

## Owners Update August 2023

### Welcome to our Newest Residents



Welcome to the owners of Villas 122,121,111,119.131 & 124 who joined us in August 2023.

So far to date there have been more than 20 Villas settled and many more coming which is great news.

### Clubhouse Update



The Clubhouse is still on track to be completed by the second quarter of 2024 and there is certainly a lot of visual activity on site.

### Welcome to our Park Manager Chloe

As Chloe has already advised, she has been with us for a month or more now and is enjoying her role as one of the Park Managers. Chloe's role sees her focussing on the administration side of the role and as such she is the "face" you need to turn to if you have a concern or query in regard to anything GemLife.

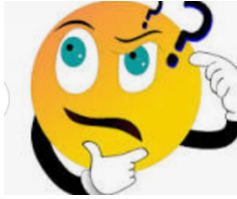
### The Villa Owner Details (formerly known as "Holding Hands") initiative explained.

Due to confidentiality laws, the HOC cannot give out resident contact information to other residents. As a result, the HOC produced a form which was sent to all current residents and asked GemLife to include in their new residents welcome pack.

For new residents, this form is on the back of the HOC Contact Information for Homeowners form. We like to try and save paper where we can! New residents are encouraged to complete both sides of the form. Residents can share as much or as little of their contact information as they feel comfortable in doing so. It's as easy as ticking your choice and giving details as you want.

From the information received on the returned forms, the HOC has created a register containing only those details you have specified. The register had previously been sent via email to residents, however the HOC has decided the information will be more up to date as an inclusion on the website. The HOC will be updating the register at the end of each month. To access the information – **Log in with your Password which is Hello, About Us, click and then scroll down to Villa Owner Details.** If you need more details or have any queries, please send an email to the HOC at [hocpacificparadise@gmail.com](mailto:hocpacificparadise@gmail.com).

## HOC Resident Orientation



For some time now, the HOC has been concerned that residents may not have had an adequate orientation into the Resort and facilities. Commencing in September 2023, the HOC will be running orientation sessions for both new and current residents. More details as to dates and times will be made available to all shortly. This orientation session will take around an hour and a half to complete. There is no cost associated with the orientation.

## Yellow Lines

The HOC approached Sunshine Coast Council with the request that they consider painting yellow "Do not Park" lines on both sides of the entry to the Resort. Council has agreed to install yellow lines 10 metres on either side of the entry to assist with visibility of those exiting the Resort.

## Fire Pit Area

The HOC can advise that the fire pit itself now has a cover, so please remember to replace it after use. However, we are still waiting for a response in regard to what GemLife intend to install in the form of a shade cover for residents in the summer months. GemLife have stated they are working on a solution and will advise the HOC when a solution has been found.

## Garden Irrigation

After inspection of some of the garden beds, GemLife have assured the HOC that faulty or inoperative irrigation systems will be rectified very shortly.

## Update from the Gardening Gems



*"After a long, hot summer, it was wonderful once again to get back to the garden. The fruit of our labour is certainly evident! It's been a boost to have extra garden beds provided by GemLife. The vegetables which have been planted have not only survived but thrived - the vegetables and fruit look amazing. We're so happy with our progress that we're going to celebrate with a garden party for the group, using as*

*many ingredients from the garden as possible.*

*It's been helpful to have residents from the village purchasing our veggies, either using the honesty box at the garden or buying items at the Pavilion at happy hour. Your money is used to buy more seedlings, mulch, fertiliser, etc.*

*As the year comes to an end for the current Committee, we would like to thank Gerald & his HOC team for supporting the Gardening Gems. We appreciate their interest and financial support."*

So, if you are an avid gardener or just want to get your hands dirty, give Margie or John a call and get down to the garden and join likeminded people. Vege's, herbs etc are available to all residents with just a gold coin donation in the honour box and often on sale (gold coin donation) in the Pavilion at Happy Hour . They taste like and are the real thing, so don't miss out.

## RECYCLING NEWS – Over \$5K Contribution this year!



The collection of 10 cent collectable 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.

There have been several changes to the placement of some Bins.

The bin outside **Villa 30** is now on the pathway alongside that Villa.

The bin outside **Villa 61** is now on the pathway alongside **Villa 57** on Emerald.

A new bin has been placed on the pathway alongside **Villa 71** on Sapphire.

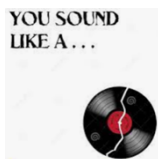
The other bins outside villas **5, 10, 20 and 114** remain in place as do the two outside the Tennis Room at the Pavilion.

A reminder that the guys can recycle all plastic drink containers and poppers that have the 10c ad on the side plus all beer bottles, all cans BUT NOT glass wine or spirit bottles.

Please support your community and recycle when you can.

NEW COLLECTORS ALWAYS WELCOME, JUST SEE ROSS IN VILLA 20.

## 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.



At the request of the HOC, the Park Owner has installed extra speed signage throughout the Resort including a STOP sign exiting the Resort, GIVE WAY signs at Crystal Ave and a mirror at the gate to assist with traffic entering the Resort.

Queensland Transport has confirmed that the laws of the roads outside the Resort apply to the roads within the Resort. Residents should be aware they could be fined for breaking the Law.

## Community Security

There have been a number of instances where visitors or “unknown” persons have been in the Resort unaccompanied and some confusion over who, where and when a visitor must wear the visitor lanyard. The answers are quite simple:

- If your visitors are with you – **No Lanyard required.** Just don’t leave them alone in the Pavilion/Pool area.
- If they come to the Bar area of the Pavilion with you - **No Lanyard required.**
- If your Visitors would like to go for a walk on their own and see just how lucky we are to live here – sure no problem – **Lanyard required.** It would be very embarrassing if your visitor was asked who they were and what they were doing here.

There have also been times when residents and the Park Managers have noted that the pedestrian gates have been left unsecured.

One of the reasons we live in this wonderful place is because we feel secure, but if residents don't ensure the pedestrian gates are fully closed and locked before exiting and entering, we may not be considering the security of all the residents of the Resort.

Please take the time to ensure the gates are closed before leaving and entering the Resort. Remember security means we all have to be vigilant.

## 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](mailto: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](mailto:paradise.manager@gemlife.com.au).

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

As this is my last Owners Update as Secretary, I would like to thank you for putting up with my "rantings" and hope that they gave you some useful information throughout the last couple of years.

## *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

PS: Your New Committee for 2023/2024 is:

Mary Earnshaw - Chairperson

Tanneke Booth- Treasurer

Jillian Rickertt- Secretary

John Harvey – Committee Member

Graham Butler - Committee Member

Jim Walsh- Committee Member

Sonia Smithers- Committee Member

**“Mug Shots” to follow next month.**

Please give them your support as they will give you.

*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  
August 2023*