

## Owners Update January 2024

### Happy New Year!

I hope everyone brought in the new year enjoyably, that there weren't too many headaches on New Years Day. I also hope that any of us foolish enough to make new year's resolutions are sticking to them. Not meaning to brag, but I have completed Dry January. That Heineken zero s not a bad drop.

### Welcome to our Newest Residents



Welcome to the owners of Villas 154, 178, 177 and 47 who joined us in December 2023.

So far to date there have been 45 Villas settled.

### Clubhouse Update



Progress is continuing.

The clubhouse is still on track to be completed by the second quarter of 2024; **however, handover is now expected in July 2024.**

### HOC Resident Orientation

To date fifty 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. A shout out to the residents who attended on 29<sup>th</sup> January during the sizzling heat. 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 February 29<sup>th</sup> at 8.30am.*** Please email [hocpacificparadise@gmail.com](mailto:hocpacificparadise@gmail.com) if you wish to attend.

## Questions Raised at Orientations and Answers

Every resident coming into our resort brings a new set of eyes, and may ask questions at the orientation that haven't been asked (or even thought of) before. This is one of the aspects of the orientation that I really enjoy, and endeavour to get answers from our Managers or Park Owners to share with all of us. Below are answers to questions raised in December

Question	Answer
How many car parks will there be in Stage two?	Approximately twenty, as per the latest advice.
Where do you clean your car? Is it acceptable to bring it part way out of the garage and clean it there?	Yes, that is acceptable.
Same question as above with cleaning boats and running motors, or caravans?	Yes, it is acceptable to bring these part way out of the garage. Residents with allocated van spots are to use the RV compound for cleaning.



### Pickle Ball

Quotes for re-painting the black pickle ball lines a different colour so that they are clearly visible at night have been **assessed, approved and scheduled..**

## GLPP Website – Frequently Asked Questions













For all of our residents, this page is an absolute gem (pardon the pun)

Either navigate to [glpp.com.au](http://glpp.com.au) > **FACILITIES>GENERAL INFORMATION**, or go directly to the page using the link [glpp.com.au/useful.php](http://glpp.com.au/useful.php). Password is Hello (with a capital H)

Information includes how to maintain items like your hot water system, air conditioners etc. to discounted pest control, operating a defibrillator and much more! I've just switched on Wi-Fi Calling on my android, following the very clear instructions and looking forward to not having to venture outside any more to take calls.

## Current Information on Frequently Asked Questions Page

<p>Chromagen Hot Water System</p>	 <p>This is a guide to programming the Chromagen Hot Water System to operate during the best times of the day to utilise the solar power.</p>
<p>Air Conditioner Filter Maintenance</p>	 <p>Regular cleaning required to maintain efficient operation</p>
<p>Flick Pest Control Service</p>	 <p>An standing offer to GemLife Pacific Paradise residents for annual Flick Termite Inspections and Pest Spraying.</p>
<p>Fujitsu Air Conditioner User Guide</p>	 <p>A condensed version of the Fujitsu User Handbook with most of the useful functions explained.</p>
<p>Garage Door Maintenance</p>	 <p>Does your garage door make beeping noises when opening?</p>
<p>Training Video for HeartSine Defibrillators</p>	 <p>A YouTube video explaining how to use the defibrillators at the Pavilion</p>
<p>Besmokey4 Smoke Alarms</p>	 <p>Smoke Alarm operation and maintenance</p>
<p>Under Sink Filter</p>	 <p>Under Sink Filter Water maintenance</p>
<p>Android WI-FI Calling Setup</p>	 <p>A simple set up guide for WI-FI calling on an Android phone.</p>
<p>iPhone WI-FI Calling Setup</p>	 <p>A simple set up guide for iPhone users</p>

## JP Register

A list of JPs (Justices of the Peace) within the resort would be a useful addition to our General Information category on the website.

If you are a **JP**, or **If you are a NON-JP who can witness certain documents and certify copies** and would be interested in sharing your details on our website, please email [hocpacificparadise@gmail.com](mailto:hocpacificparadise@gmail.com) and we will send it through to our Web Master.

The webpage would display your Name, Villa Number and Phone Number, and suggest the tennis room as a place to meet if required. (Tennis room will be replaced with Consulting once we have the club house).



## Gardening Gems

Another highlight of the Orientation is the visit to our Community Garden, tended lovingly by our Gardening Gems. John Green (Villa 88) and Margie Smith (Villa 87) have provided the following information about this dedicated special interest group. Thanks Margie and John, and all Gardening Gems for the great environment you have created.



There are bugs affecting our vegetables, which can be treated with Neem white oil. One of our learned members, Colleen, shared the recipe for white oil:

*Combine 1 tablespoon of dishwashing liquid with 3 tablespoons of vegetable oil & shake vigorously, then mix with water & spray on affected leaves/plants.*

Deb, who looks after our compost bins, has spread compost recently.

***We remind residents that at the moment, all compost is being provided by members only.***

While we love taking veggies to the Pavilion, the heat has affected our garden to the point that we decided there wasn't enough to warrant such an offering during December.



John has suggested that the Gardening Gems may like to branch out beyond our village in 2024 & see what is out there for us. His ideas include visiting the Peregian Beach Community Garden, a permaculture garden in Maleny, going to a garden centre (eg Manawee & Rosemount) & have someone talk to us about our house gardens as well as the vegetable garden, attending the Nambour Garden Show, visiting Palmwoods GemLife to see how their garden is going & raising again the idea of an open garden day in our village.

We also talked about going to Bloomhill Cafe in Ballinger Road at Buderim as it's such a beautiful setting, with proceeds of our visit being used by Bloomhill for the benefit of cancer patients in our area.

