

NOVEMBER - DECEMBER 2022

# BALLINA BLISS.



## THE BIRDS OF BALLINA

Meet Julie Pallant, our resident nature photographer who's saving local wildlife one calendar at a time.

## WELCOME HOME

Whether you're moving in or moving out, buy and sell with the best. Find out how we support you through your downsizing journey....

## HOMEOWNERS GET CRAFTY

Our resort is home to many active social groups - just take our crafters. Read all about them on Page 6.



# WELCOME.

Spring has well and truly sprung and doesn't that put everyone in a good mood. The birds are chirping, the flowers are blooming, and it's wonderful to be able to enjoy the warmth that spring delivers. What a great time of year.

Our new on-site restaurant, Palm Lake Dining, is doing a great business. Our homeowners are really enjoying the tasty and delicious meals that chef Danny is consistently offering. Having our own restaurant is very special and will be especially convenient during the upcoming festive season. We are especially looking forward to the upcoming Melbourne Cup luncheon – it would be wise to book in early to avoid missing out, as it's sure to be a popular event.

Speaking of popular events, Christmas is right around the corner. You can expect a sumptuous Christmas Day menu at our restaurant. What better place to come together with your friends and family members (neighbours included) and enjoy the special day?

In other resort news, two homes have recently sold which means we will have some new homeowners joining us soon. We hope they settle in nicely and look forward to hearing how they are enjoying all that is on offer here at the resort. To our existing homeowners, please keep an eye out for any fresh faces and make sure they feel welcome. We know you will.

A final reminder that, if you have had a change in circumstances and are contemplating moving, feel free to come and see me for a chat.

Until next time, enjoy the read,

**Julie D'Arpino**  
Sales Consultant, Palm Lake Resort Ballina

## CONTACT

Looking for more information about Palm Lake Resort Ballina? Here's how you can reach us:

**FREECALL:** 1800 335 666

**Street address:**  
120 North Creek Road,  
Ballina NSW

**Office hours:**  
9am to 3.30pm, Monday to Friday

**Email:**  
salesballina@palmlake.com.au

**Find us online at:**  
palmakeresort.com.au

**Get social:**  
Follow us on Facebook  
(@palmakeresort) and on  
Instagram (@palm.lake.resort)

*This newsletter is intended to give general info only. All liability arising directly or indirectly from the use of, or for any error or omission in the information given, is expressly disclaimed.*



# NEWS BRIEFS.



## GET SOCIAL

Are you on social media? We are, too! You can find Palm Lake Resort on Facebook and also Instagram. Make sure you like and follow our social media profiles to see even more news from right across our dozens and dozens of locations, across the east coast of Australia.

**Facebook:** @palmakeresort  
**Instagram:** @palm.lake.resort

## REFER A FRIEND

We know your friends love coming to visit your Palm Lake Resort home and enjoy sharing our resort facilities with you, right? Refer a friend to join you and become part of our exclusive community, and if they purchase a new or established Palm Lake Resort home, you'll receive up to \$500 cash. Easy! Ask about our 'Refer a friend' incentive at the Sales Information Centre.

## WEEKLY ACTIVITIES

### MONDAY

- 7.30am** Tennis
- 9am** Art class
- 9am** Tai chi
- 10.30am** Line dancing (general)
- 2pm** Aqua aerobics
- 3pm** Aqua aerobics

### TUESDAY

- 9am** Craft and quilting
- 2.30pm** Walking group (meet at dog park)

### WEDNESDAY

- 8am** Tennis
- 9am** Bus to shops
- 9am** Painting pals
- 1.30pm** Line dancing (beginners' practice)
- 2pm** Cinema
- 2pm** Mixed lawn bowls
- 3pm** Line dancing (intermediate)

### THURSDAY

- 9am** Men's lawn bowls
- 9am** Line dancing (general)
- 1pm** Ladies' lawn bowls
- 2.30pm** Walking group (meet at dog park)

