

Island Insight.

OCTOBER - NOVEMBER 2022



Fill your diary

Our Weekly Activities program and Social Club diary will keep you active and social.

Refer a friend

Score a cash bonus when referring a friend or family member to join you at our wonderful island resort.

Action aplenty

Phillip Island is Mecca for racing and the coming months will offer plenty of high-octane spectating.

Pictured: Our island plays host to some pretty impressive national events, both on the track and in the surf. Check out Page 6 to find out what major events are on in the coming months - maybe now's a great time to invite your friends and family to come and stay, to catch some of the local action!



Welcome.

Hello everyone - well, here we are, back again! It is so lovely to see you all again. We were saddened to see Jenny and Kimmo leave Palm Lake Resort Phillip Island so soon, but they decided that Queensland was more their style. We thank them for their hard work during the short time they were here. Just like you, we eagerly await news of the new Caretakers for this resort. But, in the meantime, Peter and I are more than happy to be back and looking after you.

We have some lovely homes for sale here at the moment as you'll see in the latter pages of this newsletter. Don't forget that we are offering our 'Refer a Friend' cash bonus for any homeowners who refer their friends or family members to our community. You'll receive \$250 cash when that contact of yours buys a home here - it's that simple. But the real 'bonus' is that you'll have your loved one nearby you in your neighbourhood. How perfect.

Please remember that with the start of daylight savings, this is also the annual time to change your smoke detector batteries.

Let's all look forward to the warmer weather ahead and some much needed vitamin D from the sun. A few days in a row without the cold wind and rain always seems to work wonders for all of us, don't you agree?

**Lea and Peter,
Palm Lake Resort Phillip Island 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 Phillip Island? Here's how you can reach us:

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Find us online at:
palllakeresort.com.au

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



News briefs.

EXTRA! EXTRA! READ ALL ABOUT IT!

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 (click on the 'News & Events' tab).

RECYCLING RULES

As you are all aware we have recycling bins around the grounds for your convenience. All bins have now been labelled and we request you deposit cans, glass and plastics in the appropriate bin (plastic means containers that hold their shape, no soft plastic of any sort). As we are unable to take small bins to the Recycle Depot and only use the large 24 litre bins to accommodate their lifting machine, we require your assistance with this request so we are able to lift them manually here safely without injury. We also advise again that cardboard and papers are not accepted in these bins. If you wish to recycle cardboard or papers feel free to take them to the Recycle Depot. If you don't want to recycle them, cut cardboard down to size and put it in the general rubbish bins.

98 YEARS YOUNG!

We wanted to wish a very happy 98th birthday to Lorna Collins (Home 97) for September 24. It was so nice that her football team, Geelong, won the grand final on her birthday for her!

REFER A FRIEND

We know your friends love coming to visit your Palm Lake Resort Phillip Island 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 an established Palm Lake Resort home, you'll receive \$250 cash. Easy!

GREEN WASTE DATES

Pop these green waste collection dates in your diary:

- Tuesday, October 18
- Tuesday, November 15
- Tuesday, December 20

PARKING REMINDER

Please do not allow your visitors to park on the road outside your home or on the grassed areas. Use the allotted parking bays only. Please accompany all visitors around the resort so they can be identified as guests. Remember that visiting children must be accompanied in the pool area at the allotted times. Please also keep an eye on your visiting children riding bikes, skateboards etc so they don't cause a hazard for other homeowners.

**MOVIE TIME!
CATCH PAULINE'S
FLICKS: OCT 16
& NOV 20**



WEEKLY ACTIVITIES

MONDAY

9.30am Chair exercises
1pm Cards

TUESDAY

9.30am Yoga/Pilates class
2pm Housie in the Hall
5.30pm Homeowners' dinner (BYO drinks)

WEDNESDAY

9.30am Aqua Pilates
1pm Cards and Snooker in the Hall
1pm Shopping bus to Wonthaggi
7pm Cards

THURSDAY

9.30am Resistance class
10am Shopping bus to Cowes
1pm Cards
1.30pm Up Words board game
5.30pm Homeowners' dinner (BYO drinks)

