

Owners Update February 2023

New Resident GemLife Pacific Paradise welcome

Well, no new residents at this stage, but just have a look at the activity across the fence and it is obvious it won't be long till we have new residents and friends to join our Community.

Stage 2 Residences and Clubhouse Update



Darren McKenzie GemLife advised the Clubhouse construction is continuing with the revised building approval submitted for the next phase of the build.

There are 12 houses currently under construction, along with roads and other infrastructure.

Special General Meeting - Proposed Changes to the Constitution



Just a heads up that I will be sending out information on the 2nd of March in regard to our Special General Meeting - Proposed Changes to the Constitution to be held on the 23rd of March in the Pavilion at 10am. A copy of the proposed Constitution will also be sent. Any proposed changes will be highlighted in red for your convenience.

For those of you who may not be able to attend, please let me know and I will organise a postal vote paper to be placed in your mail box or given to you personally. Once completed, please put your responses in the HOC Mailbox. Your responses must be lodged by the **21st of March 2023**.

Any queries please let me know.

Pavilion HDMI Cable Connections

At the request of the HOC, GemLife installed 2 x HDMI points on either side of the television for connecting external sources. Please ensure that care is taken when pulling the cables down for use and please ensure that they are hooked back up and left tidy after use.

A GemLife provided "How to Use" sheet is below, and I have also placed a laminated copy of the instructions on the table under the TV.

There are two cables – one on either side of the TV (hooked up behind) for use. The laptop etc to be connected can be placed the cabinet under the TV.

For use once connected:

- Go to the Smart Panel one the wall between the lift and the bar
- Select Summerhouse
- Hit the back button (top left corner)



- Then on the watch screen select the HDMI button.



Please, if you do not understand the instructions or do not know how to use the equipment, just ask a HOC member or the Park Managers.

This inclusion should assist with a lot of our events, especially Karaoke. Thanks to GemLife for installing the cables as requested.

Pavilion Lighting



GemLife has advised that automated On and Off timing for the lights in the Pavilion Bar seating area has been activated. As requested by the HOC, they will turn on at 12 noon and turn off at 9.30pm. Please ensure that if you wish to use the Pavilion outside of those hours, you familiarise yourself with how to manually turn the lights ON and then OFF after use. Remember always press on the white button next to the icon you wish to use and don't press on the screen. Using the lights manually is a user's responsibility. Please see instructions. Again, If you are unsure, please seek assistance before attempting to use the lighting.

Paid Aqua Class Update



Some residents have enquired as to whether they can bring a friend to the paid aqua class at the Pavilion. Well ,after much ado, research and speculation, I can advise the following:

- GemLife do not specify a maximum number of persons in the pool as was previously bandied around, however the engineers advise that too many people in the pool will lead to a greater loss of water.
- As for the number in an aqua class, both the HOC and GemLife left that decision up to the trainers as it is their insurance and obligation to hold a safe class with a safe number of persons attending. After consultation with both Deb and Vitor they agreed that the MAXIMUM safe number in any one class would be 30.
- As to a resident bringing a friend to a paid aqua class, this is also not a problem as long as that friend/visitor is accompanied by a resident.
- Residents (those currently residing in the Resort) will always have priority over visitors and guests.

New Pickle Ball Nets

New Pickle Ball Nets are now in place, so “happy pickling” guys.

Faulty Cross Trainer in the Gym

Unfortunately, GemLife are still waiting for parts to repair this piece of equipment and apologise for any inconvenience.

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.

Please support your community and recycle when you can.



OK looks like the broken record needs to be played again....sorry to those who do abide by the Rules.

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

As always, the HOC is not the policeman nor the regulator of the Park Rules, however the HOC does have a responsibility to ensure residents, where possible, are made aware of the issues that may impact the safety of themselves, their families and visitors and reiterate the rules that are in place for their own safety.

Park Protocol

If you have visitors come to see you, please let them enjoy the wonderful facility that we have, but understand they are your guests, and you are responsible for their behaviour.

Community Security

There have been a number of instances where visitors or “unknown” persons have been in the Resort unaccompanied. Residents are reminded that visitors must wear their “Visitors Lanyard” if not in the company of the resident and must be accompanied by a resident when using the pool facility.

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.

Speeding within the Village



This will not be an issue until a person, or their loving pet is injured because someone did not understand that the 10 kph is in place because our roads are a shared area.

Whilst most residents do respect the 10kph limit, the HOC and Resort Managers continue to see and receive reports of vehicle drivers/riders not keeping to the **10kph** speed limit.

Gym Security Code

On a number of occasions, the gym entry code number has been left and as such allows potential non-residents to enter the gym. Please, when you leave the gym could you ensure you roll the tumblers to ensure the gym can only be accessed by residents who know the code.

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.

Please note that the Park Managers may not always be in the office between 10 and 12 weekdays due to their other duties and responsibilities, but they are always available via email or mobile and will respond as soon as they can. If the office is going to be closed for more than 2 days, the Park Managers will advise the HOC who will then also communicate information to residents.

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*