

## Owners Update March 2023

### Residences and Clubhouse Update



The Park Owner has advised that there are 18 new homes currently under construction. The first new owners should take up residence late April.

The Construction Team is working very hard to complete the Country Club. At this stage, all piling has been completed. Slab prep

commencing 4 April 2023 with the first floor slab in five (5) sections being poured in approximately four (4) weeks. The Clubhouse should be completed by the second quarter of 2024 all being equal.

Some residents were disappointed that GemLife did not offer a response to the survey suggestions put forward in regard to their suggestions regarding the Clubhouse, and the HOC asked for clarification accordingly. GemLife advised that although they did not give individual feedback, all feedback items were taken on board and the majority of survey feedback suggestions had been addressed, but not all resident suggestions could be logistically accommodated.

Ben Livingstone suggested that residents would be more than surprised and happy as to the quality of the Clubhouse when it is presented on opening.

### Our Own GPPRA Website



The HOC is working on getting our website up and running. We already have a domain name and will be focussing on the content moving forward. Many thanks to Graeme Simpson who is assisting with the construction of the Website. Over the next couple of months, you could see information presented via email in the form of a link to “see” things like the social timetable. Once the website is up and running this information will all be integrated.

### GemLife Office Opening Hours

GemLife have advised that all correspondence will need to be emailed for the next two weeks, as the office will be unattended. Tim is onsite and will be available via email or phone - 0407 373 401. Email [paradise.manager@gemlife.com.au](mailto:paradise.manager@gemlife.com.au)

### The “Joker”



This guy is certainly living up to his name and giving us all the run around. After all this time, still no winner. The HOC Joker initiative has been a great success, but his time might be running out. You see he will be capped out at \$500.00. Of course, there will always be another Joker waiting to take his place in the future.

The Joker will be drawn this week on Sunday 9<sup>th</sup> April due to Good Friday closure of the Bar, so come along and see if you might be the person that puts the Joker away and win some cash.

### **Fire, Emergency and Evacuation Procedures**

From the Park Owner: “The Park Owner’s Emergency Management Plan template has been reviewed by the Department of Communities (Regulatory Services) and has been deemed compliant. The Park Owner has installed a copy of the Manual in the Summer House and the original Plan is located in the Resort Managers’ Office. Home Owners are welcome to view the Plan at any time and must ensure they are aware of their requirements in the unfortunate event of an emergency.”

In summary: GemLife Park Managers have emergency plans and procedures in place. These procedures are completed by an independent company and instructions are given to the Park Managers.

Should there be an emergency, the Park Managers will, in a timely manner, advise residents of the correct course of action to take.

The Park Owners have advised that residents should be assured, there will never be a situation where emergency services cannot get into the Resort.

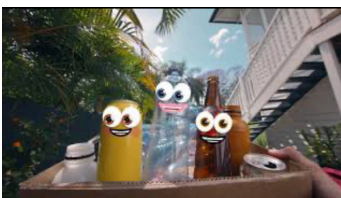
### **Visitor Requirements**

There have been a number of instances where visitors or “unknown” persons have been in the Resort unaccompanied and some confusion over who, where and when a visitor must wear the visitor lanyard. The answers are quite simple:

- If your visitors are with you – **No Lanyard required.** Just don’t leave them alone in the pool area.
- If they come to the Bar area of the Pavilion with you – just sign them in like you would at a Surf Club -**No Lanyard required.**
- 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. Remember security means we all have to be vigilant.

### **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.

**YOU SOUND  
LIKE A...**



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.

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

### **Community Security**

There have 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.

### **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](mailto: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](mailto:paradise.manager@gemlife.com.au).

*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](mailto: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*