

Owners Update October 2023

Welcome to our Newest Residents



Welcome to the owners of Villas 60, 100 137, 138, 141, 148, 149, who joined us in October 2023.

So far to date there have been 35 Villas settled and many more coming up.

Clubhouse Update



The Clubhouse at sunrise on 30/09/2023. It's coming along well.

It is still on track to be completed by the second quarter of 2024.

Included with this Owners Update is another attachment which, which many of our newer residents may not have seen. It is the suggested layout of our new clubhouse. Note that it is suggested only, and things may change slightly as it moves to completion.

HOC Resident Orientation

To date 28 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 Monday November 20th at 8.30am.*** Please email HOC (hocpacificparadise@gmail.com) if you wish to attend.

Did you know?



Kowonga Street and Menzies Drive are both 40 kph speed limit, and they are monitored by the law periodically. Just saying.

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.

Spirits and Wine Bottles



Ross and his team are also the heroes of our village who collect all our smaller bottles and cans. You'll see them out and about collecting early in the morning, and late in the afternoon, any time of the day really, nabbing any bottles or cans they can find around the village, on the construction site or on our streets.

Recently wine and spirits bottles have also been included in the Container Deposit Scheme, however **we will not** be collecting these as part of our Gem Life Recycling Scheme. The larger bottles are difficult to transport to local refund points and won't turn a profit for us. So, keep on doing what you do now – placing them in your yellow recycle bin, or loading up the kids and grandkids cars with them when they leave.

Keep on putting your other smaller bottles and cans in the recycle bins located across the village.

Christmas Traffic and Local Buses



As we get closer to Christmas parking gets more and more difficult wherever we go. There are two local buses that service our area and could save you the parking hassle. The 620 and the 622. These buses both stop outside the BP Service Station, and the stop behind Coles on the David Low way.

The 620 will take you south to the Bridge Hotel or on to Maroochydore Plaza, and North to Noosa.

The 622 will take you to the airport or keep going and end up for lunch at the Marcoola Surf Club. You'll be dropped right at the door.

Don't take the 622 to Noosa, it takes a winding route through Perigian Springs and takes forever. The 620 goes almost straight up the David Low Way to Noosa.

Garden Irrigation - Update from Previous Owners Update:

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.

Smoke Alarms Accidentally Set Off



If your smoke alarm goes off accidentally:

1. Open the smoke detector with the button on the front edge of the detector.
2. Remove battery for 2 – 3 minutes.
3. Replace battery and close the cover on the detector.
4. Test with the green button on the front of the detector.

Note: If there are any health issues don't use a step ladder. Ask for help from neighbouring villa owners.

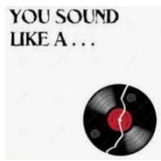
If there's still a problem our Helping Hands initiative provides details of who can help with smoke alarms. Make a note of a name and number and keep it somewhere safe.

Spot the Difference



What's different? Council have painted the yellow lines in the correct spots on the road outside our main exit. Hopefully that will stop the vehicles parking and let us see out and down the road.

OLD Record – New Sound.



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

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.

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.

YOUR HOMEOWNERS COMMITTEE 2023/2024



Mary Earnshaw Chairperson Villa 9



Tanneke Booth Treasurer Villa 85.



Jillian Rickertt Secretary Villa 37



John Harvey Villa 104



Graham Butler Villa 90



Jim Walsh Villa 93



Sonia Smithers Villa 11

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

HOC Resignation

And this is the part where I give you the bad news. Our Chairperson Mary is standing down from her position as Chairperson, and as a Committee Member, effective 31st October 2023.

Mary has contributed freely of her time on the HOC for the past three years. Starting off as a Committee Member, then making her way up from HOC Secretary to Chairperson. She has been a competent, practical, say it how it is leader, who will be sorely missed, but who really does deserve to get her life back.

We wish her well and promise not to 'bug' her too often with questions.

HOC will advise what arrangements will be in place in due course to ensure we continue to support you in the manner to which you are accustomed.

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
October 2023*