

Owners Update June 2023

Welcome to our Newest Residents.



Welcome to the owners of Villas 103, 117, 106, 116 and 105 who joined us in June 2023.

Clubhouse Update



Half of the ground floor slab is completed. The ground floor walls are scheduled to start next week, and GemLife are aiming to have the entire roof on by Xmas. Completion date is scheduled for the middle of next year pending setbacks.

Safety Concerns entering and exiting the Resort.

As is always an issue with a new project, the goals posts are always changing. As such your HOC has been liaising with GemLife in regard to the installation of additional safety signage as the next stage of the Resort takes shape.

One of the main concerns is the entry to the Resort after the gate opening. After discussion with GemLife in this regard, the Park Manager agreed to liaise with the Park Owner to install a “mirror” and stop signs on both sides of Crystal Ave intersection with the Boulevard. In addition, GemLife will be installing more 10K speed limit signs throughout the Resort. Now that the footpath on Menzies Drive extends beyond the entrance to the Resort, there is additional foot traffic. GemLife will be installing STOP SIGNS at the exit from the Resort. The Park Managers have advised that most of the signage will be installed within the next two weeks.

The Website

Has gone live! Thank you to Graeme Simpson for your tireless work and patience in ensuring we have a GLPP Website. <https://www.glpp.com.au>

The website is very easy to navigate, make booking, see what’s on and keep up with the Owners Updates and Social Newsletters etc.

Again, please don’t be afraid to “have a look around the website” that is designed to keep everyone informed. There will be constant updates so keep an eye out for those.

Community Bus Booking

Booking of the Community Bus will still need to be made through the Resort Office. If you have any questions in regard to booking the Community Bus, you should discuss them with the Park Managers as every request is considered on individual circumstances. A couple of examples: Picking up residents from other GemLife Resorts or taking the bus away overnight.

Update from the Gardening Gems



The new garden beds are finished, and the irrigation is in all the beds! Thank you to GemLife for giving the residents a beautiful place to cultivate and share gardening experiences with. New residents wishing to join the Gardening Gems should get in touch with margie.warburton1@gmail.com

This is a community garden, so feel free to pick produce as you require. Your gold coin contribution is a donation to help replenish the gardens for all residents to benefit. I hear beetroot, lettuce and Bok Choy are ready to be picked.

GemLife Magazine

Some residents felt it was not necessary to send the Magazine via email and then put a paper version in each letterbox. The HOC approached GemLife with this concern and GemLife have advised that the GemLife Magazine will only be sent via email and additional copies will be available in the Park Managers office for those who wish to have a paper copy.

Outside Real Estate Access

As the Resort evolves there is always going to be Villas that become available for resale. Unfortunately, this leads to non-residents entering the Resort. The HOC discussed this issue with GemLife Park Managers who advised the following:

“GemLife do not have an agreement with external Real Estate agents. Homeowners who engage their own Agents must be responsible for giving their Agent access to their Villa and the Resort. No Open Homes are permitted, and the Agents are to accompany their prospective buyers at all times. Home Owners must accompany their prospective buyers when visiting any of the facilities within the Resort.”

Doggie “Do Do’s”



The Park Managers and residents have noticed that they are finding dog droppings on the road and the walkway. This is not only unpleasant, but unacceptable. Please, as a courtesy to all residents, pick up your dog droppings and not leave it for someone to tread on or have to pick it up on your behalf.

Shutters in the Lower Pavilion Area

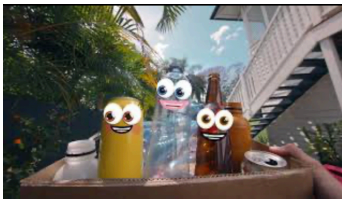
After the HOC campaigned to have a wind break installed in the Lower Pavilion area, GemLife installed a very effective shutter system between the tennis court and the Lower Pavilion. Unfortunately, there are some residents that may not be aware or may have forgotten that when moving the shutters, they must be locked in place to prevent damage caused by gusty windy conditions. Please take the time to lock the panels in place to prevent damage.

Numbers Board changes

Good news, The Numbers Board draw is now offering 3 prizes per draw. First prize \$50.00, Second Prize \$30.00 and third prize \$15.00. Make sure you have your numbers secured for the next draw.

Recycling News

The recycling collection has generated **\$5,287.00** this financial year.



Ross Paine you are a legend, you never miss a beat! Almost every day you can see Ross coming back from his collection points around Pacific Paradise with bags full of cans. A huge shout out to the guys who every week sort, collate and get the cans and bottle in order for collection.

To the residents that allow collection bins to be placed in their front yards, a big thank you. And to the residents, thank you for your continued contribution.

PLEASE, NO WINE OR SPIRIT BOTTLES, they still go into your yellow bin. This part of the project doesn't commence until **1 November** and even then, we may not participate. More nearer the time.

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.

Collection points for 10 cent refund containers have been placed throughout the Resort.

Bill Kirby (Villa 5), Ross Paine (Villa 20), Mike Styles (Villa 10), Terry Cullinan (Villa 30), Ted King (61), Shane Storer (Villa 114) and the designated bin outside the tennis room.

Please support your community and recycle when you can.

NEW COLLECTORS ALWAYS WELCOME, JUST SEE ROSS IN VILLA 20.

Visitor Parking



If your visitors are staying for an extended time (more than 24 hours), the Park Managers must be advised, and approval given. Alternatively, they can park in the visitors parking area outside the Managers residents/Sales Office.

Just another thought, if you have a spare visitors lanyard, maybe put it on the dashboard of your guests vehicle to take away any confusion.

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