

Royal Palms Gazette



Welcome

Thankfully we here at Royal Palms all survived the floods with only a few properties experiencing minor water damage that mainly came in from the roof. It will be a long road to recovery for others but they'll get there in the end.

Thank you very much to those of you who supported our proposal to vary our management rights arrangements at the recent general meeting. It is very much appreciated.

It is gratifying to know that we have the support of the majority of owners who choose to participate in the management of the affairs of the Body Corporate. We remain totally committed to the long term management of Royal Palms Green.

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 19th March 2019. Thank you to the outgoing committee for their time and welcome to the new. See below for contact details for your new committee for this coming year is:-

Chairperson	Bruno van Aaken (E) bva66261@iinet.net.au (M) 0437 689 201
Secretary	Linda McNamara (E) secretaryroyalpalms@gmail.com
Treasurer	Pat Roberts (E) fonzngrace@ozemail.com.au
Ordinary Members	Wayne Edwards, Tris Gunawan, Kerry Ryan and Craig Torsney

What's in this Newsletter

Welcome
New Committee
Life Quote
Did you Know
Contact Details
Leisure Centre Appliances
Body Corporate Pet Approval
Pedestrian Gate
Pool
Letter from the Chair
Rubbish
Lost & Found
Information
Office Hours Over Easter



Did you know...

Coffee was the very first food to be freeze dried!!!

Coffee stays warmer longer if you add cream! It cools 20% slower than a straight black.



Contact Details

Site 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

After Hours Urgent Matters Only:

0499 332 070

E-Mail:

admin@royalpalmsrealty.com.au

or

royal.palms@bigpond.com

Leisure Centre Gas Appliances

During the regular maintenance program for the gas appliances at the Leisure Centre a couple of faults have been found.

BBQ - One of the gas control knobs is missing a spring and the potential for leaking gas is considered a risk. As such, the BBQ has been marked as *Out of Service* by the contractor. We are hopeful that this can be repaired prior to Easter however it is out of our control.

Stove Top - The ignition for the front two burners has malfunctioned and not currently repairable, however the burners still work fine. If you have a function booked and plan to use the stove top then remember to take some matches or appropriate gas appliance lighters with you. Please do not leave them at the centre as this is also a risk, as unsupervised children may take them and play with them. A cigarette lighter is not classed as an appropriate means of lighting gas appliances and is not permitted, EVER.

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.



Pedestrian Entry - Front Gates

The keypad for entry access at the front gates has been removed due to the unavailability of parts. Entry to the estate through the front pedestrian gate is now only available by using the key. This is the same key that is used for the gym doors. If you need a key, please attend our office with \$50 cash as a deposit. This deposit is held on behalf of the Body Corporate and fully refundable upon return of the key.

To exit the estate through the pedestrian gate just press the silver button and pull the gate open. There has been an increase of persons climbing over the gate and this is totally unacceptable. Please advise your guests of the correct procedure to exit and remember that the area is under 24 hour CCTV surveillance.

Pool Shade Sail & Pool Rules Reminder

As part of the regular maintenance, one of the shade sails will be removed for cleaning shortly and left down until September/October to allow the sunshine to warm the water up a bit and extend the swimming season for residents.

Reminder that use of the pool carries with it the responsibility to adhere to the rules:-

- Children under 13 MUST be supervised by an adult 18 years or older
- No glass items, food or alcohol is permitted in the pool area at all - No Exceptions
- No Smoking permitted at the pool



Letter from the Committee Chair

Easter is here again and that brings with it school holidays and fun for the kids on our estate. The weekend just gone saw our annual Easter egg hunt at the Leisure Centre, an event that was exceptionally well attended and supported. We thank all who participated as well as those who organised the event. Both are equally important because a well organised event needs lots of attendees to enjoy the day! A special thank you goes to Linda and Marjorie for their hard work in making the day happen. A good time was had by all, kids big and little and in-between!

While we are on the subject of school holidays there are some friendly reminders that the committee would like to pass on regarding safe behaviours on the estate.

