

From our family to yours

Wow.....the last year has just flown. The first anniversary of our managing Royal Palms Green came and went in another busy day on 1st August. We have learnt many things this past year and no doubt there is still more to learn, however, we have enjoyed the last 12 months and look forward to the next.

We have had the opportunity to meet many of the residents who have popped in for a chat or stopped us on our rounds or we have met them at one of the Social Group functions. I for one am terrible at remembering names so apologies if I forget yours.

Having been involved with Rotary I always smile when I hear of others in the community who give of their precious time to help others. We have a few within the estate who do their bit to assist those less fortunate and make the world a better place.

If you have a charity or organisation that you support, give us a flyer and we can display in the notice board at the Leisure Centre.

Ssssssnake Ssssseason

Spring is here and snake sightings are at a record high. Below are a few tips direct from the RSPCA website.

Prevention

- Reduce snake feed sources from around your house. Dispose of rubbish, keep areas uncluttered and secure your pet food.
- Keep your yard maintained. Snakes don't like to be vulnerable in the open so keeping your grass trimmed will deter them.
- Have a snake catcher's number handy. Remember the RSPCA **cannot** capture a snake unless it is injured.

What to do if you see a snake

- Do not panic
- Do not touch it. This is usually when most snake bites occur.
- You can either let it go on its way, or try to take a photo from afar and send it through to a snake catcher who can provide information on its species.
- Keep your pets away.
- Just remember, it is illegal to kill a snake

Local Snake Catchers: Ranger Dan or Ranger Jackie from NQ Wildlife. PH: 0437 056 156 or 0437 056 157

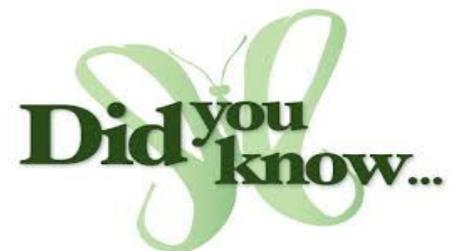


Extra! Extra! These are the headlines for this month!

- Ssssssnakes!
- GYM
- Social Group News

"Life's challenges are not supposed to paralyze you, they're supposed to help you discover who you are."

- Bernice Reagon



Contact Details.

Office Hours:

Mon - Fri: 10.00am - 1.00pm
PH, Sat & Sun - Closed

Appointments available
outside office hours.

Phone:

07 4723 0026

Emergencies Only:

0499 332 070

E-Mail:

royal.palms@bigpond.com

Royal Palms Gym

Did you know, we have a gym? A FREE gym for all Royal Palms Residents!

It is located inside the Leisure Centre (LC) and opening hours are 5am-10pm 7 days. All you need to do is see the friendly ladies at the office to gain a key for you to keep until you leave Royal Palms Estate.

Many of the residents already utilize our gym, and that is fantastic!! However we have noticed that on a number of occasions the louvers are being left open when people are leaving the gym. This leads the way for insects, dust, dirt and worst of all, pests to get in and wreak havoc. Please ensure the louvers are closed upon your exit of the gym. Let's all keep it nice for everyone.

We have just had the carpets professionally cleaned and you may also notice a new mat that has been put under the (really heavy) weight stand! This is to ensure that if the weights are dropped, they don't stain or dent the carpets. So please try your best to use the weights whilst standing on the mats (or just don't drop them!)



Happy Lifting!

By-Law of the month!

As you all know, living in Royal Palms comes with its By-Laws that need abiding by. Everyone was given a copy of these By-Laws when they first moved into the Estate, however some of these may have changed, or just simply been forgotten! This section is a friendly reminder of our most broken By-Laws around the Estate.

IRRIGATION

As you are all aware, our on-site gardeners are in charge of maintaining all the front yards in the estate, as well as the up keep of the common areas. They do a wonderful job, so we are taking this time to first of all thank them for their work and to also remind our residents of the many ways you can help our loyal gardeners.

- PLEASE do not ever allow any vehicle (including residents, trades-people, removalists, visitors etc) to drive onto or park any part of their vehicle on the lot front lawn areas or common lawn areas.

- Do not allow Real Estate Agents to drive any sign pegs into the garden or front lawn areas
- Do not drive vehicles, trailers, or vans over the lawn areas. Even if your property has side gates that you think might fit cars, caravans or boats.

Your co-operation in this matter is very much appreciated.





