

Upper Coomera.

OCTOBER - NOVEMBER 2022



Fill your diary

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

Party season

It's coming up to Silly Season so we're preparing our guest bedrooms and bring-a-plate recipes. Let the fun begin!

For sale

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



Pictured: The weather's heating up so it's time to get outdoors and back into the sunshine. Why don't you make a racquet with friends?!



Welcome.

Hello everyone! Spring is well and truly here. With the weather warming up we have seen a hive of activity happening all around the resort. The flowers are blooming and our resident wildlife have been busy looking after their new families. We currently have magpie geese with their goslings and ducks and their ducklings enjoying our peaceful pond (check out the photos on Page 4 that Peter, one of our homeowners, has taken for you to enjoy!). It's the perfect time of year to wander down to the pond or walk around the riverbank and check out our resort wildlife. Not only do we have the magpie geese and ducks in our pond, but we also have an abundance of turtles and water dragons among the many animals that call our pond their home. If you are feeling adventurous, take a stroll around the riverbank path and try and spot a very cute tawny frog mouthed owl who has made one of our trees its home too.

We have been doing our best to keep up with the general maintenance of the resort. Neil has begun the lengthy process of pressure cleaning the concrete edges of our roadways. He will continue to do this in between maintaining the grounds and garden areas. The lush green grass around the resort is flourishing with all the rain we have had, so the mowing has definitely kept us busy!

If you are wondering what activities are available, check out Page 7 of this newsletter to see if there is something you might be interested in. We hope that you make the most of the activities and facilities available. And don't forget that there is a monthly activities timetable displayed on the clubhouse noticeboard as well.

**Neil and Kerri,
Palm Lake Resort Upper Coomera Caretakers**

CONTACT US

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

FREECALL: 1800 757 457

Street address:
4 Riverbrooke Drive,
Upper Coomera QLD 4209

Office hours:
9am to 12 noon, Monday to Friday
(emergency calls, 24/7)

Email:
uppercoomera@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.



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 pallmlakeresort.com.au (click on the 'News & Events' tab).

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 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 website for program details.

REFER A FRIEND

We know your friends love coming to visit your Palm Lake Resort Upper Coomera 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!

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.

SHOW YOU CARE

Do you have some spare time and would like to give back to the community, while also making a difference in someone's life? Palm Lake Care Mt Warren Park is looking for volunteers to either visit the community or assist the Lifestyle Team in running activities. If this sounds like you, please call Lifestyle Coordinator Leona Counsell on 3444 6000 to discuss this opportunity further.



Around the grounds.

SPRING HAS SPRUNG! THERE IS SO MUCH WONDERFUL WILDLIFE TO SEE WITHIN THE RESORT GROUNDS AT UPPER COOMERA.

Our resident magpie geese have seven new goslings (pictured above) and our ducks have been busy raising their new ducklings (pictured right). The pond is a hive of activity with all the new baby birds, water dragons and turtles to enjoy. Just near the river bank, our homeowners have discovered a tawny frogmouth owl who has made its home high in the branches of a dead tree.



TRY
INDOOR
BOWLS:
SUNDAYS,
10AM



Pictured above: Have you ever thought of playing indoor bowls? Our homeowners are now meeting every Sunday, from 10am in the Clubhouse, to have a friendly game of indoor bowls. Come rain, hail or shine, you can enjoy this new activity and we encourage you to stop by and have a roll!

Perfecting your guest bedroom.



SCHOOL
HOLIDAYS
BEGIN:
DEC 10

THE HOLIDAY SEASON IS ALMOST UPON US WHICH, FOR SOME, MEANS HOSTING FRIENDS AND FAMILY WHO ARE IN TOWN FOR THE FESTIVITIES. MAKE THEIR STAY WITH YOU COMFORTABLE AND MEMORABLE WITH THESE SIMPLE TIPS FOR TURNING YOUR SPARE BEDROOM INTO THE PERFECT GUEST RETREAT.

Lounging in luxury

If you want to give your guest room a luxurious hotel atmosphere, pay close attention to the bedding. Ensure sheets, pillowcases and duvets are crisp and fresh, but also high quality. Feel free to add a cosy throw blanket or decorative cushions but keep them to a minimum to avoid crowding. On the bedside table, provide a lamp and an alarm clock, and not much more – ask yourself what would be on offer in a hotel room, and stick to that.