Road Safety

The speed limit on the estate is 20 kph. This is set to ensure everyone's safety especially during this holiday period. There are always children about on the estate, either at play on the Commons or on the roads on their bikes. It is a big reason many choose to live here. We ask that all respect this by driving at or below this limit! Remember it is the limit not a challenge! **The roads at Royal Palms are a shared pedestrian zone!**

Rowdy parties and behaviour

Unfortunately, in recent weeks there were some residents who forgot themselves in terms of respecting the community they live in. This became evident by non-stop all-night music, offensive language and a party which went from Friday night through to Sunday afternoon. What really underscored the disregard for our community was a drive-by of the car park in a 4WD complete with a hood ornament consisting of an apparently inebriated young man holding a stubby! This occurred at lunchtime on a Saturday. This behaviour shows total disregard for the safety our community expects as part of living in Royal Palms, a gated community. As a result of these actions, the Police were notified of the offenders, as was the managing agent of the property.

Leisure Centre and Pool

The pool is also a draw card for our kids and grandkids. Please do not take any glassware or glass bottles into the pool enclosure. Broken glass in the pool is almost impossible to see in the water and it will cause serious injuries. If you would like to enjoy a drink, we ask you do so outside of the pool enclosure. There are advisory signs at several vantage points on the fence surrounding the pool. Other requirements are that children under 13 years of age must be supervised at all times by a responsible adult or guardian over the age of 18yrs. This is a state legislative requirement, in other words it's the law!

In order to respect the enjoyment of a community atmosphere at Royal Palms, we ask you also respect the hours of use for the Leisure Centre and pool posted on signs at the Gym entrance to the centre and at the pool. These signs ask you restrict your use of these facilities to the hours of **7am and 10pm**.

It was a long drawn out process with the insurance company however we finally we have 30 new meeting chairs in the Leisure Centre and the 10 armchairs should arrive after Easter.

Back Gates

Finally, on a brighter note, the motors for the back gate have now been located (sorry folks but that's a long story!) and should be installed making the back gates operational again by Easter! Our apologies for the inconvenience.

From myself and all the committee we wish you all a safe and happy Easter holiday.

Kind Regards

Bruno van Aaken
Chairperson, Body Corporate Committee



Rubbish

We all should 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 are however occasions when people drop rubbish and cigarette butts and leave it for someone else to pick up, predominately in the visitors car park and near the gates and around the pool gardens. This is in contravention of By-Law 16. We ask that if you do drop some rubbish accidentally, please pick it up and dispose of it properly. Thank you. If you are knowingly dropping rubbish intentionally then shame on you!

Found

A charm bracelet has been handed into the office. If you think it is yours and you can describe it, you can collect it.

Private Property and Police Powers

Don't be fooled into thinking that because you live on the estate which is private property that you are untouchable by the authorities. This is not the case. Any resident of the estate is able to contact the Police and report dangerous driving, nuisance, unlawful acts etc.

In respect of vehicles in the estate a number of times vehicles enter or exit through the incorrect gates. We have tried to remain pleasant and patient but we are now fed up with the total disregard and flaunting of the By-Laws not to mention how dangerous this practice is. Please adhere to the signage and speed limit and advise your guests or tradespeople as going forward, the details of vehicles along with CCTV footage will be logged with the local Police station for their action. I have it on good authority that they are required to act in each instance.

Council Kerbside Collection

The Townsville City Council is once again collecting hard waste but unlike last year which was a complete debacle with mix up of dates and residents not knowing when it was.