FRIDAY

8.30am Informal light water exercises in the resort pool
1pm Cards

SATURDAY

1pm Cards
6pm Homeowners' BBQ (BYO food and drinks)

Day	Date	Time	What's on in October*
Saturday	October 1	9am	Grab a bargain at Churchill Island Market. Come and catch those spring specials. Put your name on the bus list.
Friday	October 7	2pm	Carpet bowls. Come along and have some fun trying out a social game of bowls. Finish with a cuppa and biscuit.
Friday	October 7	6.30pm	Fish 'n chips. Join us again for a delicious dinner of fish and chips followed by fritters. Yum! Find us in the Dining Room. Cost is \$15 per head.
Saturday	October 8		Lardner Park Garden Expo. It's back again after the Covid break! Enjoy a wonderful day out at Lardner Park. There's a \$15 entry fee to the park (pay on the day). Purchase your own lunch etc. Bus from the resort.
Monday	October 10	2pm	Homeowners' meeting in the Hall. All welcome, followed by afternoon tea.
Monday	October 10	7pm	Terry's music in the Hall. Get those feet tapping to Terry's delightful music.
Wednesday	October 12	4-6pm	Happy Hour! Bring your own drinks and a gold coin donation for the nibbles. Enjoy the company of your fellow homeowners in the dining room.
Wednesday	October 12	6.30pm	Dine out at the Flame Tree Restaurant at Ramada. There's a wonderful selection for you to pick from. Pay on the day.
Saturday	October 15	9am	Walking group. What a wonderful way to spend a Saturday morning. Enjoy a cuppa after your walk. Destination to be decided.
Sunday	October 16	1pm	Pauline's flicks. Relax and enjoying a great movie in our theatre. Gold coin donation for a drink and nibbles.
Thursday	October 20	7pm	Hush! It's 'Secret Men's Business'. Sorry, we can't talk about it - it's secret! Join in, after dinner, in the Hall.
Saturday	October 22	3pm	Come and enjoy the wonderful 'Hoffman Duo Singers' - a great afternoon of entertainment. Cost is \$15 per head.
Monday	October 24	7pm	Trivia in the Hall. Exercise your mind and win great prizes!
Sunday	October 30	10am	Spring Market. It's back! Find stalls galore. Come and stock up on Christmas gifts, or just spoil yourself.

Day	Date	Time	What's on in November*
Tuesday	November 1	12noon	It's Cup Day! We're having a chicken and champagne luncheon. Enjoy lunch and have a flutter on a lucky horse. Fashions on the Field. Cost is \$15 per head.
Friday	November 4	2pm	Carpet bowls. Come along and have some fun trying out a social game of bowls. Finish with a cuppa and biscuit.
Saturday	November 5	9am	Grab a bargain at Churchill Island Market. Come and catch those spring specials. Put your name on the bus list.
Wednesday	November 9	4-6pm	Happy Hour! Bring your own drinks and a gold coin donation for the nibbles. Enjoy the company of your fellow homeowners in the dining room.
Monday	November 14	2pm	Homeowners' meeting in the Hall. All welcome, followed by afternoon tea.
Monday	November 14	7pm	Terry's music in the Hall. Get those feet tapping to Terry's delightful talents.
Thursday	November 17	7pm	Hush! It's 'Secret Men's Business'. Sorry, we can't talk about it - it's secret! Join in, after dinner, in the Hall.
Friday	November 18	6.30pm	Hamburgers and chips. You enjoyed the fish 'n chips last month, now come along for the burgers!
Saturday	November 19	9am	Walking group. What a wonderful way to spend a Saturday morning. Enjoy a cuppa after your walk. Destination to be decided.
Sunday	November 20	1pm	Pauline's flicks. Relax and enjoying a great movie in our theatre. Gold coin donation for a drink and nibbles.
Wednesday	November 23	2pm	Jewellery! Come along and get some ideas for Christmas presents with this wonderful display and sale of jewellery to suit all tastes.
Monday	November 28	7pm	Trivia in the Hall. Exercise your mind and win great prizes!

