


## Home Owners Committee Update March 2025

### Information Update



- **The Country Club WIFI password: ParadiseClub12!**
- **Resignation of HOC Chairperson:** As most of you will already be aware, Shane Storer has resigned as Chairperson of the HOC effective 6<sup>th</sup> April 2025. Shane and Sandy have decided to relocate to Western Australia. The HOC, on behalf of all residents, would like to thank Shane for his dedication as HOC Chairperson and wish both Shane and Sandy the very best in their move.
- **Welcome to the new Chairperson:** The HOC agreed to support John Harvey as the interim Chairperson from the 6<sup>th</sup> April until the AGM in August 2025. Please give him your support.
- **New Committee Member:** As a result of the resignation of the Chairperson, there is a vacancy for a committee person. The HOC is now calling for expressions of interest from residents who would like to join the Committee until the AGM in August 2025. Please submit your expression of interest to contribute to the Home Owners Committee - [hocpacificparadise.com.au](http://hocpacificparadise.com.au) on or before the 22<sup>nd</sup> of April.
- **Facilities Guidelines:**  
 Coming to your mailbox THIS WEEK. Check your emails and mailboxes.
- **Dog Run & Green Space**  
The Park Owner has advised that 7 companies are preparing a Tender. Tender submissions were due by 5pm today, 27<sup>th</sup> March. The aim is to provide clarity on the start and completion date of these works by no later than Friday 18<sup>th</sup> April. Contractors and review of their program-of-works should be completed by no later than Friday 2<sup>nd</sup> May. Due to the build time of each aspect of the Dog Run & Green Space, the need for much of the landscaping to start following the install of shade structures, and then the time for grass to establish, this area may not be open for use until late June or July. Please note that weather should be the only cause for delays, but the Park Owner, via the Park Managers will keep everyone updated.

- **Installation of New Flag Pole and Associated Green Area:** The new flag pole is in place and the HOC has been assured that there will be usable space available prior to Anzac Day. As you will all know by now GemLife are constructing a very substantial concrete swale area behind the rear fence which requires a great deal of concrete to be poured along the entire length of the fence. To get the concrete into the area, the concrete pouring crane needs access to the area via the very limited space available within the Resort. One of those areas is where the flag pole is located. The HOC has been assured that the concrete pour, which is scheduled for the 16<sup>th</sup> of April, will not interfere with a usable space being available to residents for the Anzac Day celebrations. Let's just hope the weather holds out.

- **Dart Board:** The Dart Board has been installed in the Games Room. Thanks to "Emu" and Gary Savill for building the infrastructure and ensuring the dart board was appropriately installed. You will need to book the Dart Board via the website booking system as I am sure it is going to be very popular. Darts **WILL NOT** be provided, so bring your own. Remember you can bring visitors or guests into the Games Room, but they must be over the age of 18.



- **Cracks in Walkways and Roads and Cleaning of Roads:** The Park Owner has advised that works at the Resort have not been completed and as previously advised, the Park Owner will not be repairing any cracks in walkway and roads unless they become a trip hazard. The Park Manager will advise regarding the cleaning of all roads once the Resort is completed.
- **Umbrella Pot for Front of Country Club:** An umbrella pot will be installed next week, just in time for the sun to come out.
- **Bench in Gym Area:** The Park Manager has advised a small bench will be installed next week to allow residents to place their towels etc on the bench rather than on the floor.

- **Coffee machine in both Country Club and Pavilion**



For those who don't know, both coffee machines have been gifted by the Park Owner to the HOC to manage on behalf of the residents. In other words, the coffee machines belong to the residents and as such must be maintained and replenished by the HOC (ie the residents). The cost of maintaining both these machines is expensive (last service on one machine over \$800.00) and the cost of replenishing the machines is also expensive. Last month's purchases were over \$500. Cost of coffee cups also expensive, and it would appear some residents are using the coffee cups as water cups. Please use the water cups for water and not the coffee cups. The \$2 cup of coffee, which is not too bad by the way, needs to be respected and please keep buying the tokens which keep the coffee machines going.

- **Replenishing of Computer ink on the Library**

Whilst the computers and printer belong to the Park Owner, the HOC (on behalf of the residents) is responsible for replenishing the paper and ink used by residents. Residents have been asked to contribute to the cost of replenishing but note that there is always a deficit. Please respect that this facility is there for all residents and your contribution to the cost is most welcome.

## The “Pav” Spaces

- **Residents Workshop & Multipurpose Room**



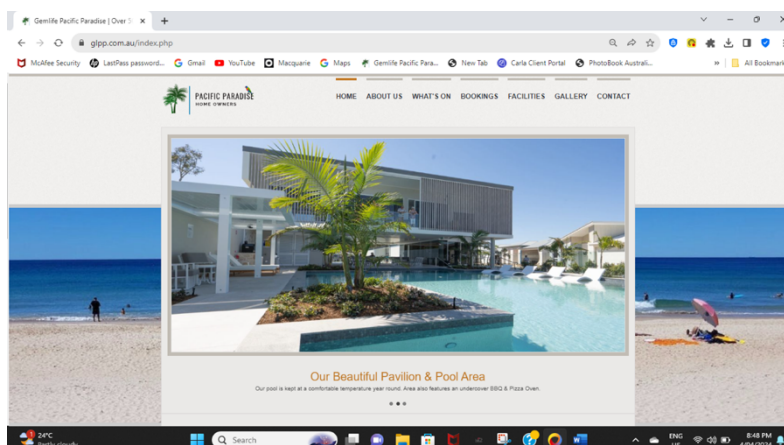
The Park Owner has advised the Development Manager is now putting immense pressure on the Engineer to finalise their fee for the works required of them. The Park Owner will keep chasing internally and speak with QA Build Commercial about the need for the build works to be prioritised. As soon as a program-of-works is known the Park Owner will let all parties know but at this stage does not have accurate timeframes.

- **Cleaning of the BBQ, Pizza oven and BBQ area:** For those who are new or for those who have forgotten, the BBQ area within the Pavilion gets deep cleaned by the Park Owner twice a year – January and July. This is not a Park Owner requirement, rather a goodwill gesture. Residents who use the BBQ and Pizza Oven and associated area, are required to leave the BBQ clean, the floors clean and replace all furniture to its original position. It appears that this is not happening in some cases and the BBQ’s in particular are being left uncleaned.

The Park Manager is not responsible for the BBQ cleaning after a residents event.

The HOC provide basic cleaning products and equipment, a list of which is inside the plastic containers under the BBQ’s. One has utensils and the other BBQ cleaning stuff. The HOC asks that residents use this equipment if they do not have their own utensils and cleaning material when using the BBQ area.

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

Electricity queries or concerns should be directed to Prospecta.

Email: [gemlife@prospecta-utilities.net](mailto: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. They are all very visible and most at eye level.

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

For those on bikes and scooters please slow down and look before entering intersections, especially at the front gates.

Laws of the roads outside the Resort apply to the roads within the Resort.



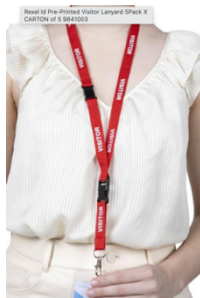
## Community Security

### 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](mailto: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  
March 2025*