

Owners Update November 2023

Welcome to our Newest Residents



Welcome to the owners of Villas 5,14,60,134,144,150, 158 who joined us in November 2023.

So far to date there have been 36 Villas settled and many more coming up.



Clubhouse Update

The Clubhouse late afternoon on 29/11/2023. From the outside it doesn't look too different from last month, but it's still on track to be completed by the second quarter of 2024.

HOC Resident Orientation

To date 36 residents have signed up for the resident orientation and have indicated it is a great help in getting settled and knowing the lay of the land. These sessions are open to both new and current residents and take approximately one and a half hours to complete. There is no cost associated with the orientation. ***There is another session scheduled for Thursday December 21st December at 8.30am.*** Please email hocpacificparadise@gmail.com if you wish to attend.

Garden Irrigation - Update from Previous Owners Updates:

After inspection of some of the garden beds, GemLife have assured the HOC that a full audit is to be conducted so that faulty or inoperative irrigation systems will be rectified shortly. HOC will follow up progress of this at the next Park Managers Meeting.

The audit has now been conducted, and contractors are carrying out work on this weekly to find a solution. It is not a straightforward fix for some villas where pressure is poor, or non-existent.



Pickle Ball Lines

Quotes for re-painting the black pickleball lines a different colour so that they are clearly visible at night are now being assessed by Management.

Lions Christmas Cake Time Again

Well, it is that time of the year again when our resident Lion, Ross Paine, Villa 20 is ready to supply the residents with their annual Christmas Cake and Pudding needs. This year the Lions will be selling 1kg and 1.5kg cakes and 900gm puddings and Ross will deliver them to your door. The costs are:

1kg	Cake	\$16
1.5kg	Cake	\$20
900gm	Pudding	\$16



Last year residents purchased in excess of 50 cakes. Ross has already taken delivery of 68 boxes and is now seeking orders.

If you would like to place an order, please contact Ross by email rosco941@me.com or text to 0419 449 881 or internal phone to villa 20.

He will be delivering as soon as you are ready for them.

Ross is an active member of Maroochy North Shore Lions Club.



Weather/Sun Cover over Fire Pit Area

Progress. GemLife Safety team and Management will endeavour to provide a favourable outcome soon.

Fire Safety Training

Many residents have expressed an interest in the past for fire safety training. An on-site training session is scheduled for 11th December at 1pm. If you are interested, please contact Chloe at paradise.manager@gemlife.com.au.




How to Register for a SMEG Demo






SMEG demos are carried out regularly at different resorts so that our 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 (as shown below) and click **Submit** to register your interest. You will then receive notifications of upcoming demonstrations.

 GemLife

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Master your new Smeg kitchen appliances

Cook like a chef and master your new kitchen appliances at one of GemLife's upcoming Smeg demonstrations.

GemLife takes pride in its extensive offering of premium standard inclusions, and your kitchen comes with high-quality, state-of-the-art equipment that is intuitive and pleasurable to use.

Under the expert guidance of GemLife Chef Matt Conquest, our Smeg demonstrations are designed to help new homeowners get the most out of their ovens, microwaves and cooktops, making sure your home cooking toolkit is well equipped with all the tips and tricks needed to take your culinary skills to the next level.

To get the most out of your new Smeg kitchen appliances, complete the form below to register your interest and receive notifications of upcoming demonstrations.

First name (Required)

