

Home Owners Committee Update January 2025

Welcome to our Newest Residents



Welcome to the owners of Villas 192,193,194,195,196,197,208,209,210, 211 and 110 who joined us in December and January.

We have all 211 villas settled and 377 residents living in our beautiful Over 50's Resort.

YES, ALL VILLAS ARE NOW SETTLED.



“Rome Wasn't Built in a Day”

Is the fact that it requires time and patience to create something great, and that is just what we all need to keep in mind as we move forward with the Resort nearly completed.



Yes, there are a few outstanding issues and GemLife projects that are not complete and the behind the scenes the HOC is in constant negotiations with GemLife Management in regard to these projects. When the HOC gets information that is positive and relevant, it will, as always be communicated to all residents.

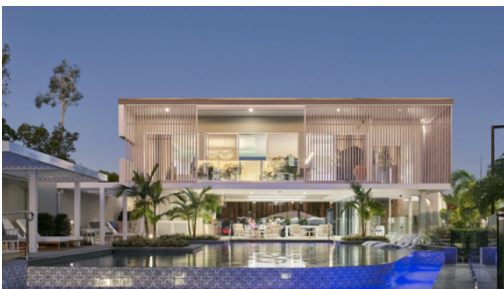
Facilities Update



- The Country Club WIFI password is **ParadiseClub12!**
- Country Club Guidelines. Park owner has advised the HOC submitted suggested Guidelines have been approved and will be available to the HOC for distribution shortly. HOC will distribute to all residents both by mail and email. A copy will also be available on the website.

- Dart Board in the Games Room. The Park Owner has approved the installation of a Dart Board in the Games Room. The Park Owner will have the cue rack relocated and install the Dart Board and associated equipment, including lighting. The HOC will pay for the equipment required for the installation of the Dart Board. Common use darts will NOT be available to residents. Any damage to property will be the responsibility of the player concerned.
- Cooling devices for Lawn Bowls area: PO and HOC inspected the Lawn Bowls area and agreed that it was unpleasantly hot. Discussion took place as to the best solution. Park Owner will seek solutions and advise the HOC accordingly.
- Upstairs fridge: A Bar Fridge has been installed in the outdoor area upstairs to compliment the BBQ.
- Operation of Cinema Door: There have been a number of occasions where a resident has been in the cinema, locked the door to prevent interruptions and then not checked that the door is unlocked before exiting. Could you please check that the door is in the unlocked position before you leave.

The “Pav” Spaces



As everyone should know by now, the spaces vacated by the library and the gym have been allocated. The HOC has been in negotiation with the Park Owners for some time and feel the eventual outcome will be in the best interest for all.

As to how these areas are going to “look” internally, well the Park Owner has advised the HOC : *“Drawing costs have been approved. Currently preparing build costings.”*

GemLife is wanting to move ahead with all remaining works as quickly as possible so that all construction works are complete, and Home Owners can enjoy the benefits of a finished Resort. Without Plans for discussion, the HOC cannot give you any further information.

Our Resort is an Over 50’s Independent Living Resort

Touchy subject but one that needs to be covered.

When we move into this beautiful Resort, it is made quite clear that we are individuals living independently in our own Villas, we are not a retirement Village.

- That means the Park Manager, nor the Park Owner has master keys to our villas.
- It is up to you to decide how your villa can be accessed in an emergency. This might mean leaving a key with a neighbour, installing a locked box or keeping a key in a discrete place to which your neighbour has knowledge.

- The Park Managers have advised that the Emergency Services do have gate access and codes at all times.
- Bottom line, if not, that will enter through whatever means they need to get to the emergency.

Water Usage Charges:



Oh boy, has there been some speculation around this one, especially now that residents are being charged for water usage. I would need a couple of pages to go through the rumours etc but thought better I just stick to the facts.

The Park owner has confirmed that the only water charges that will be directed to the residents are those as per the meters on their particular villa.