### FRIDAY

- 9am** Aqua aerobics
- 10am** Aqua aerobics
- 10am** BYO morning tea
- 11am** Gentle exercise
- 1.30pm** Cards

### SATURDAY

- 8am** Tennis
- 9am** Tai chi
- 1.30pm** Mah-jong
- 7pm** Cinema

### SUNDAY

- 2pm** Mixed lawn bowls



## BOWLS CLUB REPORT

The Palm Lake Resort Ballina Bowls Club is proving to be very popular. We have had over 50 players participating some Sunday afternoons in the mixed competition, and around 40 players on Wednesday afternoon for another mixed competition. Even our Men's Day on Thursday morning sees between 20 and 30 players.

Our club championships are still in progress with the mixed pairs competition just commencing. Winners of the completed competitions are as follows...

- **Men's Major Singles:** John Creamer
- **Men's Minor Singles:** Bill McRae
- **Women's Major Singles:** Kathy Elmes
- **Men's Singles Consistency:** John Creamer
- **Woman's Singles Consistency:** Lorraine Campbell

Our home and away games against Palm Lake Resort Eagleby were played this year, after a two-year hiatus due to COVID. This year's competition was won by Eagleby by a slim margin of two shots. A great day was had by all, and we can't wait until next year to win the shield back.

**Barry Campbell**



# THE BIRD LIFE OF BALLINA.

FOR THE PAST FOUR YEARS, JULIE PALLANT – A HOMEOWNER HERE AT PALM LAKE RESORT BALLINA – HAS PRODUCED A CALENDAR THAT CELEBRATES THE BEAUTIFUL BIRD LIFE AROUND BALLINA IN MORE WAYS THAN ONE.



The '2023 Birds of Ballina' calendar is officially available for purchase. A passion project for keen photographer Julie, the calendar is full of photos she has taken of the bird life around the resort.

In addition to featuring our resort's beautiful bird life in its pages, Julie sells the calendar to raise money for the Australian Seabird and Turtle Rescue. This local organization rescues, rehabilitates and releases injured seabirds and turtles. By selling the calendar through cafés and galleries in the Northern Rivers region, Julie has raised an impressive \$5500 for the rescue – and she's showing no signs of stopping.

"It's truly a local effort," says Julie. "Local birds, snapped by a local photographer, printed by a local printing company, raising money for a local rescue group."

Julie first took up photography five years ago when she moved into Palm Lake Resort Ballina. She used the birds in her garden as photography practice, setting herself the goal to record every species of bird that visited the Resort.

"I was amazed at just how many different bird species we are lucky enough to have in the resort," says Julie.

According to Julie, the birds are attracted to the wide range of Australian native grevilleas, banksias, and bottlebrush trees that have been planted around the resort. These plants flower all year round and provide food, shelter, and nesting sites for honeyeaters, parrots, doves, magpies, and fairy-wrens.



"There were lots of bird species I did not know, but I was lucky that I had the help of fellow homeowner June Harris," says Julie. "She is an encyclopedia of knowledge when it comes to local birds and their calls, and has identified over 50 different species in the resort and surrounding bushland."

Each year, Julie sets out to find new species of birds in our local area to feature in the calendar. She tries to include a variety of different birds.

"In the 2023 calendar, which has just been printed, I have included a mix of common birds, such as the Spotted Dove and Pelican, along with the more exotic Rose-crowned Fruit Dove which is featured on this year's cover," says Julie. Julie says she feels lucky that there are so many great bird photography sites here in Ballina.

"Just five minutes' walk from the resort we have North Creek, which is home to lots of seabirds including Ospreys, Brahminy Kites and White Bellied Sea Eagles," says Julie. "I often visit Victoria Park Nature Reserve, a section of remnant rainforest, which is only twenty minutes' drive into the hinterland near Alstonville. It is here that I have been able to snap the elusive Noisy Pita bird with its rather odd, patchwork pattern of colours."

