

# Carindale Chatter.

OCTOBER - NOVEMBER 2022

## Out and about.

THERE'S NO SHORTAGE OF THINGS TO DO  
HERE AT PALM LAKE RESORT CARINDALE,  
TO GET YOURSELF OUT INTO THE  
GLORIOUS SPRING SUNSHINE.



### Fill your diary

Our Weekly Activities program is full to the brim with things to keep you active and social.

### Social notes

Did you catch A Spring Affair? Are you across everything that's coming up? Our Social Club has all the info!

### For sale

Looking to sell? We've got all the best tips, and on-site expertise, to help you maximise your profit.

**Pictured:** Now that the weather is warming up, maybe it's time to get back into the pool? Aqua aerobics is held on Mondays and Thursdays at 10.30am.



## Welcome.

Hello all! The weather has not quite warmed up as yet, but spring is here. The warmer weather is surely just around the corner. Our new groundsman, Ben, has settled in and the grounds are already looking fantastic. It was the perfect time of the year for Ben to join us at Palm Lake Resort Carindale, as our gardens wake up from their winter hibernation.

Brisbane is no stranger to severe weather, so now is the time to storm-proof your property as best you can. Please get rid of any rubbish lying around and trim back those trees and garden shrubs (remember that we pick up your green waste on the first Monday of the month). You should also get your emergency kit ready with a torch, batteries, water, a battery-operated radio, toilet paper etc. Also, clean out your gutters and downpipes.

Just like you all, we were saddened to hear about the passing of our Queen, Her Majesty Queen Elizabeth II on September 8, after 70 years as our Monarch. At the ripe old age of 96, she will be sadly missed. A new era begins with King Charles III.

Don't forget about our 'Refer a Friend' program. Because we know your friends love coming to visit your Palm Lake Resort Carindale home and enjoy sharing our resort facilities with you, if you refer a friend or family member to join us and become part of our exclusive community, you'll score fast cash. If your contact purchases an established Palm Lake Resort home here, you'll receive \$250 cash. Easy! Drop in to the Caretakers' office for more info if you need it.

**Merrilyn and Clive,  
Palm Lake Resort Carindale Caretakers**

*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.*

### CONTACT US

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

**FREECALL:** 1800 770 057

**Street address:**  
2 Ford Court,  
Carindale QLD 4152

**Office hours:**  
9am to 12 noon,  
Monday to Friday

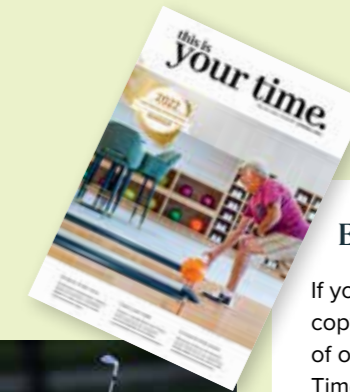
**Email:**  
carindale@palllake.com.au

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

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



## News briefs.



### EXTRA! EXTRA!

If you haven't already received a copy of the Spring 2022 edition of our company magazine, Your Time, you should check it out at [palllakeresort.com.au](http://palllakeresort.com.au) (click on the 'News & Events' tab).

### GO GREEN!

With your yellow-top recycle bin, please crush, compact or cut up your items as best you can before putting them into these bins. Also, make a diary note for our next recycling and green waste collection dates:

- **November 7**
- **December 5**
- **January 9**

Please have green waste out the front ready for pickup on these days. Please do not put green waste in bags.

### WHAT'S ON AROUND TOWN

**October 21 - 23:** The Good Food & Wine Show, at the Convention Centre, is the perfect day out for foodies and wine lovers. Wander through the halls, sampling from hundreds of stalls, chatting to winemakers and distillers and hearing their stories. Sit back and be entertained by your favourite chefs as they demonstrate their delicious recipes plus join in the fun of a masterclass from wine and cheese pairing to whisky tasting and graze at delicious pop-up restaurants.

**October 27 - November 6:** The 28th iteration of the Brisbane International Film Festival (BIFF) will showcase over 150 diverse and exciting films, inspiring panels and special events. BIFF is a celebration of cinema in Brisbane's cultural heartland, attracting award-winning international films combined with world-class Australian and independent cinema releases. Over 11 days, BIFF will provide unprecedented access to filmmakers, cast and crew for film lovers and industry professionals alike, across a range of screenings, events and industry talks. Visit [biff.com.au](http://biff.com.au) for full details.

**November 4 - 20:** Why just see a West End production, when you could solve it, too? Agatha Christie's iconic whodunnit, 'The Mousetrap', has been adapted for the stage, and will be performed at QPAC for a limited run this November.