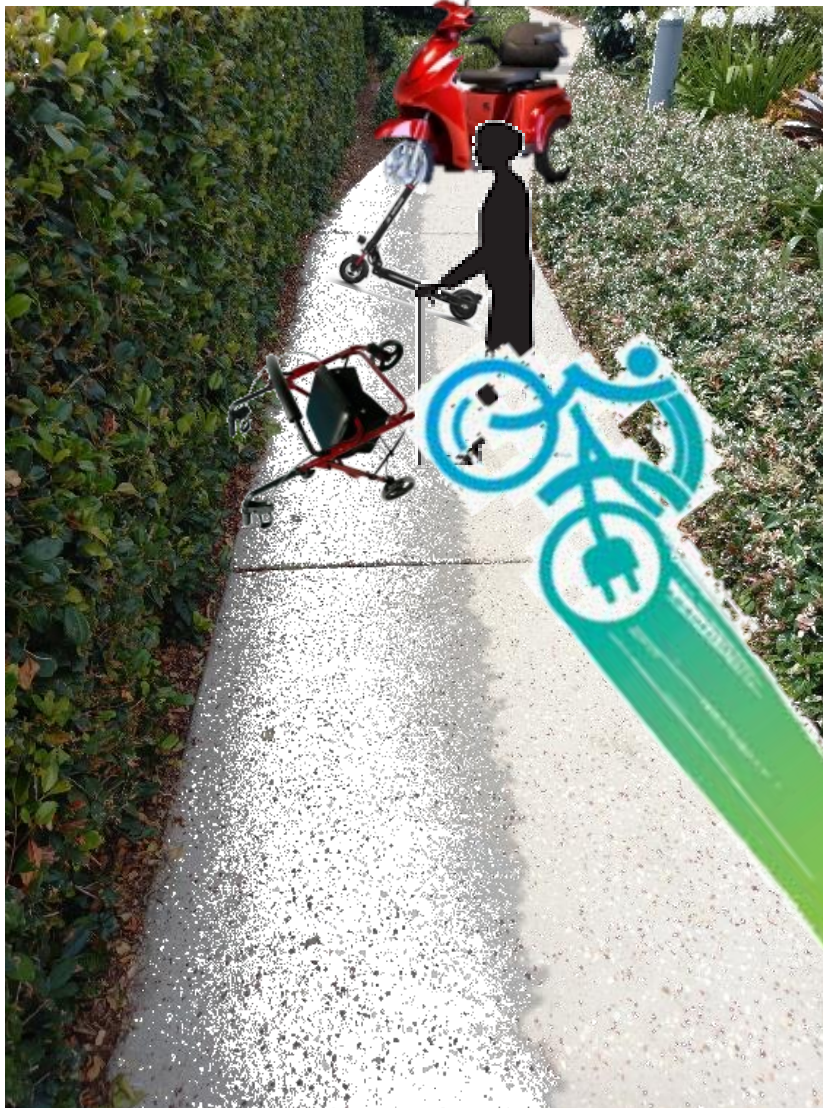
Last name (Required)

Email

Resort (Required)

Villa number (Required)

It's Getting Busy in Here, Isn't It?



As our population within the resort grows, so does our traffic – including footpath traffic, Residents with walking frames or walking sticks, coupled with bikers, motorised mobility scooters, electric scooters and more. There have been a few near misses on our shared paths. **Please slow down.**



Reminder – Speeding within the Village.

At the request of the HOC, the Park Owner has installed extra speed signage throughout the Resort including a **STOP** sign exiting the Resort, **GIVE WAY** signs at Crystal Ave and a mirror at the gate to assist with traffic entering the Resort.

The GemLife Safety Team has determined that the mirror at the gate provides a sufficient safety protocol and emphasises the focus on adhering to the 10kmp and the shared zone road rule.

Queensland Transport has confirmed that the laws of the roads outside the Resort apply to the roads within the Resort. Residents should be aware they could be fined for breaking the Law.

Please also be mindful of the speed limits and stop signs when cycling or scootering.

Community Security

There have been 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 Pavilion/Pool area.
- If they come to the Bar area of the Pavilion with you - **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.

There have also 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.

Remember security means we all must be vigilant.

Unruly Guests

If you see or hear visitors or unsupervised guests misbehaving within the resort, please refer to Park Managers.



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.

Please give them your support as they will give you theirs.

YOUR HOMEOWNERS COMMITTEE 2023/2024



Graham Butler Acting Chairperson
Villa 90



Tanneke Booth Treasurer
Villa 85



Jillian Rickertt Secretary
Villa 37



John Harvey
Villa 104



Sonia Smithers
Villa 11



Jim Walsh
Villa 93



Glen Hall
Villa 15

HOC Changes

Graham Butler is now Acting Chairperson and will remain in that position until the next AGM. Thanks to Graham for taking this on and ensuring continuity. Glen Hall is our new Committee member and will also remain in that position until the next AGM.



This will be the last Owners Update before Christmas, so we at HOC would like to wish you and your families a very merry and safe Christmas, and a Happy New Year.

At the end of the day, we should embrace what we have and enjoy the fact we really do live in Paradise.

Jillian Rickertt
HOC Secretary
November 2023