

# Mt Warren Park.

OCTOBER - NOVEMBER 2022



## Fill your diary

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

## Welcome home

Whether you're moving in or moving out, our expert Sales Team is there to make the process as easy as possible.

## La De Da

A great time was had by all when local band La De Da performed live at our latest dinner dance.



# Welcome.

We would like to start by extending a warm thank you our fire warden volunteers. During our annual evacuation practice, these volunteers ensured all residents were evacuated safely from the Clubhouse. The practice was made even easier by the cooperation and efficiency of our residents, who evacuated and relocated to the assembly area without fuss. Safety is paramount, so it was great to see everyone taking the exercise seriously and working together. Continue looking out for each other, not just during emergencies (practice or otherwise) but every day.

In lighter news, it has been great to see our residents getting out and having a great time at the social events. These events are always a lot of fun and offer some gentle (or not so gentle) exercise on the dance floor. Nights out like these are made even easier when you don't have far to go home at the end of a great night! Thank you to Chris and the Social Committee members who spend hours of their own time arranging these events for your enjoyment. If you haven't been along lately, we highly recommend doing so – come along and watch the entertainment and, if you feel so inclined, join in the fun.

Looking ahead, it seems as though the wet weather is going to be here for a while over summer. Please ensure you are prepared for the rain – make sure your gutters are cleared and stormwater drains are clear of debris and any runoff areas are cleared.

The office is always open from 9am to 12 pm and we are here to assist with any inquiries, forms or comments you may have. It's always great to hear from you and see you enjoying the lifestyle at our beautiful Palm Lake Resort Mt Warren Park.

Wake up every morning with thought that something wonderful is about to happen.

**Rik and Trish,**  
Palm Lake Resort Mt Warren Park caretakers



## CONTACT US

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

**FREECALL:** 1800 282 314

**Street address:**  
1 Mt Warren Blvd,  
Mt Warren Park QLD 4207

**Office hours:**  
9am to 2pm, Monday to Friday

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

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

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

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## News briefs.

### GO SLOW

Please remember: the speed limit in the resort is 10kmph. No passing of moving vehicles (including bikes) is permitted, even if they are travelling below the speed limit. When driving in shared zones, keep an eye out for pedestrians and pets. Finally, please do not rush up to the gates when entering the resort.

### WEDNESDAY NIGHT DINNERS

Join us for Wednesday night dinner at 5.30pm. We will serve the following rotation:

- **October 5** Roast Pork
- **October 12** Roast Beef
- **October 19** Roast Chicken
- **October 26** Roast Lamb
- **November 2** Roast Beef
- **November 9** Roast Pork
- **November 16** Cottage Pie

Note: All meals are served with vegetables and dessert.

### BUS TRIPS

Our resort bus trip dates and locations are as follows...

- Hyperdome**  
9.15am – 11.30am
- Friday October 7
  - Friday October 21
  - Friday November 4
  - Friday November 18

- Beenleigh Market Place**  
9am - 11.45pm
- Friday October 14
  - Friday October 28
  - Friday November 11
  - Friday November 25

### UPCOMING EVENTS

- Trivia**
- Friday October 28
  - Friday November 25

- Bingo**
- Thursday October 6
  - Thursday October 20
  - Thursday November 3
  - Thursday November 17
  - Thursday December 1

### 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:** @palllakeresort  
**Instagram:** @pall.lake.resort

### 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).

### ARE YOU READY?

A friendly reminder to everyone to ensure you also have an emergency evacuation plan in place for your home. If you require assistance to evacuate, please ensure you have support to help you to safety in the event of an emergency.

### GREEN WASTE REMINDER

Bins are provided for general green waste – please do not load them up with dirt and stones. The following are permitted in the bins: garden prunings, grass clippings, shrubs and weeds (shake off the soil), leaves and loose bark, palm fronds (fronds must be cut so they can fit into the bin – bent palm fronds can get stuck in the bin preventing it from being emptied), small branches (no more than 15 centimetres in diameter and 40 centimetres in length). Please also consider others in the community on return of empty bins to ensure all get a chance to put their green waste in the shared bins.



# Song and dance.



**OUR RECENT SING-ALONG CONCERT WAS A ROARING SUCCESS, THANKS BOTH TO OUR FUN-LOVING RESIDENTS AND LOCAL BAND 'LA DE DA'. HERE'S HOW IT WENT DOWN...**

The evening started with a delicious dinner of roast lamb and vegetables, followed by a dessert (of course) of pavlova, strawberries and cream. When the plates had been cleared, our residents were ready for a dance – luckily, local band La De Da had arrived and were ready to entertain!

There was lots of toe-tapping, dancing and singing along to the live music. The band played well-known hits and those in attendance quickly took to the dance floor. There was much line dancing, hand raising and laughter – certainly good times all 'round.

The moments of joy were interspersed with moments of silence, as residents waited with bated breath while prizes were drawn. The audience had plenty of chances to win money, with each attendee given a lucky number that, when pulled out, meant they could choose an envelope off the board with a cash prize enclosed.