All the necessities

Ensure your guest room has everything your visitors will need during their stay. Freshly washed bath towels, hand towels and a bathmat should be ready and waiting on arrival, along with soaps, lotions and even a few spare toothbrushes and other toiletries in case they've forgotten anything. Also, be sure to leave space in your guest room's ample wardrobes for your guests' things and provide coat hangers for them to hang their clothes

Loving touches

Remember: it's the little things that will ensure your guests' have a memorable stay. Chocolates on pillows, a carafe of water or a small vase of fresh flowers are just some of the ways you can make them feel welcomed as soon as they

walk through the door. A selection of your favourite books or magazines will make your guest feel like you have gone the extra mile to ensure their stay is enjoyable.

Keep it simple

No one likes feeling as though they are intruding in someone else's home, so make your guest bedroom feel separate from the rest of the house – this means keeping the personal knickknacks and photographs to a minimum, and ensuring the space is free from any of your clutter. If you want to add a personal touch for a close friend or relative, a photo frame or two holding a picture of a special place or time spent together will always be appreciated, but make sure your guest's space feels like their own.

Heavenly scents

Nothing makes a space more inviting than how it smells. If your guest room doesn't get much use throughout the year, ensure that you open the windows and doors prior to your guests' arrival so that it doesn't feel stuffy when they walk in. An essential oil diffuser with a selection of oils – a fresh, daytime one and a calming sleep oil are two must-haves – and drawer sachets will keep the room smelling luxurious throughout your guests' stay. Pro-level tip: Use a scented fabric softener to wash towels and linens before their arrival.

Bring a plate.



WE ALL KNOW JUST HOW MUCH PALM LAKE RESORT RESIDENTS LOVE A CATCH UP. OUR COMMUNITIES ARE LITERALLY BUILT ON 'COMMUNITY'. WHETHER IT'S A STREET PARTY WITH GARAGES DOORS WIDE OPEN AND FOLD-OUT CHAIRS ENMASSE IN DRIVEWAYS, OR VISITING FAMILY CATCHING UP AROUND A BARBECUE OR OUR RESORT POOL, ONE THING IS FOR SURE – YOU SHOULD ALWAYS BRING A PLATE.

The weather's warmed up and it's the season of entertaining here in Australia, when neighbours, friends and family come together to celebrate, well, just about anything. Even when you're told not to bring a thing, it's nice to not turn up empty handed. Here are our Top 5 easy 'bring a plate' idea to get you through another Palm Lake celebratory season because, guess what? It's already that time of the year again!

Cheese platter

Cheese platters are always crowd favourites and should be your Number 1 go-to. Whatever your taste, there's always something on a good cheese platter that everyone can enjoy. In our opinion, a solid cheese platter should include the following:

- A soft cheese like brie, goats' cheese or camembert
- A hard cheese like cheddar or gouda
- A blue cheese like gorgonzola, Roquefort or stilton
- A mix of crackers and bread
- A selection of dips, both dairy-based (ie, French onion) and dairy free (ie, pesto)
- Quince paste

- Something salty, like olives, cured meats or nuts
- Something sweet, like fruit or chocolate.

Also, note that presentation is key when it comes to a memorable platter. Wooden chopping boards make a great base for your platter and don't forget a cheese knife.

Spinach cob loaf

This Aussie party classic has been on high rotation for more than 100 years (yes, really!). And it's so simple to make. Take a large cob loaf (your choice of white, sourdough or whole-meal bread) and slice off the top, allowing you to remove the soft internal bread – save it for the next steps though. Drain a bag of frozen spinach of all water and mix with sour cream, mayonnaise, red onion and powdered vegetable stock until it forms a dip-like consistency. Scoop the mixture into the hollowed-out cob loaf and, under the grill, toast the bread chunks you tore out of the middle to serve.

Sushi tray

For something a little bit more exotic, you can't go past a sushi tray. Sushi is a lot of fun to make, too! Simply cook some sushi rice (short grain white rice made stickier with

Up the ante.

Don't just bring a plate to that next soiree - bring a jug as well! Here's a fruity sangria recipe to get you through the festive months:

In a large glass pitcher, pour one bottle of white or red wine over ice. Then add four tablespoons of white sugar, 60ml of brandy and two cups of ginger ale. Stir. Add sliced oranges, lemons and limes and muddle slightly with your stirrer. Garnish each glass with a fruit wedge.



rice vinegar, sugar and salt), lay out a bamboo sushi mat and a sheet of seaweed (nori). Spread the rice onto the nori evenly, and right to each edge. Have a bowl of water on hand to help you form the sushi without the rice sticking to your hands. Add your preferred fillings along one side – fish, chicken, fresh vegetables, avocado and egg are popular choices – then roll it all together and cut with a super sharp knife.

