

## Home Owners Committee Update November 2024

### Welcome to our Newest Residents



Welcome to the owners of Villas 204, 205, 206 and 207 who joined us in November. Some are repeat offenders – welcome back.

We now have 199 villas settled and 355 residents living in our beautiful resort.

### Country Club Update



- The Country Club WIFI password is **ParadiseClub12!**
- Kitchen: The kitchen is open to all residents, however if you intend serving food cooked in the kitchen or sandwiches made in the kitchen, you must have completed a **Food Handler Course** (copy of which must be sent to the HOC) and be **trained on the equipment you want to use**. The kitchen, like all the facilities you use must be cleaned, sanitised, rubbish removed, and everything put back in its original place. HOC can arrange training if you intend to use the equipment in the kitchen.
- Unfortunately, Matt, Gemlife's Kitchen Supervisor, has noted that there have been occasions where coffee grounds have been placed in the large sink in the kitchen. It was also noted that sand was being washed off vases straight into the sink. This should not be happening as this will eventually block the sink. Please empty waste into a bin, then rinse in the sluice sink.
- There are now clocks with second hands installed in the Gym and in the Lap Pool area.
- Games Room: One of the pool tables has been repositioned. Lighting to come.



It has been noted that some players are leaving the triangle rack hanging above the tables on the light fitting. This is not the place to leave it, so can we please ask that you return the triangles to its intended place – the Cue Rack. Some residents cannot reach the triangle if it is left hanging off the light fittings and after all the light fitting were not intended for that purpose.

- We are constantly being told the Country Club is too cold and residents can't stay inside the main area. Remember before you decide to change the temperature consider that when you first enter the Country Club the A/C automatically comes on, so it takes a while to cool down if there have been a number of movements throughout the day.
- Please ensure the doors between the bowling green and upstairs outside seating area are locked after use. On quite a few occasions the doors have been found unlocked which means the Country Club is not secure. If you exit by these doors from the outside, you cannot lock them as they lock from the inside, just like in the Pavilion.
- There are now two defibrillators within the Country Club. One in the Gym area and one as you walk through the main entry. Hopefully we will never need them, but please make yourselves familiar with their location.
- OOPs WET FEET equals slip hazard! Please, if you are leaving the pool area, make sure you are as dry as possible and use the rear exit. There is really no need to exit through the main doors unless you are dry and wanting a coffee after your swim.
- The BBQ upstairs has been "burnt in" so you're good to go with cooking your steaks etc without them sticking. Thanks Shane, for making sure the BBQ is ready to go.
- The Park Manager has advised the upstairs fridge is on its way and shouldn't be too far away.
- Happy days. The bike racks have been installed.

## The "Pav" Spaces



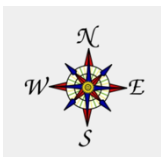
As everyone should know by now, the spaces vacated by the library and the gym have now been allocated. The HOC has been in negotiation with the Park Owners for some time now and feel the outcome is in the best interest for all.

So, now on top of the expansive upstairs area, beautiful outdoor pool, BBQ and Pizza areas pool table and Tennis and Pickleball Courts, we will have:

- A residents Workshop – the old Gym area,
- The Managers Workshop/ multi-purpose Arts & Activity Studio – the old Library.

As to how these areas are going to "look" internally, well the HOC has been advised that the Resort Operations team is working with the design consultant to have drawings and costs presented to Adrian for approval. GemLife is wanting to move ahead with all remaining works as quickly as possible so that all construction works are complete, and Home Owners can enjoy the benefits of a finished Resort.

## HOC Resident Orientation



There will not be an orientation day in December on the orders of Father Christmas.

## Sewerage Blockage Problems

Sadly, it would appear that some are flushing “things” into our sewerage system other than what it was designed for.

Wet wipes are **not flushable** and should be disposed of in bins. It is important that we do not treat toilets as “bins”. The sewer system and pumps at the Resort are an expensive infrastructure and need to be treated with respect.

Lately GemLife has spent serious \$\$\$ on repair works and the more \$\$\$ they spend on matters like this reduces their ability to reinvest into the Resort.

## Results of Survey – Space North Western Corner.

Thank you to all who responded. Too many to thank individually.

Results: 198 Villas occupied; 96 villas responded. Approx 49% of all Villas.