**November 24 - 27:** The 2022 Australian PGA Championship will see stellar Australian and international golfers battle it out at Royal Queensland Golf Club.

**November 16 - December 4:** Wynnum Fringe is a bright new spark on Queensland's cultural calendar - an annual event of statewide and national note, contributing to the breadth and accessibility of cultural practice beyond the limits of Brisbane's CBD. The festival celebrates non-mainstream arts, entertainment and cultural experiences taking place in the bayside suburban precinct of Wynnum. It creates venues from under-used public and private spaces, brings in purpose-built portable venues, creates an uplifting carnival atmosphere with street design, lighting, food trucks and activations and presents a program of both ticketed and free arts and cultural events that appeal to a wide range of audiences, ages and backgrounds. Visit the [wynnumfringe.com](http://wynnumfringe.com) website for program details.

### BLOOMIN' OPPORTUNITY

Is anyone at Palm Lake Resort Carindale after a part time job? A flower courier is wanted for Cannon Hill Florist. If you're interested, phone Melanie on 0411 643 053.

### WE WANT TO HEAR FROM YOU

Whether it's photos from a recent event or there's a new activity you'd like to announce, this newsletter is the place to share the latest and greatest resort happenings. Chat to your caretaker about how to submit content and to find out deadlines for upcoming editions.

# Social Club report.

## Annual general meeting notes

On August 16, President Jude McBrien delivered her first report stating that the year had been very busy but, with the help of enthusiastic committee members, much had been achieved. The Club's Treasurer, Hazel Holman, presented a very healthy report on the Club's finances and Home Owners Association Chairman Michael Muller took the chair for the election of officers. It was a positive indication of a productive year ahead as the entire existing committee was voted into office with the addition of three volunteers.

### The 2022-23 Social Committee includes:

- **President:** Jude McBrien
- **Vice President:** Terry Lawson
- **Secretary:** Christine Riordan
- **Treasurer:** Hazel Holman
- **Committee Members:** Di Condon, Carol Ayres, Norma Marl, Narelle Muller, Trish Benson, Carole Petherick and Sue Wells.
- **Volunteers:** Barbara Mokrzecki, Jenny Liversidge and Roslyn Wood.

## Soup, glorious soup!

A new addition to the social calendar this year was our 'Soup & Shoes' lunch with homeowners afforded the opportunity to buy shoes on display from "Bare Traps" pop-up shop. This was so popular that a second 'Soup & Trivia' day was held recently with six various flavours of soup on offer prepared by committee members and volunteers.

## Upcoming Social Club events

Events on the calendar include:

- A bus trip to O'Reilly's Vineyard for lunch and a visit to the Alpaca Farm
- A presentation by Gifts Galore
- A Melbourne Cup Luncheon, which will feature a fashion parade by U&I Fashions. Sweeps and the usual comradery that the racing event brings will be enjoyed by all. Come along and bring a friend.



**Pictured top:** Social Club committee members Jude, Narelle, Sue and Carole were all smiles as they served up some delicious homemade soups at our recent event. Terry is spotted here getting his bowl of liquid gold.

**Pictured above:** Trivia extraordinaire Carol Ayres on the microphone.

# What a show! Did you catch A Spring Affair?

"A Spring Affair" was held on Saturday, September 17, under the guidance of pianist Patricia Benson. The inaugural A Spring Affair event was held last year with a Cabaret theme, however, this year the show was a musical tribute to Broadway movies including South Pacific, West Side Story, The King and I, The Sound of Music, Les Miserable and Oklahoma.

The resort choir (which recently adopted the new title of "The Local Vocals") sang a medley of tunes from these various shows. Not to be outdone, our line dancing troupe ("The Dancing Queens") performed to Hello Dolly, Silk and Satin, Calendar Girl and Pretty Woman.

A special mention must go to three grandchildren of choir members (Sebastian Beveridge, Abbie Kwan and Josie Tennent). This trio was warmly received to lead the audience participation number, Do-Re-Mi, from the Sound of Music. Other soloists included Bev McEwen, Elizabeth Fallon, Carol Ayres and a comical duet by Carole Petherick and Patricia Benson.

Homeowners were encouraged to dress in bright tropical shirts in the theme of South Pacific and the Grand Hall was decorated with palm tree fronds. Prizes were presented to the Best Dressed Male and Female (pictured right) as well as other lucky door prize draws.



**Pictured top:** Winner, winner! Our best dressed attendees at A Spring Affair were Michael and Aggie. **Pictured above:** Social Club secretary Chris Riordan and Claudette were bright, floral additions to the crowd!