One particularly funny moment was when Kerrie thought John was the prize, and she rushed up to claim him. John was most delighted when he won the larger cash prize, which he claimed was 'no set up' despite being a non-resident band member and drawing the random lucky ticket.

As the night went on, individual talents started to show. One person (who shall remain unnamed) 'minded' the microphone during a band break and took the opportunity to break out in song – much to the delight of the crowd.

"Don't tell her how good she is. We'll never get the microphone off her," was the advice of one patron.

Keep your ears and eyes out for the next event, and don't miss out on the opportunity to have a fun-filled evening.





Go green.



How do you spend a lovely afternoon in the sun? Playing bowls, of course! Our resort is home to so many keen bowlers, all of whom made the most of the sunny weather to get in a few games. They enjoyed socializing, some gentle exercise and the challenge of trying to get their ball right beside the Jack. It's not all about winning – having a good time and lots of fun is just as (if not more) important.



Our recent 'Bowls and Burgers' day was a lot of fun – thanks to the residents who came along to support the event. Though our numbers were fewer than normal, those in attendance had a really good time. The competition was fierce: three teams were on level points after their round, meaning we had to host a playoff to determine the finalists. The final was a hard-fought battle, but ultimately it was Denis and Gail who came out on top. Congratulations to them both, as well as the runners up Nola and Kerri and everyone else who played on the day. Keep an eye out for the next event.



## Spring has sprung.

Winter is officially over, which means our resort is springing back to life - especially our residents' gardens. Just look at the beautiful blooms one resident has cultivated. They are such a joy to walk by every day.

## Weekly activities list.

\*Please note: Times subject to change. Please refer to this list and consult with your Caretakers and class facilitator.

### TUESDAY

9.15am – 11.30am Bus trip to Beenleigh Market Place

9.30am – 10.30am Tai Chi  
3pm Bowls

### WEDNESDAY

9.30am – 11am Craft and painting  
5.30pm Dinner in the Hall (don't forget your fob!)

### THURSDAY

7.30am Aqua aerobics  
2.30pm Bingo (every second week)

### FRIDAY

9.15am – 11.30am Bus trip to Beenleigh Market Place or Hyperdome (alternates weekly - see Page 4 for details)

2pm – 3pm Yoga with Anand  
3.30pm – 6pm Happy Hour (BYO drinks)  
5pm – 6pm Trivia (last Friday of the month)

### SATURDAY

1pm – 4pm Mah Jong (new players are always welcome!)

## Hip, hip, hooray!

We have some exciting birthdays coming up in October and November! We hope you all have a wonderful day and feel the love.

### OCTOBER

Home 6 Betty  
Home 29 Beryl  
Home 32 Graeme  
Home 64 Kathie  
Home 74 Gwen  
Home 80 Stan

### NOVEMBER

Home 13 Judith  
Home 31 Noela

# 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 and waiting 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 Bargarra 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 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," 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.



# CASH BUYERS AWAIT.

## LISTINGS WANTED

Word has spread about our secure resort grounds, low-maintenance/high-quality homes, world-class facilities, myriad weekly activities and welcoming coastal community - so much so, we have a record number of buyers looking to purchase at Palm Lake Resort Mt Warren Park.

If you're a homeowner here and your situation has changed, call our Sales Team for a free market appraisal. We have qualified buyers waiting to hear about any new homes as they hit the market.

To find out more, FREECALL 1800 282 314 or stop by the Sales and Information Centre anytime from 9am-3pm, Monday-Friday.

## COMMISSION-FREE TRANSITION

Did you know that if you are a resident of any Palm Lake Resort and relocate to a 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?



### MARKETING AND ADVERTISING SERVICES INCLUDE:

- Professional photography of your home
- Listing on realestate.com.au
- Listing on Palm Lake Resort website
- Presented in our sales newsletter
- Printed professional flyers included in our information packs
- Homes for sale emailed to potential buyers on our database

ONLY \$550

Want to book a private tour and find out more about our resort? FREECALL 1800 282 314 or email [mtwarrenpark@pallmlake.com.au](mailto:mtwarrenpark@pallmlake.com.au) or visit us online at [pallmlakeresort.com.au](http://pallmlakeresort.com.au)



# Helping friends become neighbours.

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 Palm Lake Resort homes, you'll receive \$250 cash. Easy!

**\$250**  
cash incentive when you refer a friend to buy an **established home** at Palm Lake Resort

For more information and to refer your friend, simply contact our Sales Information Centre on 1800 282 314. T&Cs apply



THE BEST IN OVER-50s LIVING. THIS IS YOUR TIME.  
[pallmlakeresort.com.au](http://pallmlakeresort.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 282 314  
**email** [mtwarrenpark@pallmlake.com.au](mailto:mtwarrenpark@pallmlake.com.au) or **visit us** at 1 Mt Warren Blvd, Mt Warren Park QLD 4207



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**THE BEST IN OVER-50s LIVING. THIS IS YOUR TIME.**

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