*Some of the events listed could be cancelled or altered after the time of this newsletter's publication. Please check noticeboard for details.

Social Club report.

AGM

We held our Annual General Meeting on July 11, and wish to announce the following homeowners have been elected for the 2022/23 year:

- Chairperson: Faye Haslam
- Secretary: Bev Forrest
- Treasurer: Vicki Curphey
- Social: Kerry Green and Yvonne Clode
- Catering: Jacqui Turner and Len Fenton
- Committee members: Judith Lyon, Pauline Porter and Wendy Hamilton

Caretakers

We recently said good-bye to our caretakers Jenny and Kimmo who have headed north to Queensland to take up a new position. We wish them well in their new position. How grateful we are to have Lea Bryan able to step back in to a temporary position until new caretakers can be appointed.

Spoilt for choice

Mary, our wonderful cook, is certainly ruining our waistlines with her wonderful dinners on a Tuesday and Thursday night! What a selection we have been treated to and her deserts are the best ever!

Dine out

Recently we held a lovely evening banquet at 'Wing Ho' - one of our favourite restaurants, which was attended by 40 homeowners.

Caulfield and Melbourne Cup sweeps

It's that time of year again when our thoughts turn to the Spring Racing Carnival. As usual, we will be conducting our normal sweeps for both races. Try your luck for only \$2 per horse - your chances are as good as gold! Notices will be on the board and you can put your money (with name and home number) in letter boxes 62 or 127.

Carpet bowls

We are having some fun and games after introducing carpet bowls back to the resort after many years of absence. Come along on the first Friday in the month and try your hand. This is purely a social event with plenty of laughter and we always finish up with a cuppa and a biscuit.

Welcome newest neighbours

We extend a warm welcome to all new homeowners moving into Palm Lake Resort Phillip Island. For longer-term homeowners, please make sure you say hello and perhaps invite our new neighbours to come along and join in some of our functions and weekly activities.

Kerry's social notes

Check out the 'What's on' list over to the left, on Page 4. Please keep an eye on the noticeboard in the Hall for any changes to functions, additional ones arranged or also cancellations. We will try to keep you up-to-date with activities through our news sheet and notices on the board. We have had fun with our wonderful women from 'U and I Fashions' come along to assist us in replenish our spring and summer wardrobes - just in time for all the spring festivities. Homeowners also came along in their favourite team colours for our Footy Grand Final brunch. We all enjoyed the Cranbourne Harness Racing and are looking forward to our Spring Market and Melbourne Cup luncheon. All wonderful events - we encourage you to come along and join in the fun.





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 information or to refer your friend, simply FREECALL 1800 066 482.

*T&Cs apply



THE BEST IN OVER-50s LIVING. THIS IS YOUR TIME.
palmakeresort.com.au

On your bike.

OUR ISLAND IS RENOWNED AS A RACING HAVEN AND IN THE COMING WEEKS, ALL EYES WILL TURN TO OUR LOCAL TRACK.

The first Phillip Island Motorcycle Festival 2022 is a massive five-day event running from October 7-11. The seventh 'Blessing Of The Bikes' will be part of this Festival on Sunday, October 9. This festival will cater to all your high-octane needs, while supporting a great charity in Zaidee's Rainbow Foundation.

This is all a prelude to the highly anticipated Australian Motorcycle Grand Prix which will be held on October 14-16. The big race returns to Phillip Island for an adrenaline-fueled racing experience where the most passionate fans and the world's fastest riders get up close and personal in this spectacle of speed and action. Watch the world's best riders take to the track for three days of non-stop action and entertainment.

Fast forward to November 18-20 and the Australian round of the 2022 MOTUL FIM Superbike World Championship brings all the action back to our island's Grand Prix Circuit. This race, the season finale of the 2022 Superbike World Championship, will deliver on all fronts. Spectators will also get the chance to see ASBK – Australian Superbike Championship categories of Superbike, Supersport, and Supersport 300.

