

Owners Update May 2023

Welcome to our Newest Residents.



Welcome to the owners of Villas 108 and 115 who moved in in May 2023.

Keep an eye out for new residents, say hello and make them welcome.

Clubhouse Update



One of the five ground floor concrete slabs pours have been completed.

Forecasting completion of ground floor slab is June 2023.

Forecasting commencement of suspended slab for first floor is July 2023.

The Clubhouse is expected to be completed by the second quarter of next year pending setbacks.

Events Calendar

Congratulations I have not had a single request for help with the Calendar.

The Events Calendar is now “Live”. Hopefully my explanation, previously emailed to you as to how to use the Calendar is easy enough to understand, however if you need help, please let me know. Mary Villa 9 or via the HOC email: hocpacificparadise@gmail.com

Just remember to always have a look at what’s happening as the Events calendar will be updated as changes are requested.

The Website



Oh, so close, we are just waiting on a few updates to complete the Website. Remember the Website is based on what is available to us now and will be constantly updated as new information and facilities comes to hand.

As we don’t have a Clubhouse yet, the website has been designed around providing up to date information rather than futuristic information that can be changed.

Helping Hands Initiative

Thank you to those who have submitted the Helping Hands form.

It appears that there may have been some confusion as to the intent of the form, so to clarify, the objective is quite simply for the HOC to have a database of residents and what they feel comfortable doing in assisting other residents in a time of need or a task that is outside their capability or understanding.

As an example – a resident returns from a hospital procedure and cannot hang washing for 6 weeks, is not allowed to drive, has to attend a doctor's appointment every 3 weeks and has family coming to stay and needs someone to pick them up from the airport.

If that person fills out the form on the website, indicating the assistance they are seeking and pops it in the HOC mailbox, the HOC booking administrator will marry someone up who has indicated they are available to help.

This was never designed to replace any sort of home assist programmes, rather foster a sense of community where we all assist each other where we can.

Many of the other GemLife Resorts have a very similar programme in place.

The "Joker"



At Last, he has been caught!! Congratulations to Graeme and Lucille Simpson - well spotted.

After a well deserved holiday the Joker will be back on the 9th of June, so come along and see if you can catch him sooner rather than later.

Update from the Gardening Gems

At the moment our understanding is the new garden construction will be finished by the end of May.

So basically, other than planting a few salad greens we have paused activities other than watering (and removing the banana plants to a better home) and are now waiting for construction to be completed before holding a "Garden Party " to celebrate the new garden and decide what happens next.

Should there be any new residents wishing to visit the garden, find out more about what we do or join the Gardening Gems, please get in touch with me.

My email address margie.warburton1@gmail.com

This is your community garden, so feel free to pick produce as you require. The cost is a donation to help replenish the gardens for all residents to benefit.

OOP's. Park Managers Email sent in error to residents re the Pavilion.

The Park Managers would like to apologise to residents for sending the email on the 22nd of May in regard to the Pavilion etc. This was sent in error so please disregard all the content.



New Resort Gardener.

Good news! The HOC has been advised that there will be a new gardener starting next week. Please make him welcome and don't bombard him with too many questions and suggestions as he settles in.

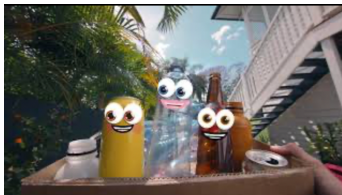
Care when entering the Resort and Road Intersections.

Now that we have residents living in the new section of the Resort, and until we get used to having a road to the left as we enter the Resort, please take extra care when you enter the Resort as the road to the left of the Main Gate is "live" and the pillar on the gate does obstruct the view slightly.

The HOC has been asked to remind residents to take care at the intersection of all roads as there is a lot more vehicle traffic, scooters, Ebikes and pedestrians. Please slow down and check both ways for any traffic.

Recycling

UPDATED NEWS FROM THE BOSS! - ROSS VILLA 20.



PLEASE NOTE: 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.

Good old Friendly Reminders



Can I again suggest that everyone review their Site Agreement that they signed when they moved into the Resort? It may just answer some of the queries that you may have.

Visitors 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 lanyard, maybe put it on the dashboard of your guests to take away any confusion.



Speeding within the Village. More signs coming!

OK after much discussion, the Park Owner has agreed to install more speed signage throughout the Resort including a STOP sign exiting the Resort. Far too many vehicles exiting the Resort thinking the 10K limit stops at the gates. THAT IS NOT THE CASE! There is a footpath as you exit the property. Please be mindful that there are pedestrians on those paths just like at any other exit point from Resorts etc. Remember our Shared space starts when you turn into the Resort, not at the Gate.

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 Rickert 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*