocpacificparadise@gmail.com

The electronic events calendar replaces the emailed version that Lynn has sent to you previously.

Just remember to always have a look at what’s happening as the Events calendar will be updated by Lynn as required.

The Website



Yes, it is oh so close. Lots of work going on in the background – thank you Graeme Simpson. It looks like we are very close to going live....fingers crossed. If you have any good quality photos that you feel might be appropriate to add to the Website, can you please send them to me at earnshawmary@gmail.com There will be so much information available to all. Exciting times ahead.

Regional HOC Meeting

The Chairman and Secretary were invited to a meeting of fellow HOC's from Maroochy Quays, Bribie Island and Highfields. Palmwoods were also invited but couldn't attend. We discussed a number of items and perhaps the most interesting thing to come out of it was that we all face similar issues.

Agenda items included:

- Finance
- Fundraising.
- Use of Villa cards, other resorts were particularly interested in how our system worked and were we happy with it.
- What are the benefits of the proposed installation of solar batteries? The group will be asking GemLife for some clarification on how the system operates once a battery is installed.
- We were given a short presentation on the benefits of joining the Queensland Manufactured Homes Owners Association - QMHOA. There are memberships available for individual residents as well as HOC's. We will be discussing this at our next HOC meeting with the purpose of deciding whether we should join or not. They don't have a website at the moment but once they do the HOC will distribute it to all residents.
- Relationship with GemLife. All the HOC's have issues with the Park Owner, particularly with the timing on getting responses to issues raised.
- Other issues addressed included Licensing, use of resort commercial kitchens by outside caterers (something for us in the future) and HOC's Constitutions.

It is intended to hold these meetings quarterly and we hope that future HOC's continue to support them if for no other reason than to share ideas.

The "Joker"



Still no winner!! This guy is a sly old fox to say the least. He is now worth \$420 this Friday 5th May. Good luck to all. Come along and see if you might be the person that puts the Joker away and win some cash.

Fire, Emergency and Evacuation Procedures

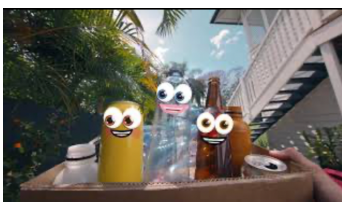
At a recent meeting, Jacinta Fraser pointed out the Resort's Emergency Management Plan (EMP) has been commented to far exceed the requirements of the Manufactured House Act which states that the Park Owner must simply provide an EMP so Home Owners can be aware of their responsibility in the unfortunate event of an emergency. Notwithstanding this, Jacinta suggested that if there were particular Home Owners who wished to participate in the next exercise, that they pass on their details to the Park Manager who will be in touch to organise next steps.

Gardening Gems Update

The previous couple of months have been quiet for the Gardening Gems because of the intense heat we've had. Members have been preparing beds for autumn planting, so we are now ready to go. We recently planted 10 cherry tomatoes which members have been watering daily, along with the spinach, herbs & citrus trees that are currently growing. We are excited that our request to GemLife to extend the garden has been accepted and work has begun! It'll take about a month to complete but during that time we'll have a couple of windows to start planting beans, cauliflower and more tomatoes. Should there be any new residents wishing to visit the garden, find out more about what we do or join the Gardening Gems, please get in touch with me. My email address margie.warburton1@gmail.com This is your community garden, so feel free to pick produce as you require. The cost is a donation to help replenish the gardens for all residents to benefit.

Recycling

NEW COLLECTORS ALWAYS WELCOME. JUST CONTACT ROSS VILLA 20, HE'S THE BOSS!



The collection of bottles and cans has been and will continue to be an integral part of raising funds to ensure the HOC can meet its obligations including, but not limited to, insurances, donations to resident's social groups, social events and costs associated with the operation of the Bar. Please save your recyclable items. It really does make a BIG difference all round.

Collection points for 10 cent refund containers have been placed throughout the village.

Bill Kirby (Villa 5), Ross Paine (Villa 20), Mike Styles (Villa 10), Terry Cullinan (Villa 30) and Ted King (61) and the designated bin outside the tennis room.

I am sure we can count on new residents to put a bin or two out moving forward.

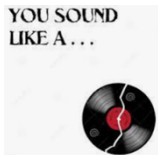
Please support your community and recycle when you can.

Visitors Parking

Maybe this subject should go under the old record section! Unfortunately, there are still visitors parking in non-allocated areas within the Resort. The HOC appreciates that there is limited visitor parking available at this stage, but there will be more parking available in the new stage. Please be patient and understand that our visitors may not always be able to park outside our Villas and may need to park a little further away if they are only staying for a short time (a day visit etc).

If your visitors are staying for an extended time (more than 24 hours), as per the Site Agreement, the Park Managers must be advised, and approval given. Alternatively, they can park in the visitors parking area outside the Managers residents/Sales Office.

OLD Record – New Sound



Can I please suggest that everyone review their Site Agreement that they signed when they moved into the Resort?



Speeding within the Village

Both the Park Managers and the HOC have recently received numerous complaints from residents, regarding drivers exceeding the speeding limit within the Resort.

It would appear that drivers may not understand nor want to understand that the 10KM speed limit is in place is because it is a “shared space “– just like many “shares spaces” on the Coast.

Customer Support



From time to time residents may need assistance with problems in their Villas within the 12 month owners warranty period. If you need to have a particular concern rectified, please address your issues to pcs@gemlife.com.au.

Other concerns relating to the Resort such as your electricity bills, site rent, bus bookings, flash flooding, speeding vehicles etc, should be addressed to the Park Managers. paradise.manager@gemlife.com.au.

YOUR HOMEOWNERS COMMITTEE 2022/2023



Gerald Keating Chairperson Villa 21



Tanneke Booth Treasurer Villa 85.



Mary Earnshaw Secretary Villa 9



John Green Villa 88.



Graham Butler Villa 90



Jill Rickertt Villa 37



Sonia Smithers Villa 11

Should you have any questions or need further information please email the HOC (hocpacificparadise@gmail.com) or have a chat with any of the committee members, they are keen to assist owners in any way they can.

At the end of the day, we should embrace what we have and enjoy the fact we really do live in Paradise.

*Mary Earnshaw
HOC Secretary*