

Owners Update December 2023

Welcome to our Newest Residents



Welcome to the owners of Villas 143,156,164,166 and 16 who joined us in December 2023.

So far to date there have been 42 Villas settled and many more coming up.

Clubhouse Update



We're inching towards the finish line. Whilst we don't see much from the outside, things are taking shape.

We are still on track to be completed by the second quarter of 2024.

HOC Resident Orientation

To date 46 residents have signed up for the resident orientation and have indicated it is a great help in getting settled and knowing the lay of the land. These sessions are open to both new and current residents and take approximately one and a half hours to complete. There is no cost associated with the orientation. ***There is another session scheduled for Monday January 29th at 8.30am.*** Please email hocpacificparadise@gmail.com if you wish to attend.

Library Capacity

There is some super reading in our library – particularly useful while all of this rain is about. But even with more books coming off the shelves to be read, our bookshelves are still filled to capacity, so we're asking residents not to leave any new books in the library at this stage.



When we move into our new Villas we often have to ‘re-think’ our furnishings, and that old adage that one man’s trash is another man’s treasure is often true.

There’s a page on our website (glpp.com.au) for that under **Facilities-Buy, Sell & Swap**. You can go directly to the page using the link <https://www.glpp.com.au/buy-sell.php>. Password is Hello (with a capital H)

If you wish to list any items for sale or put it out there if you’re looking for something to buy or swap, simply email the HOC with details and include a photo or 2 or more. HOC will then arrange with our web master to add your item/s, photos, and requests.

A perfect place to trade safely within the resort. No people turning up with machetes or counterfeit money like on the outside.



Email Usernames - Did you Know?

Many of us within the resort have joined the Holding Hands initiative, whereby we share details such as phone numbers, email addresses, Villa numbers etc.

Most of us, when we set up our email addresses are very particular about upper and lower case. Unfortunately, our technology today isn’t as particular, and will often autocorrect information to what the technology thinks is correct.

So where am I going with all this? In any email username, it doesn’t matter if the upper- and lower-case letters are different. For example hocpacificparadise@gmail.com would also receive emails if the sender typed HOCPACIFicparadise@gmail.com, or HoCPaRaDiSe@gmail.com and so on. If your username has hyphens, or full stops, or other punctuation that will need to stay intact. Your password, of course, is case sensitive, but not your Username. For any non-believers, test the theory. Send yourself an email and muck up the upper/lower case or get someone else to send one to you.

The reason I’m telling you this is that autocorrect is very good at messing with username upper and lower case when we’re populating our Holding Hands database. So, when you receive the next update, and your name isn’t exactly the same case as you thought it should be, if you can live with it, you will still receive emails, and we don’t necessarily need to go in and change it, unless you’re really precious about it.

There is a lot more information about this on Google if you are interested.



Pickle Ball Lines

Quotes for re-painting the black pickleball lines a different colour so that they are clearly visible at night are now being assessed by Management.

Stay tuned for an update soon.

Fire Safety Training

This training was conducted on 11th December, and two of our residents attended (Peter Cheeseman and Jutta Jung), along with GemLife's Tim, Jack, and Chloe.

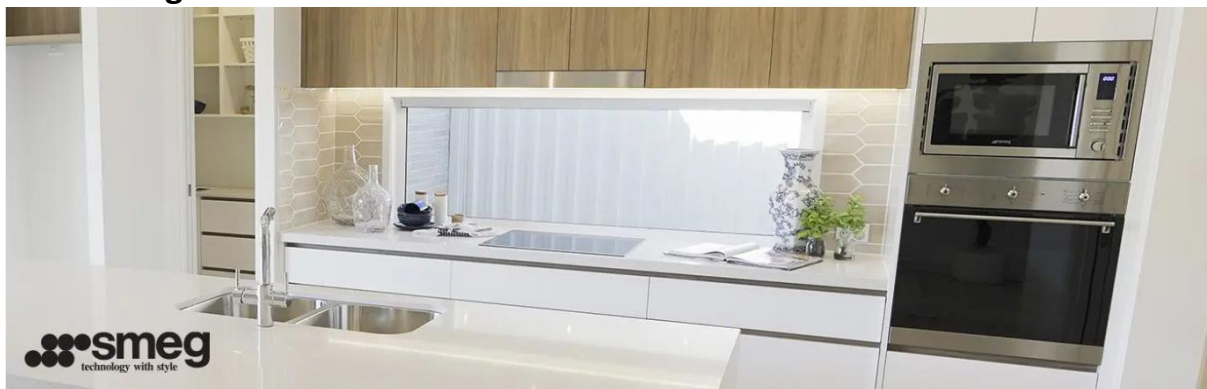
It's really great to see residents participating in this training.

Some of you may have heard the alarm and directions being tested in the Pavilion.

The main point to reiterate is that our emergency meeting point is out the front of the resort, just near GemLife and Estia.



How to Register for a SMEG Demo



I have left this in from last month for new residents who may not have seen it yet. SMEG demos are conducted regularly at different resorts so that our residents can learn about the functionality of their kitchen appliances.

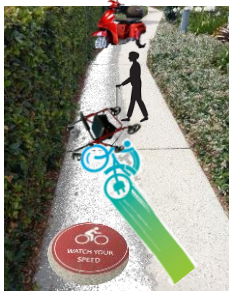
The link to register for a SMEG demonstration is <https://www.gemlife.com.au/smegdemo>. Then just complete the details on the online form and click **Submit** to register your interest. You will then receive notifications of upcoming demonstrations.



Keeping our Resort Safe

- Speeding on pathways
- Speeding on roads
- Community Security
- Unruly Guests

We cover these safety issues in every Owners Update as a reminder to all residents that safety within the resort is a number one priority. The safety standard we ignore is the safety standard we set, so let's keep our standard 'up there.' It is my sincere hope that it will always be just a reminder, not advice of an incident.



Bikes and Scooters on Pathways

As our population within the resort grows, so does our traffic – including footpath traffic, Residents with walking frames or walking sticks, coupled with bikers, motorised mobility scooters, electric scooters and more. There have been a few near misses on our shared paths. **Please slow down.**

Reminder – Speeding on Roads.



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.

The GemLife Safety Team has determined that the mirror at the gate provides a sufficient safety protocol and emphasises the focus on adhering to the 10kmp and the shared zone road rule.

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.

Please also be mindful of the speed limits and stop signs when cycling or scootering.

Community Security

There have been 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 must be vigilant.

Unruly Guests

If you see or hear visitors or unsupervised guests misbehaving within the resort, please refer to Park Managers.

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.

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.

Please give them your support as they will give you theirs.

YOUR HOMEOWNERS COMMITTEE 2023/2024



Graham Butler Acting Chairperson
Villa 90



Tanneke Booth Treasurer
Villa 85



Jillian Rickertt Secretary
Villa 37



John Harvey
Villa 104



Sonia Smithers
Villa 11



Jim Walsh
Villa 93



Glen Hall
Villa 15



A Happy, Healthy and Prosperous New Year to all.

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

Jillian Rickertt
HOC Secretary
December 2023