New residents are welcome to join our enthusiastic gardeners. We meet at the garden on the first Saturday of each month at 9am and the third Tuesday of each month at 2pm for a planning meeting in the library.



## Our Outstanding Recycling Gurus

Our GemLife Pacific Paradise Recycling team are the gifted team just keep on giving.

Rain, hail or shine you will find them out and about jumping on every empty bottle or can within our resort and far beyond and storing them for collection by our container recycling firm, Urban Depot.



Urban Depot at Nambour have decided to dispense with the \$20 per week collection fee they have been charging us. Their usual pick-up fee is \$5 per bin, and they have only been charging us for the first four bins each week anyway.

Their reason for doing this is in recognition that we are providing a resident each week (Usually Mike, sometimes Jerry) to help with lifting the bins onto the back of their Ute which saves them having to send 2 staff down from Nambour AND the fact that the number of containers regularly being collected each week is now about 2000 per week.

This generous offer will add to the HOC coffers by some \$1000 each year!



What goes on in GemLife Pacific Paradise stays in GemLife Pacific Paradise. It would be advisable if this arrangement was not passed on to other resorts etc as it is a confidential offer made only to us.

A huge shoutout to our amazing, modest recycling team who don't like to make a lot of noise about what they do.



Ross Paine, Jeff Weir, Amanda & Rory McDowell, Mike Styles (pictured left to right), and also Gerry Sheers, Peter Hancock, and Shane Storer.

You folk go above and beyond every day and it doesn't go un-noticed. THANK YOU!!!!

## Council Elections 16<sup>th</sup> March 2024

For any residents who will be away on the date of the election, you can apply for a postal vote on the Electoral Commission Queensland using the following link:

<https://www.ecq.qld.gov.au/how-to-vote/how-to-cast-your-vote/postal-voting>

Votes will be sent to you in the mail after candidate nomination closes.

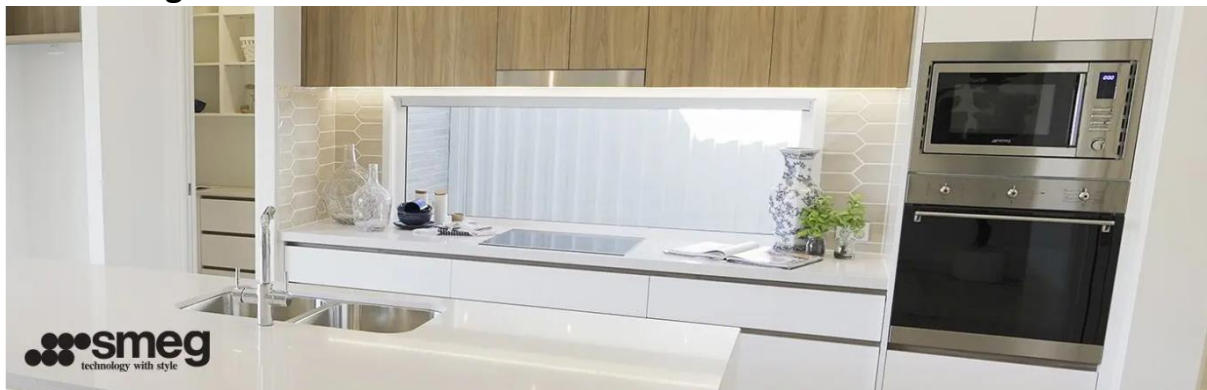
Alternatively residents can call the QEC on 1300 881 665 to apply for a postal vote or register for telephone voting.

Early voting booths will also be available. The closest early voting booth for Division 8 is Maroochydore Early Voting Centre, Millwell Road Community Centre, 11 Millwell Road East, MAROOCHYDORE 4558.

More information for early voting can be found at

<https://event.elections.qld.gov.au/Events/Information?EventID=622&EventType=2&StreetName=Sunshine%20Coast%20QLD%2C%20Australia&StreetNo=>

## How to Register for a SMEG Demo

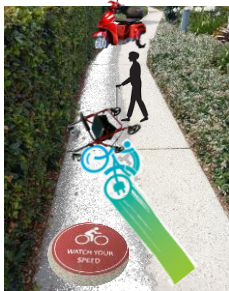


I will leave this in for a few months for new residents who may not have seen it yet. SMEG demos are conducted regularly at different resorts so that our residents can learn about the functionality of their kitchen appliances.

The link to register for a SMEG demonstration is <https://www.gemlife.com.au/smegdemo>. Then just complete the details on the online form and click **Submit** to register your interest. You will then receive notifications of upcoming demonstrations.



We cover these safety issues in every Owners Update as a reminder to all residents that safety within the resort is a number one priority. The safety standard we ignore is the safety standard we set, so let's keep our standard 'up there.' It is my sincere hope that it will always be just a reminder, not advice of an incident.



### Bikes and Scooters on Pathways

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 on Roads.



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 were asked who they were and what they were doing here.

## Visitor Parking

- On the topic of lanyards, if you have visitors occupying Visitor parking overnight, please provide them with a lanyard to display on their dashboard or ask them to provide 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, we have no way of knowing which Villa to contact.

## Pedestrian Gates

- 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.

## Offensive Language in the Resort

Our Park Managers have spoken on numerous occasions to the Construction team regarding the offensive language and loud music often coming from the construction site.

The Construction Supervisor reminds employees regularly at Toolbox Talks to refrain, however if these reminders are not enough, please report the occurrence to Park Managers as soon as possible.

## Dogs in the Pavilion Area

Just a reminder that dogs are not permitted in the pavilion/swimming pool area, or the tennis court area or the Fire Pit area.



## 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](mailto: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](mailto:paradise.manager@gemlife.com.au).

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 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

*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  
December 2023***