44 villas voted for Open Space, 38 Villas voted for Putting Green and 14 Villas voted for the bus shelter.

The HOC will present the results to GemLife, and works should commence shortly.

## Additional Exercise Class: Pilates and/or Yoga

Still looking for a suitably qualified instructor to conduct one or both Classes.

## It’s beginning to look like Christmas.

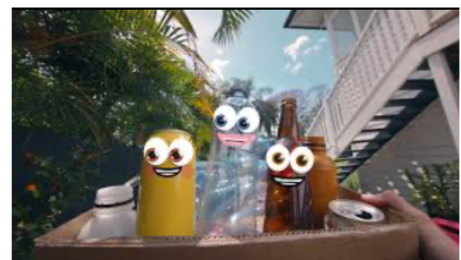


This only took 4 blokes 3 days to construct, but well worth it. 😊😄

Well done boys!

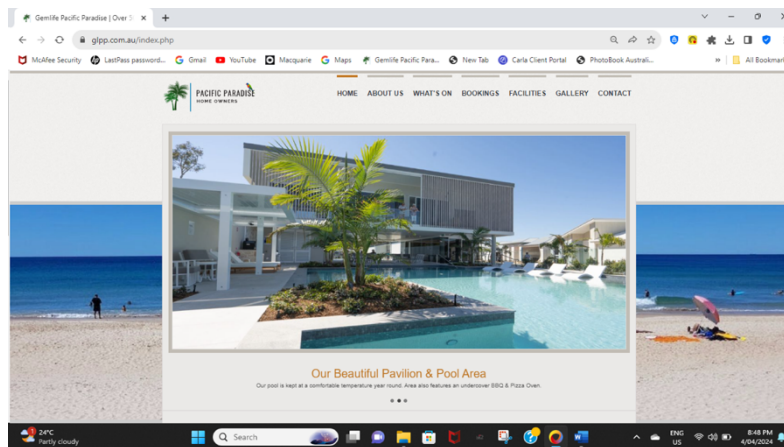
## Recycling Guru’s

A very busy time of the year for our recycling gurus who brave the elements each day to collect bottles and cans, empty the bins placed throughout the Resort and beyond and I mean miles away from the Resort and then on top of that, sort and count the whole lot before they are taken to be recycled. Having collected over \$2,500 is incredible considering each can or bottle is only worth 10 cents. Well done and keep it up.



## Especially for New Residents

### 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 password is Hello (with a capital H).

The Booking site is broken up into 4 categories – **Activities - BBQ's & Crafts etc., Venues, Rooms, and Sporting Activities.** This is the first thing you see when going in to make a booking.

### 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 even when cycling or scootering.  
The speed limits also apply as you enter and exit the resort.




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.

## Bikes and Scooters on Pathways

As our population within the Resort grows, so does the traffic – including footpath traffic, coupled with bikers, motorised mobility scooters, electric scooters and more. There have been a few near misses on our shared paths.

**Please slow down.**

Another note and just FYI, the speed limit on Menzies Drive is and  not just during school times.

## Community Security

### Holiday Season



As the holiday season approaches, we will see more visitors and guests enjoying our beautiful Resort. Please remember that you must accompany your guests at all times when they also enjoy the facilities that are not “residents only areas”. Unattended visitors may be asked to leave the area .

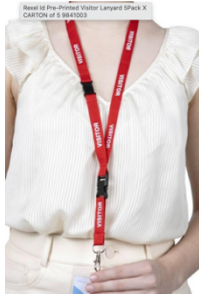
### Pedestrian Gates

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 have been instances where visitors or “unknown” persons have been in the Resort unaccompanied and some confusion has occurred as to 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 your visitors alone in the Country Club or Pavilion/Pool area.
- 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, 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.

### Bar Managers Christmas Message and Thank You. 🎉🍷



As Christmas is closing in on us, I want to thank all the volunteer Bar Staff for their continued support and help given to myself and Richard. I look forward to a great year ahead and I am sure it will be a busy one. I wish you all a wonderful Christmas and a Safe and Healthy 2025. Lyndall and Richard.



As the next Homeowners Update will be the end of January 2023, your Homeowners Committee, Shane, Tanneke, Mary, John, Ian, Gary and Amanda wish you all a very Merry Christmas and a Happy and Healthy New Year.

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  
November 2024*