

## Home Owners Committee Owners Update October 2024

### Welcome to our Newest Residents



Welcome to the owners of Villas 124, 142, 199, 200 and 201 who joined us in October.

We now have 194 villas settled and 345 residents living in our beautiful resort.

### Facilities Update



Whilst there have been a few teething problems, as is the case with any new building, the Park Owner and the HOC have been liaising very closely to achieve the best outcome for all residents in regard to the Country Club and the Pavilion Facilities.

The Park Owner is still working on a set of Rules for both the Country Club and the Pavilion, and we will hopefully have something to share with you very shortly.

By now most residents will have walked through the Country Club and formed opinions. The feedback from most is GemLife have provided a beautiful facility, of which we should all be proud.

Some information to date:

- The Country Club WIFI password is **ParadiseClub12!**
- 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. The kitchen, like all the facilities you use must be cleaned, sanitised, rubbish removed, and everything put back in its original place.
- As we only have a Restricted Liquor Licence at this stage which allows service of alcohol between Friday and Sunday at specific times, we have applied for extensions to cover both the Melbourne Cup and The Illusionist events in November.

- There are now instructions provided on the use of all equipment within the Country Club. It is important that residents follow instructions to ensure the facilities remain operational and in a good condition for all to use.
- It is disappointing to note that some residents are leaving the pool tables in a poor state, with covers being left in a pile on the floor, not folded and put on a chair or table and tables not brushed.

### Bike Racks



At this month's Park Manger Meeting, GemLife advised that bike racks along with markings for scooters were on order.

### The "Pav"

The Pavilion has been the backbone of social events for many years whilst the Country Club was being completed and continues to be an integral part of overall facilities provided.

One only has to look at the beautiful outdoor heated magnesium pool, pool table, surrounding BBQ, pizza oven and fire pit areas and the beautiful upstairs area which can be used by all residents for private functions and get togethers.

In fact, if you are not planning a "big event" why not just chill out upstairs with a coffee and even have a game of Table Tennis? You will need to book the Table Tennis Table.



The pool and surrounding areas can be used by visitors and guests as long as they are accompanied by a resident who will be responsible for any damage that may occur. Remember: **STRICTLY NO GLASS OR BREAKABLES IN ANY SHAPE OR FORM (Bottles, plates, stubbies etc) IN THIS AREA.**

The HOC is still in negotiation with the Park Owner in regard to what the "spaces" will look like now that the Library and Gym have moved to the Country Club.

Please understand that we are working to get the best outcome for all residents in our discussions with GemLife and would appreciate your patience.

## Private Social and Charity Events

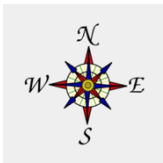
Are just that, Events or get togethers that are not organised by the HOC Social Committee. The HOC fully supports private functions and events, however any fund raising initiatives are to be offered at individual events only, not at Happy Hours nor Social Committee run events.

If you are planning a Private function or event, could you please let the HOC and Social Committee know of your plans and of course make a website booking for the required space well in advance if possible.

## Clean up after Events

Yes, by all means enjoy the beautiful facilities with which we have been provided, but please understand that if you have an event or a get together in the Country Club or Pavilion, you are responsible for the total cleanup post event. This includes reinstating all furniture, leaving the kitchen, country club main area and pavilion area in a clean and sanitised state, emptying bins, cleaning of floors etc . Please respect all who use the facilities. The clean-up is not the Park Manager's responsibility.

## HOC Resident Orientation – 29<sup>th</sup> November 2024



There is lots to learn without perhaps getting the wrong information, so please email [hocpacificparadise@gmail.com](mailto:hocpacificparadise@gmail.com) if you wish to attend.

## Prospecta Electricity Forum

The HOC has been advised that Prospecta will be holding a Homeowners Energy Forum as requested on **Thursday 7th November at 11am** in the main area of the Country Club. No need to book, just show up.

## Additional Exercise Class

Thank you to those residents that responded to the survey. All in all, we had 39 residents respond. There are currently over 300 residents in place, so perhaps not such a good result. It would appear from the results that Pilates and Yoga are the clear winners.

With that in mind, the HOC will now start looking for an appropriately qualified instructor with the necessary licences etc who might be willing to conduct a class or two after 8.30 in the morning.

