

Owners Update July 2023

WELCOME TO OUR NEWEST RESIDENTS



Welcome to the owners of Villas 61, 72, 142, 153, 139 and 113 who joined us in July 2023.

CLUBHOUSE UPDATE



As is very visible, the ground floor block walls are taking shape. Now that the works are “out of the ground”, we should see things happening a lot quicker.

VOLUNTEER APPRECIATION AFTERNOON



The HOC would like to invite **ALL VOLUNTEERS** to a thank you afternoon on the 10th of August 2023 between 1pm and 3pm in the Pavilion. The HOC will be providing drinks and nibbles.

Please let the Secretary know if you intend to come along as we would like to cater for the numbers accordingly.

ANNUAL GENERAL MEETING



The 2023 Annual General Meeting will be held on the 29th of August 2023 at 10am.

Please *save the date as your attendance is very important.*

By now all residents will have received information in regard to the AGM.

There are current Committee members that will be restanding, however there will be vacancies that need to be filled. It is important that residents take the time to nominate a person or persons they feel would add to the community in some way.

If you need the postal vote paperwork, please let the Secretary know after nominations close on the 8th of August.

LIQUOR LICENSING REQUIREMENTS



There has been some confusion as to when residents can bring their own liquor (in plastic containers) to the Pavilion area. Our liquor license is quite clear that **NO BYO** can be consumed in the liquor licensed area whilst the Bar is open. The area that is considered to be the “Licensed Area” is both up and downstairs of the Pavilion. It is important that residents understand that a breach of these Liquor Licensing requirements could see our license revoked and that would not be a good look!!

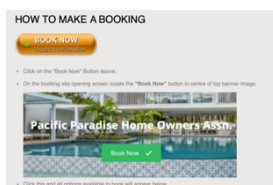
There is however, the area around the fire pit that is outside the Licensed area where residents can enjoy an ale or two (in plastic containers of course), whilst the Bar is open. We have had a visit from Liquor and Gaming recently, so we are not immune just because we live in a gated community. Fortunately, all was in order, and we need to keep it that way.

YOUR WEBSITE

Since its inception last month, I am hoping that residents have taken the time to navigate their way around the website <https://www.glpp.com.au> and now feel comfortable in using the website to their advantage.

There is so much information available. Please see some of the information below.

“**Important Information**” alerts on the **Home Page** . Just click to see.



Making a booking on the Website for your next social event. You will receive a confirmation of your booking. Just have a look at what areas within the pavilion are available and book accordingly. Of course, If you are unsure, just let me know.

The Calendar on the website lets you know what activities and events are on every day and of course upcoming events. Just go to the “**WHATS ON**” icon, drop down and hit **calendar**. Regular activities will automatically be carried forward on the calendar unless otherwise advised, so please check the calendar for updates.

“**Things to do on the Sunshine Coast**”. This page will give you ideas as to how you might like to entertain family and friends when they visit (including discounts). The VIP discount code is **VIPGUEST** (all in capitals).

Buy, Sell and Swap on the website. Just send information about your item with a photo to the Webmaster <mailto:webmaster@glpp.com.au>

In summary, just go in and have a look around the site and get comfortable at accessing information. Of course, if you need help just have a chat to one of your HOC members.

CLEANING OF SOLAR PANELS

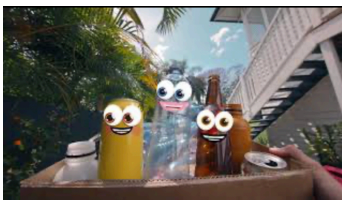
Some residents are concerned that their solar panels are not being cleaned and as such the panels may not be producing as they should. After lengthy discussion with the Park Manager, the following advise has been issued by GemLife Energy Manager Mark Langdon.

“GemLife install all solar systems in accordance with Clean Energy Council guidelines and relevant Australian Standards that consider PV panels to be self-cleaning during rain events if installed above a tilt of 10 degrees (Clean Energy Council Install and Supervise Guidelines for Accredited Installers - Section 7.1.5).

GemLife roofs are designed with a roof pitch generally between 20 to 30 degrees ensuring all solar panels will be cleaned during rain events. Cleaning of systems may be only required in areas where there has been insufficient rain and is on a case-by-case basis.

Link to full document below [InstallationGuideLines.pdf](#) ([abacussolar.com.au](#)).”

RECYCLING NEWS



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.

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.

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

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*