

Fern Bay.

APR/MAY 2019



LAST CHANCE

Your very last chance to buy into Palm Lake Resort Fern Bay has finally arrived

MAN'S BEST FRIEND

Palm Lake Resort is proudly pet friendly

GREAT CATCHES

Check out the ones that didn't get away from our resort Fishing Club

RESORT NEWS

G'day to all Palm Lake Resort Fern Bay residents!

We'd like to thank each of you for such a warm and friendly welcome. It has really been overwhelming and we do appreciate it. You have a great community here, one of which you should all be proud. We're here to help you maintain and even improve this great facility. We believe in finishing a job once we start and we like to stay busy while at work. We are approachable, so please don't hesitate to call in and say hello. We're also here to listen to any issues that you may have. We believe in regular communication, so with this in mind we will be producing a monthly 'Caretakers' Corner'. Any more pressing, urgent issues will be forwarded by email as and when required.

We consider ourselves to be proud Novocastrians and it's good to be home. Over the past 12 years while we've been away, we regularly received that question, you know, the one everyone's invariably asked: "Where're ya from?" We'd look them in the eye and just say Stockton. The amount of people who know someone from Stockton/Fern Bay either directly or indirectly is quite amazing. Little wonder when you consider that Stockton is actually one of the oldest suburbs in Australia outside of Sydney.

Our first month here has flown by. We're still learning the ropes and appreciate everyone's patience as we move forward. You have a great team here; Scott and Mal keep the grounds in tip top condition, Chef Wayne (ably assisted by Megan) does an absolutely fantastic job in the kitchen and Linda keeps the Sports Club and main Club House in sparkling order. These guys have been a big help to us as we find our way. We've already had a couple of meetings with your Residents' Committee and we know that we can help them as we move forward together as a community.

Jo & Ron
Resort caretakers



DIARY NOTES FOR MAY

May 23 to May 26: The Inaugural Newcastle International Comedy Festival is taking place this May across six venues featuring an all-killer, no-filler cast of Australian stars, talented newcomers and international performers. Grab your mates and get giggling when the ultimate comedy event rolls into town – it's a great idea for a night out. Visit www.newycomedyfest.com

May 27 to 29: Wendy Whiteley's Secret Garden Tour takes visitors behind the scenes of the magical garden in Lavender Bay. Join in on one of three guided tours of the garden, which will coincide with The Whiteley at 20 exhibition at the S.H. Ervin Gallery. The garden has uneven surfaces and stairs, so a moderate level of fitness and good walking shoes are recommended. Visit www.nationaltrust.org.au

ONE HUMP OR TWO?

Looking for a unique local experience that the visiting family will also love? Experience the thrill of the 'ships of the desert' on the back of a camel as it takes you over the vast sand dunes of Port Stephens. Oakfield Ranch operates camel rides Tuesdays, Thursdays, Saturdays, Sundays and every day of the New South Wales public school holidays. Choose from a 20-minute day ride (no bookings required) or a 60-minute sunset ride (bookings essential). For more, phone 0429 664 172 or visit their website at www.oakfieldranch.com.au

APR / MAY EDITION

What's happening.

CLASSIC CATCHES: The Palm Lake Resort Fern Bay Fishing Club was formed by a group of keen fishing residents in November 2017. The club meets at least once a month for a two-day competition and weigh-in and it is growing in numbers. Monthly results are added over the year to determine an annual winner. The inaugural Annual Fishing Competition was completed on October 30 last year. Fourteen outings were held for the year and a total of 306 fish were weighed in. Mike Smith was judged our Champion Angler (with 361 points) and Bob De Haas was runner up (on 237 points).

Apart from the great fishing there have been many humorous occasions over the last year. One angler fell out of his kayak, got back on, got his balance and promptly fell out again! On another occasion, one of our members was trying to clear a branch so that the boat wouldn't catch on it. When he leant over the side of the boat he just kept going, head first, into the water. The only things left visible were his thongs floating on the surface of the water!

The current annual competition commenced on November 1, 2018, and as of the end of January, 145 fish have been weighed in. This augurs well for a fantastic year of fishing and fun ahead. All residents at the resort are most welcome to join in the fishing. You don't need to own a boat, as those who do are willing to take other residents out with them. One can also fish from the river bank. Keep an eye on the noticeboard in the Sports Club and in the WOW for information on the competition days.