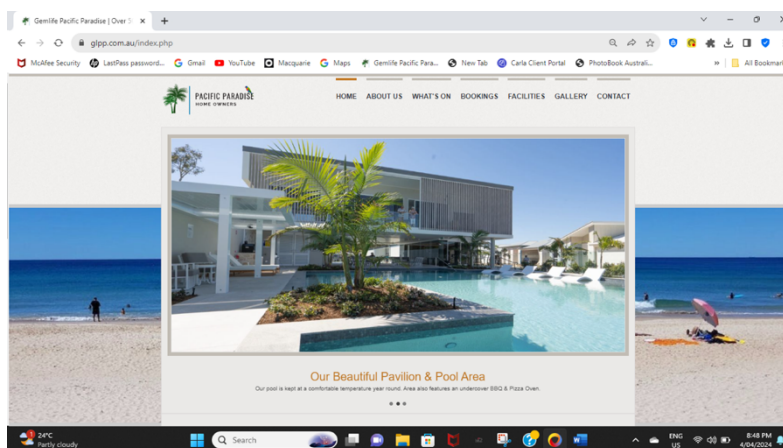
All other water usage (external gardens etc)are the responsibility of the Park Owner and form part of your site fees.

Additional Pilates Class:

We are lucky to have a very qualified Pilates instructor in Kirsten, who recently gave a free demonstration of what her classes might look like moving forward. Kirsten comes with a lot of understanding of our age demographics. Feedback from the demonstration and meet and greet was very positive and her first class saw over 15 residents attend. Kirsten's classes run every Thursday morning commencing at 9.30am.

Especially for New Residents

GLPP Website



Don't forget to check out the GLPP website for all kinds of useful and interesting information. Navigate to the website using the link <https://www.glpp.com.au/>.

The Booking site is broken up into 4 categories – **Activities - BBQ's & Crafts etc., Venues, Rooms, and Sporting Activities.** Just follow the steps:

NOTE: If this is your first time trying to make a booking you will need to register by sending your details: **Your Name, Phone #, Villa number and email address** to the HOC hocpacificparadise@gmail.com requesting access. The webmaster will check and verify your details, and you will receive an email advising you of your Username and requesting you to set a "Password".
If you are an existing client, you simply sign in with your password and away you go and it will take you to the "Confirm Booking" button.

How to Register for a SMEG Demo

SMEG demos are conducted regularly at various resorts so that 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.

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 warranties@gabuild.com.au

If you feel you are not getting any response to your concerns from warranties after your initial contact with them, please see the Park Manager who will contact warranties to see if the process can be sped up.

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

Electricity queries or concerns should be directed to Prospecta.
Email: gemlife@prospecta-utilities.net and phone number 1800 943 052.



Safety within our Resort

Yes, this section will continue for as long as it takes!
Unfortunately, the messages are still not getting through to some.

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



The speed limits also apply as you enter and exit the resort.

For those who cannot resist flashing vehicle in front of them doing the speed limit exiting and entering the Resort, please save your lights for night time driving and obey the speed limits.

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.

Bikes and Scooters

As our population within the Resort grows, so does the traffic – including footpath traffic, coupled with bikers, motorised mobility scooters, electric scooters and more. There have been a few near misses on our shared paths.

Please slow down.

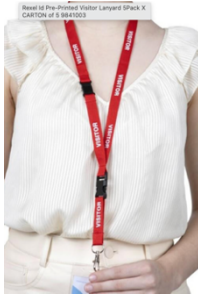
Community Security

Pedestrian Gates

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 other residents within the Resort.

- Please ensure the gates are closed before leaving and after entering the Resort.
- Please be gentle when closing the gates so the locking mechanism isn't broken.

Use of Lanyards



There are still instances where visitors or “unknown” persons have been in the Resort unaccompanied, and this does concern some, in fact a lot of residents who do not wish to approach a person who is obviously not a resident. To save any embarrassment or confusion please take note of the following:

- If your visitors are with you – **No Lanyard required.** Just don’t leave your visitors alone in the Country Club or Pavilion/Pool area nor wandering around the Resort alone.
- 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.

Visitor Parking

If you have a visitor occupying Visitor parking overnight or an extended few days, please provide them with a **Lanyard** to display on their dashboard or ask them to leave a note on the dash stating the Villa Number they are visiting. Without this, if a visitors car has to be moved in the event of an emergency, or for any other reason, there is no way of knowing which Villa to contact.

Visitors who wish to stay longer than 24 hours should advise the Park Manager accordingly.

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 residents in any way they can.

YOUR HOME OWNERS COMMITTEE 2024/2025



Shane Storer
Chairperson
Villa 114



Mary Earnshaw
Secretary
Villa 9



Tanneke Booth
Treasurer
Villa 85



Ian Nichol
Committee Member
Villa 131



Amanda McDowell
Committee Member
Villa 122



John Harvey
Committee Member
Villa 104



Gary Savill
Committee Member
Villa 27

“Just another day in Paradise, where every hour is happy”.

*Mary Earnshaw
HOC Secretary
January 2025*