The bird calendars have proven popular with the residents in both Palm Lake Resort and the local area. They make great gifts to show off the beauty of the local birdlife, and act as a resource for residents to build up their knowledge of the birds that they see in their garden. Julie often gets

calls from excited residents, reporting sightings of one of the birds featured in the calendar.

Palm Lake Resort Ballina is so rich with bird life, it was recently the chosen site for the release of a Brown Honeyeater that had been rescued and rehabilitated by Northern Rivers Wildlife carers. Julie was lucky enough to be given the honour of returning this cute little creature to the wild.

"It was a buzz to release the Brown Honeyeater in my backyard and to watch it happily fly off into a grevillea shrub in full flower," says Julie. "It is now a very happy new resident of Palm Lake Resort Ballina!"

The 2023 Birds of Ballina calendar is now available. Contact Julie at [innerdepthsphotography@gmail.com](mailto:innerdepthsphotography@gmail.com) if you are interested in purchasing a copy. All profits go to Australian Seabird and Turtle rescue. You can check out Julie's bird photos at [julie.pallant.myportfolio.com](http://julie.pallant.myportfolio.com). More information on the work of the Northern Rivers Wildlife Carers Inc. is available at [wildlifecarers.com.au](http://wildlifecarers.com.au).





# JOIN THE CRAFT CLUB.

IF IT'S TUESDAY MORNING AT PALM LAKE RESORT BALLINA, YOU CAN BET THERE WILL BE A HIVE OF ACTIVITY IN OUR MUCH-LOVED CRAFT ROOM. HERE'S WHAT OUR CRAFTERS HAVE BEEN UP TO...

At any given time, there are many different crafts in progress in our resort's craft group. Chris and Judy, for example, are currently into cross stitch. Linda makes cards, as does Gwen – she even embellishes them with her quilling.

Our resident knitters – Mali, Di, Barbara O., Loris and Annette – make everything from slippers and little toys to baby jumpers and rugs. Sue has been working on a long stitch project, and Loris embroiders tablecloths. You'll find Mali crocheting toys, Annette working on her quilts and Yvonne making a set of placements with Hardanger-style stitching. Barbara J is known for her beautiful embroidery, too – and she also has a new quilt nearing completion. Helen, the weaver of our group, brings her lovely woven fabrics in for 'show and tell' and displays the wonderful clothing she makes from them.

If you are interested in learning more about these crafts or just need advice, stop by the craft room on a Tuesday morning – we are always happy to help. All homeowners are welcome to come in and see what goes on in our group, which is more of a social gathering than a formal session. Our members don't just sew, knit, crochet, cross-stitch, quilt or make cards; there is always a lot of chatter going on as well.

Our craft room is a place where ideas are shared and new techniques are learned. New members are always welcome, and you don't have to be a woman to enjoy these Tuesday mornings. In fact, all you need is the ability to do two things at once – be it knitting and talking, quilting and talking... you know how it goes.



## RESORT MANAGER'S REPORT.



The sun is finally out and it's feeling like springtime once again – the change in season is very welcome here in our region. Our grounds crew has been busy fine tuning the resort gardens to make sure they are looking their best. The entire resort has bloomed to life, which really is a sight to behold. Our homeowners and visitors are loving the flowers on show, and we are busily bringing the resort hedges into perfect shape to ensure they are presented in all their glory over the Christmas period.

Our resort café is as busy as ever – thanks, in part, to the smell of freshly ground coffee and the eye-catching treats enticing all of us every day. From our recent Melbourne Cup Lunch to individual birthday parties, it has been great to see our homeowners enjoying the goodies on offer. Christmas Day lunch will certainly be a highlight this year, and it will be wonderful to have everyone in our tight-knit community joining together as one big happy family for a traditional Christmas feast.

In other news, our homeowners have been commenting on the freshly washed driveways, which have all been pressure cleaned recently. They look as good as new. The smoke alarm batteries have also been changed for the year. Our homeowners certainly enjoy the full-service maintenance that comes with living at Palm Lake Resort Ballina.