WHAT'S ON AROUND FERN BAY IN APRIL

April 8 to April 14: Sail Port Stephens takes advantage of the perfect sailing conditions, ample beaches, sparkling blue water, majestic sand dunes, golf courses and great restaurants of Port Stephens. The annual yachting regatta is held in the gorgeous waterways of the Port Stephens Marine Park, with the regatta centre hosted at d'Albora Marina, Nelson Bay, and offers great sailing for all classes of boats plus a dynamic social and entertainment program. Visit www.sailportstephens.com.au



April 25: Anzac Day is one of our country's most important national commemorations – a chance to remember those who have risked their lives to protect ours, on the anniversary of the first major military action fought by the Australian and New Zealand forces during World War I at Gallipoli. There are several dawn services, commemorations and marches in the Fern Bay area on Anzac Day. Visit www.portstephens.org.au

April 14: Autumn Fair kicks off at the Hunter Region Botanic Garden in April, bringing lots of market stalls, plant sales and family fun to the award-winning botanic gardens. Expect plenty of arts, craft stalls, food and flavours, age old crafts and more. It's the best way to kick off the Autumn months!

Last chance!

YOUR VERY LAST CHANCE TO BUY INTO PALM LAKE RESORT FERN BAY HAS FINALLY ARRIVED WITH THE RECENT RELEASE OF FINAL BLOCKS. IS YOUR DREAM HOME AWAITING YOU HERE?

The final release of homes at Palm Lake Resort Fern Bay is now underway offering new buyers their very last chance to secure a slice of this coastal paradise. There are 15 homes being released in Stage 4, as well as an on-site pharmacy, which will complete this resort. Four brilliant new designs will be unveiled as part of the release. The Driftwood, Shore Break, Coral Reef and Seashell designs will all maximise the coastal ambience on offer.

As far as locations go, Fern Bay is perfectly positioned for the ultimate New South Wales seachange. The site is located adjacent to the Fullerton Cove waterway. It is a place where the serenity of subtropical forest merges seamlessly with the sea. Where protected corridors of bushland combine with pristine white sand.

For the boaties, the resort offers its very own boat ramp, providing easy and direct access to the Hunter River, Fullerton Cove and Stockton. It's the perfect base for fishing enthusiasts to discover the region's quiet estuaries.

As well as being right in the heart of Mother Nature's playground, the resort itself offers all the expected world-class facilities and convenient additional on-site services. A doctor's surgery can be found here, with a GP available for consultations five days a week, and there's also an on-site hairdresser. To learn more about the final release of homes at Palm Lake Resort Fern Bay, contact the Sales Centre on 1800 648 868.

For more of the new home designs just released in Stage 4, please turn over...

Driftwood

BED	BATH	LIVING
2	2	1
OUTDOOR LIVING	GARAGE	ACTIVITY
1	2	1

TOTAL 220.01m²
23.68 SQUARES

Stage 4 just released!

Coral Reef



BED	BATH	LIVING	OUTDOOR LIVING	GARAGE	ACTIVITY
2	2	1	1	2	1

TOTAL: 199.60m²
21.48 SQUARES



Preparing your home for sale.

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



So, you've decided it's time to pack up and move out of the house you're in – maybe it's too big, too high-maintenance, or maybe it just doesn't feel like home now that your children have flown the nest? Maybe it's time to 'right-size' into a community lifestyle resort filled with likeminded neighbours and an impressive assortment of world-class facilities and social opportunity? We just might know an address or two for you!

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.

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 home owners. Jen Nichols started in real estate in 2001 and oversees most of Palm Lake Group's New South Wales resort locations including Fern Bay. With 18 years' experience, we asked Jen for her tips on how home owners can best prepare their home for sale.

"Give your home a good spring clean," Jen 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."

"First impressions count and presentation is especially important," Jen 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, Jen 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

JEN'S OTHER TIPS INCLUDE:

- Consider painting bright feature walls in 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.

Shore Break



BED	BATH	LIVING	OUTDOOR LIVING	GARAGE	ACTIVITY
2	2	1	1	2	1

TOTAL: 221.29m²
23.92 SQUARES



Seashell



TOTAL: 190.54m²
20.50 SQUARES

BED	BATH	LIVING	OUTDOOR LIVING	GARAGE	ACTIVITY
2	2	1	2	2	1

WEEKLY ACTIVITIES

- MONDAY**
8.30am Aerobics
9am Bus run
9.15am Bowls competition
9.30am Craft group, Boxing
2pm Cards in the Clubhouse, Rivers Waters Country practice
3pm Mah-jong
5pm Table tennis
7pm Twilight tennis
- TUESDAY**
8am Tennis
8.30am Floor aerobics
9.30am Instrumental group
11am French conversation
1pm Bowls coaching
1.30pm Baytones Band practice, Craft finishing school
5pm Residents’ dinner
6.45pm Carpet bowls
7pm Cinema
- WEDNESDAY**
From 6am Garbage collection
8.30am Tennis, Tai chi
10am Sea of Sound practice
12 noon Residents’ lunch
1pm Tennis
1.30pm Greeting card making, Line dancing
4.15pm Twilight bowls
6pm Table tennis
- THURSDAY**
From 6.30am Green waste
8am Tennis
8.30am, 9.30am Aqua aerobics
9am Bus run
12.15pm Fruito at the Sports Club
12.45pm Bowls competition
2pm Rivers Waters rehearsal
5pm Residents’ dinner
6.45pm Carpet bowls
7pm Cinema
- FRIDAY**
8.30am Tennis, Aqua aerobics
8.15am Christian men’s group
9.30am Christian ladies’ group, Aqua aerobics, Patchwork, Quilting
1.30pm Line dancing
2.30pm Cards
5pm Happy Hour
- SATURDAY**
8am Tennis
12.45pm Bowls competition
3pm Cinema

New kids on the block.