Royal Palms Green kerbside collection is due to commence on Monday 29th April 2019. Please do not place any items on the common property until after 1pm on Friday 26th to allow our gardeners to complete their work without hindrance

Office Hours Over Easter

No doubt everyone is looking forward to taking a break over the Easter long weekend as are we. Due to a number of commitments and appointments please be advised that our office hours will be as follows:-

Good Friday - CLOSED

Easter Saturday & Easter Sunday - CLOSED

Easter Monday - CLOSED

Tuesday 23rd April - **10am to 1pm only**

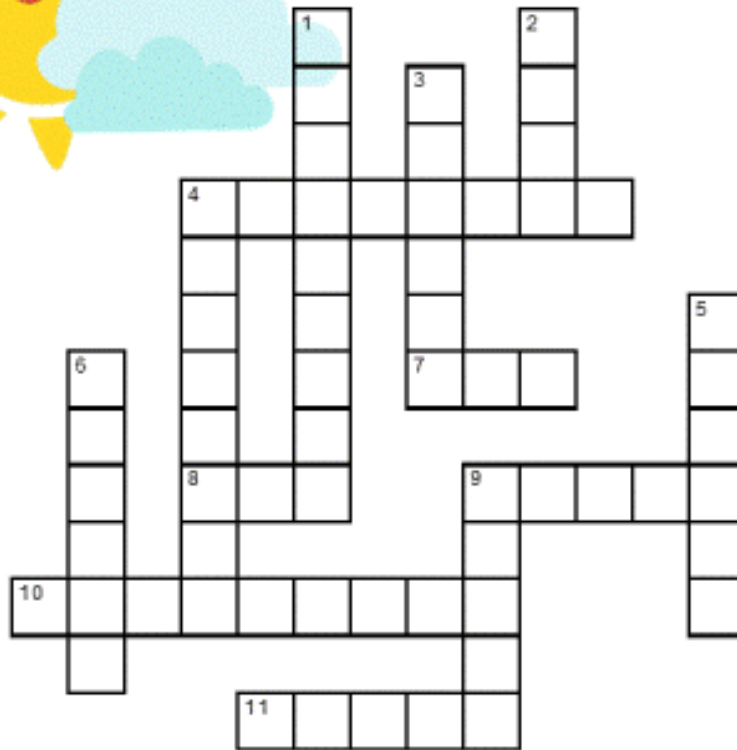
Wednesday 24th April - **10am to 1pm only**

Anzac Day - CLOSED

Friday 26th April - back to normal 9am to 2pm



Easter Crossword



ACROSS

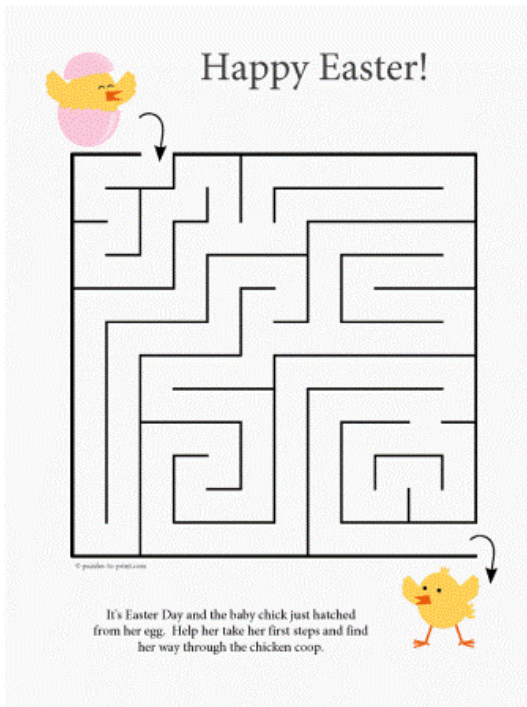
- 4. You might do this to eggs for Easter
- 7. A hen makes this
- 8. Used to color eggs
- 9. The hen's baby
- 10. Colorful candy you might find in an Easter basket
- 11. Peter Cottontail is one

DOWN

- 1. Eggs might be made from this
- 2. Look for eggs
- 3. Easter Day event
- 4. Yellow or white spring flower that grows from a bulb
- 5. What the Easter Bunny brings
- 6. A pretty hat worn on Easter
- 9. Don't eat too much of this or you might get a belly ache



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Easter Word Hunt

Directions: Look for the ten words in the list hidden in the puzzle. The words can be forwards or backwards.



- basket
- chick
- hunt
- bonnet
- dye
- lily
- bunny
- egg
- parade
- candy



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Royal Palms Realty

We are looking for more rental properties as we have NO VACANCIES!! 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