As this is our last newsletter for 2022, on behalf of all the staff at our resort, I would like to take a moment to wish everyone a wonderful start to summer and a great run into Christmas. It is great to be in such a great community in a great part of the world.

Until next time,

**Rick Stewart**  
Resort Manager

The Palm Lake Resort Ballina craft room is equipped with everything you need to explore a new hobby or pick up a forgotten one. Join the craft club on Tuesday mornings, or check out our Weekly Activities list on Page 3 for more things to do around the resort.



# LOCAL EXPERTS.

WHETHER YOU'RE KEEN TO MOVE IN OR YOUR SITUATION HAS CHANGED SUCH THAT YOU ARE CONSIDERING MOVING ON, THERE ARE MYRIAD BENEFITS OF BUYING AND SELLING YOUR PALM LAKE RESORT HOME VIA OUR LOCAL PALM LAKE RESORT SALES EXPERTS.

There's little doubt that Tea Gardens Senior Sales Consultant Lisa Weir and the team are best placed to help you move into and, when the time comes, out of your Palm Lake Resort abode. Here's why...

### HIGHEST POSSIBLE SALES PRICE

Unlike traditional real estate, the sales history of our Palm Lake Resort homes is not published publicly. This means external real estate agents don't have the tools they need to appraise your home accurately within the unique Palm Lake Resort market, under our manufactured home estate structure. They are not aware of the true value of homes within our resorts which has, in the past, resulted in homes being under-valued and under-sold by these external agents. Our Caretakers and Sales Consultants work hard to ensure you get the highest possible return for your home.

### CONSTANT DEMAND

The first place that buyers go when looking for a community lifestyle resort within the Palm Lake Group is the Sales Information Centre or Caretakers' office in their chosen resort location. Our Sales Consultants and Caretakers are currently receiving new enquiries daily and always have a wait list of qualified cash buyers ready to inspect your home.

### FAST AND EASY PROCESS

There's little doubt that the market for over-50s homes across our Palm Lake Resort network is hot right now! Our teams are currently selling many homes off market, within days of them being listed. For Palm Lake Resort homeowners looking to move on, this eliminates the long timeframes, stress and increased costs associated with listing with an external agent. This also provides you with greater privacy and less disruption to your routine, giving you more time to focus on your next move.

### WEALTH OF EXPERTISE

Considering the Palm Lake Resort brand celebrates 45 years of history in 2022, the majority of our Palm Lake Resort Sales Team members are very experienced in our product. For newer Sales Consultants, they are well supported by our network of expert Palm Lake Group real estate professionals right across the country. And, of course, everyone has the complete support of our experienced management team and the Elliott family company owners themselves. There really isn't anyone better positioned to sell your Palm Lake Resort home and the benefits of our over-50s community lifestyle resorts than one of our own.

### COMMISSION-FREE TRANSITION

Did you know that if you are a resident of any Palm Lake Resort and relocate to a brand new home in a different Palm Lake Resort location, you won't pay any agent's commission on the sale of your original Palm Lake Resort home? Maybe a move within the Palm Lake Group is calling your name? When the time comes for you to sell your Palm Lake Resort home, make your first port of call our Sales Information Centre – it's that easy!

# PREPARING YOUR HOME FOR SALE.

SELLING YOUR HOUSE CAN BE EMOTIONAL AND EXHAUSTING. ENSURE YOU'VE DONE EVERYTHING YOU CAN TO MAKE YOUR HOME SALEABLE WITH THESE HANDY TIPS FROM OUR PALM LAKE RESORT REAL ESTATE EXPERT.

Many of our Palm Lake Resort Sales Team members have spent a vast majority of their careers in real estate, matching impressive homes with equally as amazing homeowners. Shirley Ortez started with Palm Lake Resort in 2011 and oversees Palm Lake Resort Toowoomba's re-sales. With 11 years' experience selling new and established lifestyle resort homes, we asked Shirley for her tips on how homeowners can best prepare their home for sale.