JO AND RON PAYNE ARE PROUD NOVOCASTRIANS WHICH MAKES THEM THE PERFECT CHOICE AS OUR NEW CARETAKERS.

Jo and Ron Payne were both born in Newcastle, with Jo’s family moving away only to return to Fern Bay when she was 12. Ron spent his entire childhood in Fern Bay until his parents moved to Tanilba Bay in 1986. Ron worked in the local registered Club and Hotel industry for nearly 20 years while Jo worked in retail. They were married in 1992. They moved into their new Stockton house in 1997 and went about their lives. In 2006, they opted for a change and started looking into the accommodation industry. They have pretty much been ‘on the road’ ever since. They spent three years in the Grampians in western Victoria as owner managers of a five star, couples’ only retreat called Boroka Downs. During their time there, the Paynes achieved ‘Hall of Fame’ status in the Tourism Victoria annual awards. In 2010, they returned to their Stockton house for a brief time before securing a position managing a motel at North Haven. They continued in this position for nearly six years. Their experience in the Grampians was still on their minds and after living on 300 acres adjacent to a 300,000 acre National Park, they decided to look at buying some land on the lower Mid North Coast. They found a block between Bulahdelah and Gloucester, sold their Stockton house and commenced owner building. Most of 2017 was spent working on the house between short relief motel management positions. They worked in Armidale, Tuncurry, Port Macquarie and sometimes back at North Haven. Funds for the new house started running short in late 2017 so they had to return to full-time work. A position was found managing a motel at South West Rocks. Ron’s mother had passed away in 2014 and during their tenure at South West Rocks, both Jo’s mother and step father passed. It was these events that added to the desire to return home to family and friends. They handed in their notice and within two weeks, the position at Palm Lake Resort Fern Bay presented itself. Now that they’re back in Newcastle, Ron hope to get back to a regular game of touch and maybe even some bowls. Jo and Ron do not have children but have a constant companion in their 15 year old Musk Lorieket, Charly (*pictured below*). “It’s just like having a two year old child,” Jo laughs. “One that doesn’t grow up!” They hope to have their ‘home in the bush’ completed by the end of the year. Once complete it will be used as a weekender until they retire and hopefully ‘hide away’ from the modern world.



PALM LAKE RESORTS ARE DESIGNED AND BUILT TO BE PROUDLY PET FRIENDLY - BECAUSE WE KNOW JUST HOW IMPORTANT YOUR PETS ARE FOR YOU!

If there’s one type of resident we love here at Palm Lake Resort it’s the furry four-legged variety. When the actual kids grow large enough to fly the coup, pets can fill in a big void left by our children’s departure. The joy of owning a pet isn’t new to most Australians - we have one of the highest rates of pet ownership in the world. Here at Palm Lake Resort, we’ve built our resorts to be pet friendly because we know just how important pets are for the majority of our residents. Most Palm Lake Resorts offer safe, fully fenced off-leash dog runs complete with seating for owners and water for dogs. Palm Lake Resort pooches can roam free in these dog runs, enjoying a spot of exercise while also getting that important social interaction with their four-legged neighbours. Did you know, pets are such positive influences on our lives that one study found Australian ownership of cats and dogs saved approximately \$3.86 billion in health expenditure over one year. Here are the Top 5 reasons why you should celebrate your fur baby – or think about getting one...

- 1. EXERCISE** Walking the dog is a wonderful way to tick two boxes – exercising your pooch and getting yourself out into the great outdoors for some incidental exercise as well. Fresh air, vitamin D and social interaction are all bonuses.
- 2. HEART HEALTH** Studies show that having a canine companion is linked to lower blood pressure, reduced

cholesterol and decreased triglyceride levels, which contribute to better overall cardiovascular health and fewer heart attacks.

3. MENTAL HEALTH In a similar way to benefitting heart health, pet owners generally have better mental health. Pet owners report less depression and appear to cope with grief, stress and loss better than non-pet owners. Pets love routines and routines are good for people too. Pets encourage you to wake, eat, play, exercise and sleep at regular times. Routines give your days purpose and structure which are supportive factors to manage conditions such as depression and anxiety. Taking care of a pet can also remind you to take better care of yourself.