**Pictured above:** Trish Benson was the pianist and producer for our recent 'A Spring Affair' show.

CONGRATS TO TRISH ON A GREAT SHOW!





# Home Owners' Association report.

ROLL UP,  
ROLL UP!  
TUESDAYS  
4-5PM

## Open General Meeting

Approximately 40 homeowners attended the August Open General Meeting to hear a very positive report by Chairman, Michael Muller. The new surface of the bowling green has been completed and awaits line marking after the mat is stretched for maximum performance. Bowling clinics have been conducted to teach newcomers the art of delivering lawn bowls effectively and it is hoped that a competition involving other Palm Lake Resorts can be established. The Treasurer was pleased by the increase of funds due to the annual donation drive and thanked homeowners for their support in this regard.

A recent influx of new homeowners has also been acknowledged by a morning tea in the Grand Hall. Delicious treats were provided by the Caretakers, Home Owners' Association (HOA) and the Social Club during presentations by various homeowners who conduct the activities across our location. A welcome pack containing useful information was also distributed to the newcomers.

## With thanks

Our homeowners are grateful to Palm Lake Group management for the purchase and installation of a new coffee machine, which is already being well supported. The addition of a piece of artwork in the Grand Hall by a departing homeowner and the repairs to the blinds in the Recreation Room have all been noted and appreciated.

## Bus stop works underway

Brisbane City Council have commenced work at the bus stop in Wright Street, laying a concrete slab for a seat.

The HOA has been negotiating with Cr Murphy and Brisbane City Council for more than two years and this seat will be a welcome change to those who stand whilst waiting for the bus. It's a project that not only benefits our Palm Lake Resort homeowners but the local Carindale neighbourhood as well.

## Get to know your Committee

For your information, our Home Owners' Committee includes the following representatives:

- **Chairman:** Michael Muller
- **Vice Chair:** Norma Marl
- **Treasurer:** Bob Langdon
- **Secretary:** Patricia Benson
- **Committee members:** Paul Cooper, Hazel Holman and Stuart Liversidge

## Show you care, and give back to our community

Do you have some spare time and want to give back to our local community, while also making a difference in someone's life? Palm Lake Care Mt Warren Park (owned and operated by the Palm Lake Group) is looking for volunteers to either visit their aged caring community and spend time with the residents, or assist the Lifestyle Team members in running some fun resident activities. If this sounds like something you'd like to do, please call Palm Lake Care Mt Warren Park's Lifestyle Coordinator, Leona Counsell, on 3444 6000 to discuss the opportunity further. Palm Lake Care Mt Warren Park is located at 33 Mt Warren Boulevard, Mt Warren Park.

# Important phone numbers.

**State Emergency Services** 132 500  
**Police Link (non-urgent incident 24/7)** 131 444  
**Mater Hospital (24-hour emergency)** 3840 8111  
**PA Hospital (24-hour emergency)** 3240 2111  
**QELI (24-hour emergency)** 3275 6111  
**Veteran Affairs** 13 32 54  
**Home Assist** 3028 4555

### Palm Lake Resort Carindale phone numbers:

**Caretaker's office** 3907 1000  
**Grand Hall** 1196  
**Recreation Room** 1195

### Chemist: Meadowlands Road 3398 6709

**Belmont Pharmacy** 3890 3988  
**Community Flyer** 1300 463 593

**Yellow Taxi** 13 19 24

**Black & White Taxi** 13 32 22

**Bus, Ferries & Trains information** 13 12 30

**Alex Sharp Appliances (Repairs)** 3822 7406

**Plumber (Andrew)** 0434 018 008

**Painter (Stephen)** 0414 608 512

**Fox Mowing & Gardening** 0427 493 005

**Wayne's Lawn Mowing Services** 0401 136 533

**Clean and tidy (Colin)** 0402 074 947

**Westy's Pressure Washing** 0435 030 305

**Electrical First** 0408 750 290

**L&GM Electrical (smoke alarms)** 0403 667 759

**Comms Co. (phone/Internet problems)** 5559 7988

**Pest Control (Ben)** 0422 978 582

**Bev's Mobile Hairdressing** 0411 353 446

**Beautician (Sharon)** 0411 094 641

**Wilpac Garage Doors** 0433 155 713

**Paper delivery** 3390 4969

**Snake Catcher** 0413 028 081

**Mobile Dog Wash (Melanie)** 0403 194 657



Weekly activities.