Watching any form of motorsport live is truly an experience you can't match watching from home. And we are perfectly located to take in all this incredible action. Invite your friends and family to come stay and catch all the on-track action in person.

Surf's up.

FROM THE TRACK TO THE SURF, WE REALLY DO LIVE IN A VIBRANT AND WONDERFUL PLACE!

As our island boasts some of the best waves in Australia, the World Surf League's Australian Qualifying Series returns with the 'Phillip Island Pro' bringing aspiring World Tour surfers to our area. This event runs from November 3-6 and includes the Victorian round of the Hyundai Australian Boardriders Battle. The Victorian Indigenous Invitational will also continue the tradition at this event showcasing the best Indigenous Victorian surfers against each other in pumping waves. There's tens of thousands of dollars worth of prizemoney up for grabs so the action is set to be fierce - perfect for spectating.



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 homeowner 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.

Homes for sale.

Home 165 - \$490,000



As-new home on Ninth

Two bedroom plus study, situated on Ninth Avenue in as-new condition. Made of Hebel construction with no steps, this home features a large lounge/dining/kitchen area, and a study that opens onto the back courtyard. Floating floor, neutral tones throughout. Solar panels on the roof and a tank that supplies water to the kitchen. Very well maintained. This home is a must to see.

Key features:

- Fantastic presentation
- Full size wardrobe in the study
- Back lawn
- Extra powerpoints

Home 22 - \$389,000



Corner block

This home has two bedrooms, a study, one bathroom and separate toilet and is situated on the corner of North and Fifth Avenues. This home features a large lounge room offering privacy window coverings and a step-up dining and kitchen area. The study is built off the back of the home allowing peace and quiet from the rest of the house and is large enough to accommodate any home office. It also has a garage space and a very large separate carport. There is a lovely deck built off the study, which has bistro blinds and a screen door to allow you to entertain outdoors in any weather. This home is also equipped with 18 solar panels, block-out blinds and a built-in/screened front patio.

Home 9 - \$510,000



Close to amenities

This delightful home is situated on Fifth Avenue, close to the Main Hall and pool facilities. The home features two bedrooms (one with an ensuite) and a study that can serve as a third bedroom for guests. There is a large, fully enclosed sunroom built across the back of the home and a full-length verandah with ramp accessibility and sliding door entry from the main bedroom. The garage is perfect for one vehicle and some workspace. An inspection is a must for those looking for more room.

Home 74 - \$430,000



Freshly painted and renovated

This home is situated on Second Avenue beside a convenient walkway to our Resort's amenities. This home features two bedrooms, one bathroom, one toilet and a single garage. Large living area with a step up to the dining room and kitchen. This home has recently been renovated with new floor coverings and fittings throughout. It has also been freshly painted and is a delight to inspect.

TURN OVER
FOR MORE
HOMES...

Homes for sale.

Home 145 - \$499,000



Large block with established gardens

This home features two bedrooms, one study, one bathroom and two toilets and is situated on Eighth Avenue. It has a large open-plan lounge room, dining and kitchen. It also has an extra-large garage space for more storage or a workshop. Outside is a covered entertainment area. A rainwater tank supplies water to the toilets and fitted on the roof are solar panels to help with the electricity bills. The home sits on a larger block and has a beautiful front yard. This home is a must to inspect.

Has your situation changed?



Looking to sell?

Here at Palm Lake Resort Phillip Island, we understand that situations change. Your lifestyle needs or family situation may require you to move on. If you are thinking about selling, make sure you contact our office to find out what your home may be worth. We also have a waiting list of people looking to move into our resort so there's every possibility that we can help you find a buyer for your home quite quickly. Please drop by the office for a chat if you'd like to know more.

Want to book a private tour and find out more about our resort? FREECALL **1800 066 482**
Email phillipisland@palllake.com.au or visit us online at palllakeresort.com.au

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 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.



Life is cruisy

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 066 482
email phillipisland@pallmlake.com.au or **visit us** at 48-80 Settlement Rd, Cowes VIC 3922



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

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