4. COMPANIONSHIP Dogs provide companionship and give pet owners immense pleasure without the demands of human relationships. However, if you are a social butterfly, your dog will also give you plenty of opportunity to mix with others - dogs enhance social connectedness and social skills because they tend to be great conversation starters in social settings. If you’ve been in the vicinity of a Palm Lake Resort dog run later in the afternoon, you’ll know the pets are enjoying a social get together with their four-legged friends just as much as their pet owners are!

5. SAFETY Dogs can make us feel safe while we’re home alone and they keep an eye on the house while we’re out.

PRE-LOVED HOMES

Villa 150 - \$680,000

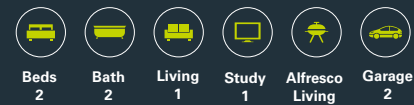


Seacoast design

With its north-facing living areas, this home is drenched in natural light. The elegant interior with a neutral colour palette combines functional style with exceptional quality and luxurious space. A large tiled path extends around the perimeter of the home combining two alfresco areas and garden into a delightful entertainers' delight. A garden shed with work bench and lockable cupboard make a versatile space for the home handyman and avid gardener. A generous study lends itself to becoming a third bedroom. Split system air conditioning controls the temperature in the lounge and Bedroom 1, while the remainder of the home is serviced by an Odyssey Cooling system. This stylish, generously open space home is picture perfect.



Villa 88 - \$685,000



Whitewave design

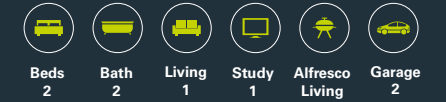
This beautifully appointed Whitewave Design is an absolute must-see. Situated at the rear of the resort adjacent to the tranquil gardens and barbecue area, it is also close to the boat ramp for boating and kayak access to the Hunter River. The home offers two bedrooms plus a multi-purpose room that overlooks the family area. The self-watering system takes care of the plants for you. The main bedroom boasts a WIR and tasteful ensuite. The second bedroom is also large and overlooks the adjacent bushland. The well-appointed kitchen has stone benchtops, Smeg appliances and a walk-through to the laundry. This property features a double garage with added clothesline, a roll-down blind on the front window and attractive garden lighting. Close to all the amenities.



Freecall 1800 648 868 or email salesfernbay@palllake.com.au to arrange your personal tour

PRE-LOVED HOMES

Villa 205 - \$630,000

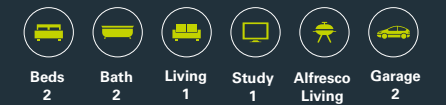


Twilight design

This modern home has a bright, natural light-filled interior with the living, dining and kitchen all leading onto the covered courtyard. It is extremely low maintenance, with paths around the perimeter and a small garden off the covered courtyard. This spacious area captures the beautiful afternoon breeze, allowing air flow throughout the home. The tinted windows have been added for privacy and temperature control. The modern kitchen is equipped with quartz benchtops and leads onto a generous laundry. This luxury two bedroom, two bathroom home also boasts a large multipurpose room. You will be pleased with the double garage for that extra car or boat. This immaculate home is situated close to the undercover bowling green, clubhouses, pools, spas, gym, billiard room, cinema, library and craft room.



Villa 182 - \$725,000



Seacoast design

This beautiful Seacoast design offers a carefully considered layout with a welcoming entry foyer, open-plan living with extra cabinetry and a superbly appointed kitchen. This home has plantation shutters to front and side windows, and two large bedrooms (one to main, fully tiled ensuite). There is also a multi-purpose room that can be used as a study or third bedroom. The double garage has full storage cupboards and remote-controlled door. Timber decking surrounds two sides of the house with featured floor lighting for fantastic atmosphere at night. The family/living area flows seamlessly onto the two alfresco areas, with maintenance-free porcelain pavers surrounded by lush gardens, serviced by a watering system and a perfect north easterly aspect.



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The best in lock and leave lifestyles. It's time for you.

Palm Lake Resort has designer lifestyle communities located in Australia's most desirable destinations.

Our resorts boast some of the most luxurious country clubs ever seen, filled with exclusive facilities, such as movie theatres, bowling alleys, championship undercover bowls rinks, tennis courts, pools and spas.

Homes come fully finished, with landscaping, fences, window furnishings, Smeg appliances, and a whole host of other goodies. There's nothing to do but furnish your home for your new resort lifestyle.

And with ample RV and caravan parking, it's a perfect lock and leave lifestyle.

- ✓ 100% capital gain
- ✓ Pet friendly
- ✓ Luxury inclusions
- ✓ Stand alone homes



Master Builders Association Award Winning Resorts
2017 for Best Resort, Best Country Club and Best Home and 2018 Best Sporting and Leisure Facility

The best in designer living. It's time for you.

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