

Villa Casablanca News



Greetings Villa Casablanca community,

Welcome to the 4th issue of our newsletter keeping owners informed about important matters related to the management and maintenance of our shared community.

Cleaning of the Villa Casablanca Entrance

You will have noticed that the entrance to our community is looking a little fresher and more sparkly lately. Cleaning contractors were engaged by the committee to refresh the entrance to VC. Works included the aggregate around the entrance and roundabout, signage, low brick walls, external walls of villa courtyards either side of entrance and letter box wall.

Plans to improve the appearance of the roundabout landscaping are being finalized.

Petition to Links Golf Course

In efforts to address the ongoing issue of the lack of maintenance of Links Golf Course land bordering Villa Casablanca, requests from the Committee, Strata manager and individual owners to Golf Course management have been consistently sent. Due to lack of response and action, 2 committee members recently spent some hours manually pulling weeds from GC land at the entrance to VC. This is not sustainable and therefore the Committee have started a petition that all owners are encouraged to sign. The petition will then be presented to Golf Course Management. It is hoped that the petition will result in a raised awareness of the issue and its implications to safety including snake habitat and fire risk, and that the Golf Course will respond by prioritizing the maintenance of its land bordering VC moving forward.

Link to the Petition here <https://c.org/dPNRtdNRhb>

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Ideas for Improvements?

Please reach out to the Committee with any ideas that would positively contribute towards improvements in Villa Casablanca.

The recent addition of the high table and chairs in the pool area were purchased as a direct result of community feedback.

Insurance Claim Repairs

Finally, after many delays, the insurer's contractors, Ambrose, are completing repairs to the damage caused to lots, during the storms of March last year. It is acknowledged that the delays have caused significant inconvenience and frustration to owners, including committee members; and had financial implications to some owners. The Committee met with Stratacare and Pro-Insure, prior to the last Committee meeting to address the barriers to communications that further impacted owners during the delays. It was resolved that for future insurance works Pro-Insure would regularly update Stratacare when notified by the contractor of any delays to works, generally, so that impacted owners could be notified of any delays in a timely manner and that Pro-Insure would contact owners directly, in a timely manner, regarding matters impacting individual lots.

Community Pool

We welcome the arrival of the new high table and chairs to the pool area. This is for community use, however, when gathering with family, friends and neighbours in the pool area we respectfully remind you to be courteous of residents that live around the pool, and that Pool hours are between 7am and 9pm only.

Community Website

Our website is getting a modern refresh! Over the next week, you'll notice a sleeker look and new features designed to better serve both residents and the committee. As part of this update, the community bylaws are now listed in full on the site for easy reference. We are currently evaluating the platform's overall value and utility for our community, so please dive in and explore the new interface!

<https://villacasablanca.com.au>

Dog Waste Bins

It is unfortunate and unacceptable that the owners of the two villas situated directly at the entrance of Villa Casablanca find themselves regularly having to dispose of dog waste bags being left on the walls outside their homes.

There are a number of dog waste bins located across Hope Island Resort and pet owners are respectfully reminded to make use of these or take them home with them.

Visitor Parking

A reminder that the Visitor Parking areas (common property) are for visitor parking only. If you have friends/family wishing to park overnight please inform security and provide registration numbers of vehicles, to avoid any penalties.

If you are an owner/occupier and require temporary use of visitor parking due to events such as trades people requiring access to driveways, there is a 'common sense' approach taken, however, a request to Stratacare for temporary use of visitor parking is required, outlining the reason for the request, vehicle details and time required. Stratacare will then seek committee approval.

Visitor car parks are not to be used because owners/occupiers have more vehicles than the number of car parking spaces allocated to their Lot.

The parking rules are in place to ensure visitor parking is always available to genuine visitors and other owners/occupiers are not inconvenienced.

In accordance with the By-laws, there is an agreement in place with a towing company (contractor) to provide a Vehicle towing service for vehicles parked unlawfully on common property.

Smart Plus App

The Smart Plus App is now available from HIR Security.

For a \$75 one off fee the App allows for multiple users to view, monitor and access the security gate to Magnolia Drive East as well as other gates across the resort, including the Coles buggy gate. When visitors dial villa numbers at the security gate to VC, an alert will come through to the App instead of the house phone. You are able to view, by video, who is requesting access.

The App allows all users control and monitoring of the gates from anywhere.

By-law Bulletin

Body Corporate By-Laws are the rules and regulations that govern the control, management, administration and use or enjoyment of the lots and areas of common property contained within the registered plan of your body corporate. The by-laws are designed to ensure that the standard of your lifestyle and environment is maintained at the highest level. It is a key role of the committee to ensure by-laws are enforced. The Committee respectfully request understanding, from our community, around this.

Each issue of the Villa Casablanca News will continue to feature a by-law to support community knowledge.

9.10 TEMPORARY BUILDINGS

Except for children's recreational facilities on a Lot, a Proprietor or Occupier will not place upon any Lot or Common Property any temporary structure of any kind or any other improvement without the prior written approval of the Body Corporate.

All requests should be directed to Stratacare, who will seek committee approval. For permanent structures applications should be submitted to the ARA.

VC Social Events

The VC Christmas party was held by the pool on Sunday 21st December. Despite being a busy time of year with conflicting events, the gathering was very well attended and enjoyed by all. It was great to see some new faces as well as familiar ones and new friendships were formed. Our thanks again to 'Disco Steve' who compered and provided the music. Not even the temporary loss of power could dampen the Christmas spirit.

Stay posted for future social events organized by your committee

New Vacancy for Committee member

Due to the recent resignation of a committee member, there is now a vacancy for Ordinary Member and expressions of interest are invited.

Local GC Events for Autumn

Festival of Golf 2026 19th to 22nd March- Sanctuary Cove

Easter Egg Extravaganza-Sunday April 5th 10am-2pm Marine Village, Sanctuary Cove

Supernova Pop Culture Expo April 11th & 12th, Gold Coast CEC

Gold Coast Running Festival April 26th, CBUS Super Stadium

Cooly Rocks On 3rd to 7th June, Marine Parade and multiple venues, Coolangatta

Surfers Paradise Beachfront Markets-every Wed, Fri & Sat 4 to 9pm

Hope Island Marina Markets- Hope Island shopping Centre, 3rd Sunday of each month 9am to 1pm.

Your Current Committee

Caroline Walsh-Chairperson (8898)
Jim Kennedy-Secretary (8868)
Noel Bennett-Treasurer (8876)
Alison Griffiths-Ordinary member (8845)
Kerryn Hunt-Ordinary member (8897)
Mark Kay-Ordinary member (8866)

Bin Collection Days

Green waste bins -Tuesdays
Recycle bin- Wednesday (fortnightly)

Key Contacts

Security – 07 5629 8999

Stratacare – Strata Manager- Jackson Melloy
07 3435 5363

Information & Communication

Information and minutes can be located on [Stratamax Portal](#) plus the Stratacare App.