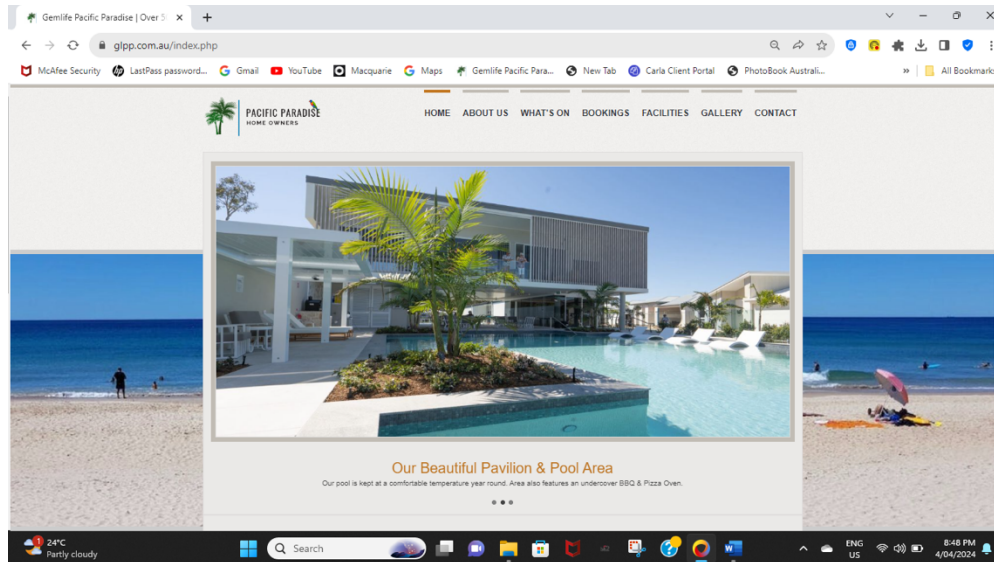
If any resident knows of such a person, please let the Secretary know and it will be followed up.

Please note this/these classes will be paid classes as GemLife already sponsor 2 classes a week.

All existing classes will remain as is unless otherwise advised.

## 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).

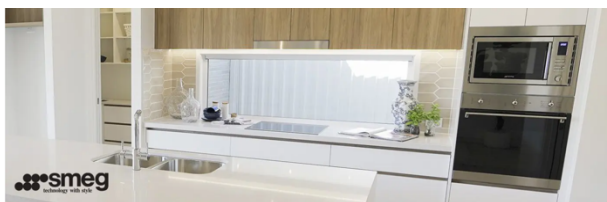
The Booking site is broken up into 4 categories – **Activities - BBQ's & Crafts etc., Venues, Rooms, and Sporting Activities.** This is the first thing you see when going in to make a booking.

**Again**, this month, our Webmaster has asked that if you are part of an Interest Group such as lawn bowls, pool, table tennis, various activities etc, you delegate one member of your group to liaise with the HOC Secretary in regard to events, training etc, basically for any regular ongoing time slots/days.

The Webmaster will then be advised and can block out regular time slots for your group so that another booking cannot be made. This way, only one line of contact is necessary instead of adding many individual bookings for the same time and day each week. This will make Graeme's task MUCH EASIER.

If you wish to make a booking for yourself, say an hour of golf, or ten-pin bowling, then of course simply make the booking as normal.

### 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.

## Safety within our Resort

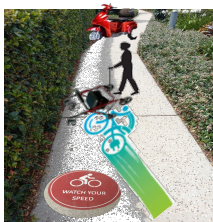


We cover safety issues in every Update as a reminder to all residents that safety within our Resort is a number one priority.

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, 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.**

Another note and just FYI, the speed limit on Menzies Drive is and



not just during school times.

## 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 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.
- Sometimes visitors enter through the Pedestrian Gate and may be making their way to a friend’s villa. They won’t be wearing a lanyard if they’ve just come through the gate. We do need to be mindful of visitors walking around alone with no Lanyard. Security wise ,if we don’t know the person we should check. Question such a visitor respectfully, asking them which villa and whom they are visiting. If their answer adds up, welcome them to the resort and direct them to the villa.

## Visitor Parking

If you have visitors 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.

## 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.

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  
October 2024*