Skewers

Does anything beat a skewer when it comes to finger food? There are no crumbs, no cutlery is needed and there's plenty of deliciousness – plus, they're a lot of fun! Some of our favourite chargrilled skewer combinations include:

- Prawn, mango and avocado
- Steak, mushrooms and red onion
- Italian chicken, zucchini, cherry tomatoes and capsicum
- Grilled tofu or tempeh, carrots and mushrooms.

And to extend on your skewer repertoire, why not do fruit skewers? Pick the most colourful seasonal fruit available and chop into bite-sized pieces. For colour, you can't go past a combination featuring watermelon, grapes, rockmelon, honeydew, pineapple and the like. Easy!

Weekly activities.

MONDAY

- 9am Gentle exercise, in the Clubhouse
- 1pm Rummy-O, in the Theatre (see Jan, Home 36)
- 1.30pm Craft, in the Clubhouse (see Janet, Home 99)

TUESDAY

- 7.15am* Aqua aerobics - outside venue (see Heather, Home 10)
- 8.30am* Lawn bowls (see Keith, Home 39)
- 10.30am* Belly dancing exercise (see Elenie, Home 109)
- 2pm Bingo (second and fourth Tuesdays of the month - see Joyce & Mabs, Homes 43 & 66)

WEDNESDAY

- 7am* Beach walk (see Barry, Home 61)
- 9am Line dancing – beginners (see Libby, Home 56)
- 10am Line dancing – advanced (see Libby, Home 56)
- 1pm Cards – 500 (need to book with Mal, Home 57)
- 4pm Toucan Club (third Wednesday of the month - see Barry, Home 17)
- 6pm* Chinese dining (last Wednesday of every second month - see Archie, Home 1)
- 6.45pm Cards – Five Crowns (see Barry, Home 61)

THURSDAY

- 10am Variety art group, until 3pm (see Madeline and Trish, Homes 95 and 108)
- 1pm Tenpin bowling (see Barry, Home 61)
- 1.30pm Mahjong in the Theatre (see Christine, Home 75)
- 1.30pm Table tennis (see Warren, Home 97)
- 4pm Warnouts (second Thursday of the month - see Richard, Home 23)

FRIDAY

- 8am NEW! Chair yoga
- 8.15am Tai chi
- 9am* Shopping bus leaves (see Christine, Home 75)
- 12noon Quilting (see Judy, Home 92)
- 5pm Happy Hour/Raffles in the Clubhouse (see Paul, Home 18)

SATURDAY

- 8.30am Garden Club (see Barb, Home 14)
- 9.30am Musicise (see Libby, Home 56)
- 2pm Movies in the Clubhouse (see Barb, Home 14)
- 2.30pm* Lawn bowls (see Keith, Home 39)

SUNDAY

- 10am Indoor bowls in the Clubhouse (see Ben, Home 79)

ALL WEEK

- All day Golf range open seven days a week

*CHECK THE RESERVATIONS SHEET IN CLUBHOUSE

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 9 - \$625,000

- 
Beds
2
- 
Bath
2
- 
Living
1
- 
Study
1
- 
Garage
1



Views, views, views

This is a delightful single-storey home offering two generous bedrooms, two bathroom plus multi-purpose room and single garage with remote-controlled door.

The kitchen is well appointed with dishwasher and large corner pantry offering plenty of cupboard space.

The master bedroom has a walk-in wardrobe and ensuite. This well maintained home comes with a large study/multipurpose room, ducted air-conditioning, ceiling fans and solar panels. It also offers stunning views of our resort pond and forested areas can be enjoyed from the master bedroom, open-plan living areas and also from the back deck.

Want to book a private tour and find out more about our resort? FREECALL **1800 757 457** or email uppercoomera@palllake.com.au

Home 4 - \$650,000



SOLD!

Home 58 - \$575,000



UNDER CONTRACT

Moving on? Cash buyers await.



There has been an unprecedented level of enquiry on homes at Palm Lake Resort Upper Coomera in recent months - so much so that we are short on properties to sell! It seems our secure resort grounds, the low-maintenance/high-quality homes, world-class facilities, myriad weekly activities and our welcoming community have made Palm Lake Resort Upper Coomera a very sought-after local neighbourhood.

If you're a homeowner here and your situation has changed so you are contemplating a move, please let our Sales and Information Centre know. Our Sales Consultants can inspect your home and give you an appraisal to help you make up your mind. We have qualified buyers waiting to hear about any new homes as they hit the market. To find out more, simply FREECALL 1800 757 457 or stop by the Sales and Information Centre anytime.



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\$250
cash bonus simply for
referring a friend!

For more info or to refer your friend, simply FREECALL 1800 757 457.
*T&Cs apply



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

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 757 457
email uppercoomera@pallmlake.com.au or **visit us** at 40 Riverbrooke Dr, Upper Coomera QLD 4209



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

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