## MONDAY

**9am** Bus service: Shopping at Westfield Carindale, with pick-up at 12 noon  
**9am** Snooker, Billiards, 8 Ball (Grand Hall)  
**10.30am** Aqua aerobics (indoor pool)  
**1pm-4.30pm** Cards 500 (Grand Hall)  
**1.30pm** Darts (Recreation Room)  
**6.15pm** Bingo (Recreation Room)

## TUESDAY

**9am** Gentle exercise (Grand Hall)  
**4pm** Gents' Happy Hour (Recreation Room)  
**4-5pm** Lawn bowls (on the green)  
**6.30pm** Cards (Recreation Room)

## WEDNESDAY

**7am** Gym instruction with Aubrey (Gym)  
**9am** Snooker, Billiards, 8 Ball (Grand Hall)  
**9am-10am** Line dancing (Grand Hall)  
**5.30pm** Dinner (Grand Hall)  
**6.30pm** Movie night (Theatre)

## THURSDAY

**9am** Tai chi (Grand Hall)  
**10.30am** Aqua aerobics (indoor pool)  
**1pm** Bus service: Shopping at Cannon Hill/ Capalaba, with pick up at 3.30pm  
**4pm** Ladies' Happy Hour (Recreation Room)

## FRIDAY

**8.30am** Bus service: Westfield Carindale  
**1pm** Cards, Scrabble, Mah-jong (Recreation Room)  
**1pm** Cards (Grand Hall)

## SATURDAY

**9-10am** Line dancing  
**9.30am** Cards (Recreation Room)  
**1pm** Cards (Recreation Room)

## SUNDAY

**9am** Line dancing (beginners' class)  
**9am** Mah-jong (Recreation Room)  
**4pm-5pm** Choir (Grand Hall)

# Local experts.

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 OUR LOCAL TEAM MEMBERS ARE BEST PLACED TO HELP YOU MOVE INTO AND, WHEN THE TIME COMES, OUT OF YOUR PALM LAKE RESORT ABODE.

## 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 local caretakers' office.

# 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. Sandy Martin started with Palm Lake Resort in 2007 and currently oversees the Sales Information Centre at our Bargara resort. With 15 years' experience selling new and established lifestyle resort homes across the Palm Lake Group, we asked Sandy for her tips on how homeowners can best prepare their home for sale.

"First impressions count and presentation is especially important," Sandy 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, Sandy 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 benches 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," Sandy 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."

## Sandy's other tips for preparing your home to go on the market

- 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.



# Homes for sale.

## Home 57 - \$350,000



### Low maintenance

This home features three bedrooms, a two-way bathroom and kitchen that opens onto a spacious carpeted lounge. The single garage is fully enclosed with two roller doors for great accessibility and the home's gardens are low maintenance with no grass to mow. Home is priced to sell.

#### Key features:

- Three bedrooms
- Enclosed, shaded front porch
- Spacious open plan lounge and kitchen
- Low maintenance garden

Want to book a private tour and find out more about our resort? FREECALL **1800 770 057**  
Email [carindale@palmlake.com.au](mailto:carindale@palmlake.com.au) or visit us online at [palmakeresort.com.au](http://palmakeresort.com.au)

## Home 162 - \$389,000



**SOLD!**

## Home 48 - \$380,000



**UNDER CONTRACT**

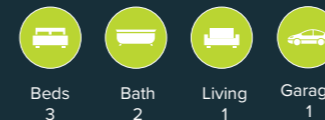


### Nothing to do - just move in!

Lovely fully refurbished home with pretty front verandah, located not far from the Recreation Hall, Grand Hall, pools and facilities. This home offers two bedrooms with built-ins. The main bedroom and main living area features reverse cycle air-conditioning and fans. The open-plan kitchen, lounge and dining makes the most of this space. The fully enclosed backyard is suitable for pets.

A lock-up garage and the front verandah makes this a great little home. It's ready for you to move into and put your feet up! There's nothing for you to do. Priced to meet the market at \$380,000.

## Home 37 - \$405,000



**SOLD!**



## Do your friends love it here, too?

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 one of our established homes you'll receive \$250\* cash!

**\$250**

cash bonus simply for referring a friend!

For more info or to refer your friend, FREECALL 1800 770 057.  
\*T&Cs apply



**THE BEST IN OVER-50s LIVING. THIS IS YOUR TIME.**  
[palmakeresort.com.au](http://palmakeresort.com.au)

# Life is cruisy

at Palm Lake Resort.

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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 770 057  
**email** [carindale@pallmlake.com.au](mailto:carindale@pallmlake.com.au) or **visit us** at 2 Ford Court, Carindale QLD 4152



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