

Royal Palms Gazette



Welcome

It is lovely to see Townsville back in a green state after the recent rains instead of 'Brownsville'. We certainly appreciate not having to stand out there for hours per week hand watering. A big thank you to the residents who kept Duncan company and especially to Ian who also assisted by watering a patch that we couldn't reach.

If you have new neighbours feel free to introduce yourselves and welcome them to our community and check if they have attended the office so that we have their details and can set up codes etc. Having moved around a lot with the military it is always nice when a neighbour says hi.

Best wishes for a lovely Easter break....if you see the Easter Bunny send him our way!



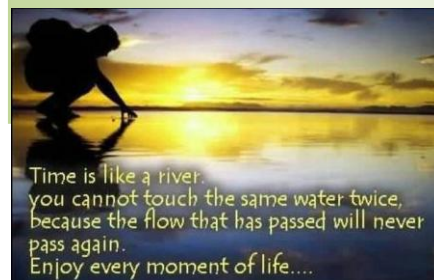
New Royal Palms Body Corporate Committee

The Annual General Meeting was held on 29th March 2018 However the quorum required was not met so it's on again this Thursday so get your voting papers ready to hand in to the committee. As there were only single nominations we can still advise that your new committee for the coming year is:-

Chairperson	Kerry Ryan (E) ryankandc@yahoo.com.au
Secretary	Linda McNamara (E) lmcPMC@bigpond.net.au
Treasurer	Pat Roberts (E) fonzngrace@ozemail.com.au
Ordinary Members	Wayne Edwards, Donna Kelly, Marjorie Adams and Ian Fyfe.

What's in this Newsletter -

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Did you know...

11% of people are left handed

8% of people have an extra rib



Contact Details

Office Attended

Mon - Fri: 10.00 a.m. - 1.00 p.m.

Business Hours

Mon, Tues & Thurs 9:00 a.m. - 4:00 p.m.

Wed & Friday 9.00 a.m. - 2:00 p.m.

Public Holidays, Sat & Sun - Closed

Appointments available outside office hours

Phone:

07 4723 0026

Emergencies Only:

0499 332 070

E-Mail:

admin@royalpalmsrealty.com.au

Website:

www.royalpalmsrealty.com.au

Entry Gate Access Via Mobile Phone

The new GSM system has been operational on both front and rear vehicle entry gates for almost two months now and reports from those residents using their mobile phone to access are all very positive.

Access options for the front entry gate are currently personal code, remote or mobile phone. As of 1 May 2018 however, the remote receivers will be disconnected and access will be via your personal code or your mobile phone only.

If you wish to register your mobile to be used for direct gate access please attend the office during office hours. A \$5 fee per number is payable which will give access to both front and rear vehicle gates.

Access for the rear gates is now by mobile phone only.

Body Corporate Pet Approval

Just a reminder to residents and tenants that Body Corporate approval to keep pets on the estate is required. Keeping a pet within the estate without Body Corporate approval is in contravention of By-Law 10. The request form is available by contacting us at the office or Body Corporate Services at their Townsville office.



Sudoku

Easy

4	8	7		5			6	
9			4					3
2		6		8	9	5		
		4		1	5	6		
1					4		5	
	7	8	2					
					8		7	
7	5						3	
	2			3	7	4	1	

Medium

1	6		3					
		8	5		9	3	4	
		4	2	7			5	8
			9		5		3	
								5
		3		1		4		
			6			9		4
	9			8	3			6
	5	2				7		



Vehicle and Pedestrian Entry Gates - Front

Just a quick update on the gates.....initially the vehicle gate keypad failed and was sent for repair. The decision was made to remove the pedestrian keypad as access was still available via the key and pedestrians could walk through the vehicle gate. Whilst it is not advocated that pedestrians should continue to walk through the vehicle gate on a permanent basis, there wasn't really an alternative, as it is a bit difficult for the cars to get through the pedestrian gate!

We are sure some of you had noticed this keypad also started playing up last weekend too. The repaired keypad has now been installed and the original one from the pedestrian gate has now been sent away for repair. Hopefully it will come back from it's trip to Melbourne within a couple of weeks so that pedestrians can once again use the pedestrian gate.

Pool Closure

Your committee have been working hard liaising with Body Corporate Services and contractors to have the situation resolved as quickly as possible. As the fix is not a simple one, quotes were required to be voted on by all owners at the Annual General Meeting (AGM). Unfortunately the contractors quotes required further information which was not received in time for consideration at the AGM. An Extraordinary General Meeting (EGM) has been called for all owners to consider the full quotes. Due to legislative requirements, the Committee are not able to reduce the timeframes required under the BCCM Act.

Please respect the fact that your committee members are volunteers who give their time freely and are always working in the best interests of the whole estate. Whilst the decisions and outcomes may not always align with personal opinions, negative or derogatory comments are not deserved, nor helpful in any situation.

Rubbish

We all take pride in where we live and our staff and us are constantly being told by visitors how lovely and well kept the estate is. There is however occasions when people drop rubbish and leave it for someone else to pick up, predominately in the visitors car park and near the gates. This is in contravention of By-Law 16. We ask that if you do drop some rubbish please pick it up and dispose of it properly. Thank you.

Social Group

The new social group members have run two functions so far this year with great success.

First function was the Meet & Greet Sausage Sizzle on 25 February. The sausages were cooked to perfection and spirits were high. A lovely way to welcome new residents and a chance to catch up with our regular attendees.

Our Royal Palms Easter Egg Hunt & family function was held last Sunday and we were lucky enough that the Easter Bunny left us some Easter treats early. Unfortunately we couldn't attend but from all reports on the Social Group Facebook page there were many happy people that had a wonderful time.

A big thank you to all who attended and assisted in any way but in particular to our organisers Denise & Haley, thank you for your efforts and all the time you invested, it is sincerely appreciated.

Stay tuned for the next event.....they might even send some photos to include in the next newsletter, so don't forget to **smile!**



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Golf Club and Course

Willows Golf Club and Course has changed ownership and is now called

Tropic Golf Club, Nineteenth Avenue. KIRWAN QLD 4817

Office Manager: Kyrz Zaba

Phone: (07) 4773 4777

Email: info@tropicsgc.com.au

Web: www.tropicsgolfclub.com.au



New management are doing major drainage works on the golf course with heavy machinery, engineers and surveyors. This includes putting in new paths, cleaning out lakes and putting in a drainage system to clear water from the golf course so they can get golfers onto the course in all weather conditions. Also their plan is for the lakes on the golf course never to go dry and stagnant again.

Because of a couple of incidents with large mowers picking up stones and breaking windows on houses surrounding the golf course, they have asked for neighbours to get together and mow a one or two metre strip along the outside of their fences on the golf course and they will do the rest. They have asked that the mowing doesn't begin until they have finished their drainage work please.

For people who like to walk on the golf course, the golf club management are happy for that to continue but asked that you give the golf club a ring or email to let them know that you are going to be on the golf course and to be aware of taped off areas and to keep away from them.

Thank you

Royal Palms Body Corporate Committee

Royal Palms Realty 

We are looking for more rental properties!! We manage 50 properties inside the estate and would love to add yours to our portfolio. We are not only your resident complex managers, we run a full real estate office offering a personal service for rentals. Call, email or better still, come in and see us, we are just outside the gates at number 58 ☺

Contact us on 07 4723 0026 or email admin@royalpalmsrealty.com.au

From the Team: Wishing all a safe and happy Easter.

Duncan, Karin, Julie and all the ground staff.



Royal Palms Management