To our Owners and friends within Royal Palms,

As at 1 September, all our 50 rental properties were tenanted so we are looking for more! Thinking of selling? We can do that too as we are not only your resident complex managers. We run a full real estate office offering a personal service for sales and rentals. Come in and see us.. we are just outside the gates at number 58 ☺ Contact us on 07 4723 0026 or email royal.palms@bigpond.com



Royal Palms Social Group

The Royal Palms Social Group is coming up to its 12 month anniversary so I would like to take this time to thank all the ladies for their hard work and awesome commitment! The community has embraced the efforts of the past year, and I think the Social Group has made a difference to life in Royal Palms Estate. Thank you. We would like to see a few more people attend and don't forget, friends are always welcome.

Functions

Royal Palms Social Group upcoming functions:-



- ❖ Beach Party! Sunday 27th September from 4:00-6:30pm. BYO Drinks and a plate to share or something to throw on the BBQ! Down at the Leisure Centre and remember, no glass please.
- ❖ Halloween in Australia. Saturday 31st October from 5:00-8:00pm on the grassed area at the Leisure Centre. BYO Drinks and a plate to scare.. Costumes welcome but not compulsory.
- ❖ Melbourne Cup Day Lunch. Tuesday 3rd November from 12noon. Please email royal.palms@bigpond.com to advise of attendance for catering purposes. Time to don the fascinators, or as Duncan says 'inhibitors'.
- ❖ Expressions of Interest Requested for a How to Host a Murder Party, as a lot of behind the scenes work is needed for a successful event. Saturday, November 28th from 6:30pm - late. Please email royal.palms@bigpond.com or Debbie Camilleri at debbiecamilleri69@hotmail.com
- ❖ Royal Palms Christmas Party is happening again. Sunday December 6th at 5:30-7:30pm. Santa Claus, Games, Prizes and Presents!



Please feel free to email any suggestions you have to Anne Thomson, thomsonanne@hotmail.com or Donna Kelly, dakellygang@gmail.com

Reminders!

- ✓ The speed limit at Royal Palms Green is 20km throughout the **entire** estate. Please think of your fellow neighbours and abide by these enforced limits. They are there for a reason.
- ✓ Please be courteous and turn down your music when you are driving through the estate at night time.
- ✓ Please do not give out your personal gate code. This null and voids the purpose of the gates entirely. If unsure how to grant access remotely, please come and see us at the office
- ✓ Of late we have noticed a LOT of residents are leaving their bins out way past 24hrs after collection. This is a breach of the By-Laws. Please ensure your bins are put back behind your fence within the 24 hours. If for some reason you are unable to return your bins (holidays for example), please ask a neighbour or notify the office.
- ✓ If you notice anything around the estate that we should know about, please don't hesitate to call or flick us an email. Truly..... we don't bite. ☺

Joke of the Month!

Why did the skeleton leave the party?

He had no body to dance with!

HaHaHaHaHaHaHaHa

it's a
good
day to
be *happy*

Brains Teasers!

Look at the chart and say the **COLOUR** not the word

YELLOW BLUE ORANGE
BLACK RED GREEN
PURPLE YELLOW RED
ORANGE GREEN BLACK
BLUE RED PURPLE
GREEN BLUE ORANGE

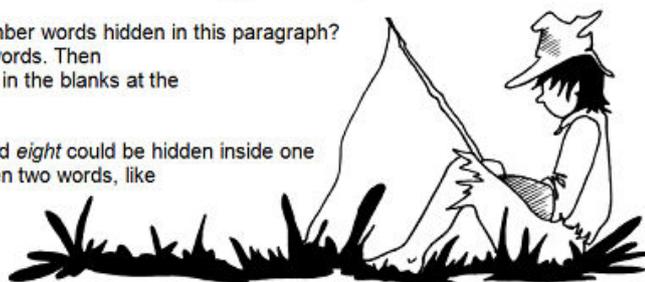
Left - Right Conflict

Your right brain tries to say the colour but your left brain insists on reading the word.

The One That Slipped Away

Can you find seven number words hidden in this paragraph? Underline the number words. Then write the number words in the blanks at the bottom.

As an example, the word *eight* could be hidden inside one word, *height*, or between two words, like this: We will ride in a sleigh tonight.



Where has the fat worm gone? He was wriggling away from my reel even before I had the hook on it! If I've lost him, I'll be sorry. This evening I came prepared with reel, line and bait hoping to catch plenty of fish. It's not often that a worm of ours gets away!

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Looking forward to seeing everyone either at a function, or just around the estate.

From the team: Karin, Duncan, Stacy and Scott.

Royal Palms Management