

Owners Update January 2023

Welcome to 2023

New Resident GemLife Pacific Paradise welcome

A big welcome to Laurie & Evelyn who moved into Villa 3 this week to join our wonderful community.

New Residences and Clubhouse Update



Darren Senior Development Manager has advised Clubhouse construction has commenced. Yep, the pool concrete has been poured and construction has certainly begun. Looking over the fence one can certainly see there is “movement in the camp” which is very encouraging.

There are 9 houses currently under construction, along with roads and other infrastructure. Things are certainly moving ahead at full steam.

Clubhouse Plans



Ben Livingstone would like to pass on thanks to residents for their input on the Clubhouse layout. He advised that no response will be provided as to the Park Owners position on the suggestions, but what can be done will be addressed and he said the final plans were very good. He advised that many of the suggested changes to the Plans have been considered and the Park Owner was very

thankful to the homeowners for giving their practical ideas to incorporate into the Clubhouse.

Bar Management Update

As most of you are probably aware, John “Emu” has stepped down from the position of Bar Manager.

The HOC would like to sincerely thank John for his dedication to the role and of course his ever patient and supportive wife Barb. You are both wonderful – well done.

Please welcome our new Bar Manager Heather Cullinan and her team of Assistant Bar Managers Graeme Simpson, Wendy Potter, Kerrie Seed and Dave Turk.

A special thank you to all the volunteers who have put their hand up each month to ensure the Bar is running smoothly.

Exercise Classes

The HOC invited Vitor to provide GemLife with his credential and qualifications to enable him to conduct the requested GemLife sponsored exercise class, (stretch and strength). As a result, GemLife accepted Vitor as a suitable and qualified person to undertake the second GemLife sponsored exercise class - a weekly stretch and strength class.

It is important that residents understand that the HOC does not organise nor arrange exercise classes for residents, however, as always is happy to help interest groups where they can, which was the case with Vitor.

If residents feel they would like to organise other forms of exercise classes, the HOC is more than willing, as they have in the past, to assist where possible.

Gym Circuit Training

A number of residents have indicated to Vitor (aqua and stretch Instructor) that they would like him to consider taking a paid Gym Circuit class. Vitor advised he is happy to accommodate this request however the only time he has available to conduct these classes is a Tuesday afternoon. The numbers would be limited due to the space available in the Gym -7 to 8 residents at a time on a "first in best dressed" basis at a cost of \$10 per person. Vitor has asked that you let me know if you are interested in the class and I will liaise with Vitor on your behalf.

Condition of Pickle Ball Nets

As per a request from pickle ballers concerns, the HOC approached GemLife in regard to replacing the existing Nets which were deteriorating. GemLife has agreed to replace the existing Nets and are currently waiting for the Nets to arrive.

Cleanliness of Pavilion Floor Tiles

A number of residents have noticed that the floors in the pavilion and the stairs were getting grubby. This issue was raised with the Park Managers at the HOC's monthly meeting where the Park Managers advised the floors in the Bar area, the balcony area facing the pool and the stairs will be professionally cleaned on Friday the 10th of February 2023.

Shutters

Shutters are now installed and proving to be very efficient. At this time GemLife has advised that they will not be making any changes to the current installation due to the issues that rebate tracks will present with water and dirt build up.

Bench Seat at Entrance to Resort

As per resident's request, the HOC approached GemLife to install a bench seat at the entrance to the Resort. GemLife has subsequently installed a bench at the entrance.

Pool Vacuum Cleaner Operating whilst Residents are Swimming

Park Managers advised the reason for the pool vacuum cleaner being used every day in January is there had been an issue with the chlorinator which had left a white residue on the pool walls, which needed daily cleaning to rectify. Unfortunately, this may have inconvenienced some residents. Once the issue has been rectified, the pool vacuum cleaning will only take place on a Friday (as has been the norm) barring any rain. The vacuum cleaner will be used prior to the aqua class at 8.45 where feasible.

RECYCLING

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



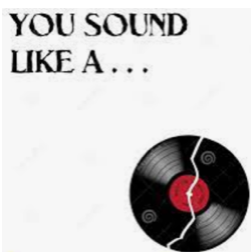
The collection of bottles and cans has been and will continue to be an integral part of raising funds to ensure the HOC can meet its obligations including, but not limited to, insurances, donations to resident's social groups, social events and costs associated with the operation of the Bar. Please save 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.

Don't be shy, these guys love the sound of clanging containers any time of the day.



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.

Gates and Grates

Wow this one, like speeding, never seems to go away and is one that the HOC and the Park Managers continue to discuss at every monthly meeting.

If you happen to live near a grate or the exit gates you will know the frustration of vehicles driving over the grates and pedestrian gates being slammed instead of being carefully closed. The HOC asks—**Please** straddle the grates where safe to do so and also take the time to close the pedestrian gates **quietly** when entering and exiting 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*