"First impressions count and presentation is especially important," Shirley says. "Get your home looking spectacular before allowing inspections. Set the standard from the start. Ensure the front of your property, including pavements, the garage door and front door area, is clean and clear of any hazards because first impressions really do last. Also, deal with any minor maintenance - it's important for buyers to know they are purchasing a home that has been well cared for."

Inside the home, Shirley says the first step is to declutter and

de-personalise – a rental storage unit may be your best friend here. Not only will decluttering give you a clear space to work with, but it will also be a big help when it comes time to pack up your things and move out. De-personalising helps a potential buyer see themselves living in your home, and they won't be able to do that if every wall and surface is covered with photos of your family and personal knick-knacks you've collected over the years.

Try to keep the furniture and décor understated for the same reason – you might love your bright floral armchair, but a potential buyer might not be able to look past it long enough to envision themselves living in your home. The more space you can create – without the house looking empty – the better, so clear the bookshelves and keep the benchtops bare.

Clean out those wardrobes, too. Buyers will certainly look through them, to consider how much storage space your abode offers.

"Give your home a good spring clean," Shirley says. "Hire a cleaning company for a few hours that can help you out; it will be worth the investment. Ensure the kitchen and bathrooms in particular are immaculate and make sure that outdoor areas are manicured and maintained."

## QUICK TIPS TO KEEP IN MIND...

- Consider painting your bright feature walls in more neutral colours to appeal to a larger range of buyers.
- Make sure all lights are turned on and even consider upgrading a few lightbulbs to really brighten your space.
- Fresh flowers on the table, candles or air fresheners all smell welcoming and help you immediately get into a buyer's good books.
- Have your furry friend minded for the duration of the inspection and tidy up after them to ensure the yards are clear.
- Leave buyers alone with the agent during home inspections. This will put the buyer at ease and they won't feel like they are imposing on you.



## FOR SALE HOME 173 - POA



Located in a quiet area, this highly sought-after three-bedroom home features landscaped, north-east-facing gardens and a modern, functional interior. It has an alfresco area leading out from the lounge/dining area, with sliding doors to the garden from two bedrooms. There is also an ensuite with a large bath and separate shower, plus a double-sided wardrobe in the master bedroom.



## SOLD HOME 42 - \$1,010,000



With modern finishes and a convenient layout, this home is a true gem. Boasting two large bedrooms, plus a study, it's the ultimate downsizer for those who don't want to compromise on space. Conveniently positioned on a corner block in a quiet location, the home has a small, easy to care for garden and two alfresco living areas for you to relax in. There is also a double garage.



## SOLD HOME 99 - \$900,000



This home is very light and airy thanks to its beautiful high ceilings. The outdoor area faces north-east allowing the sun into the kitchen and living dining area in the morning. It has tiled floors throughout and carpeted in the bedrooms. Lots of extra cupboard space. Double garage and a low maintenance, well-established garden.



## SOLD HOME 100



Come home to open-plan living and high ceilings, with large windows to let lots of light into the kitchen and lounge/dining area. Plush carpeted bedrooms flow through to vinyl wood plank flooring throughout. Outside, you'll find a well-established, easy to care for garden. This home is also in close proximity to the resort clubhouse, and is pet-friendly.



# LIFE IS CRUISEY

at Palm Lake Resort.

---

Living at Palm Lake Resort has been compared to living the cruise ship lifestyle everyday. Just like cruising, our homeowners have everything they need, right on their doorstep. Think resort-style pools, gymnasiums, a wealth of activities and entertainment, social gatherings, food and drink, and more. But you can captain your own ship, here at Palm Lake Resort.

This is your time.



To find out which homes are available right now, **FREECALL** 1800 335 666  
**email** [salesballina@pallmlake.com.au](mailto:salesballina@pallmlake.com.au) or **visit us** at 120 North Creek Road, Ballina NSW 2478



---

**THE BEST IN OVER-55s LIVING. THIS IS YOUR TIME.**

[pallmlakeresort.com.au](http://pallmlakeresort.com.au)