

# coral sea

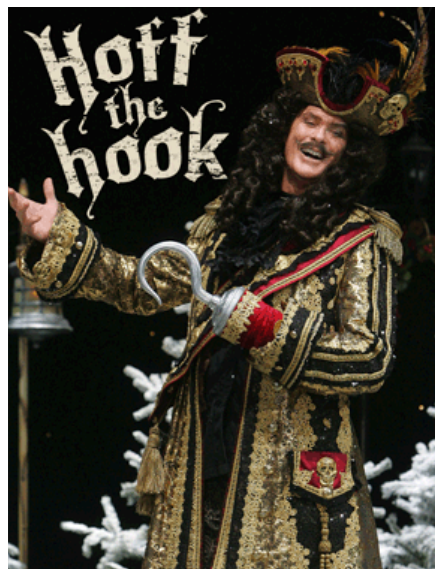
PROPERTY MANAGEMENT

# news

April 2013  
Edition #19

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## CORAL SEA OFFICE HOURS



Monday – Friday 9-5, Saturday 9-12

Outside these hours you can generally find us at the pub or playing laser skirmish!

For after hours emergencies call:

**Electrical** - Kolbys Electrical  
4729 0466

**Plumbing** - Northern Plumbing  
4775 7320

## MAKE YOUR LIFE EASIER..

### HERE ARE SOME WAYS TO SHOW YOU CAN:



**Bread tags:** why not make them chord labels? They're quick and easy to change. Collect ones in different colours if you can.



**Gotcha!** Find tiny lost items like earrings by putting a stocking over the vacuum hose.



**Instant eraser:** Remove crayon masterpieces from your TV or computer screen with WD40 (also works on walls).



Bake cupcakes directly in ice-cream cones – so much more fun and easier for kids to eat.



**Go nuts!** Rubbing a walnut over the scratches on your furniture will disguise the scratches.



Use magnetic strips to store bobby pins (and tweezers and clippers) behind a vanity door.



**A muffin pan** becomes a craft caddy. Magnets hold the cups down to make them tip-resistant.

**EMMA'S FUN FACTS:** A Saudi Arabian woman can get a divorce if her husband doesn't give her coffee.

Every time you lick a postage stamp, you're consuming 1/10 of a calorie.

# THIS MONTH'S STATISTICS (FOR THE GEEKS)



For the month of March:

- 28 out of 31 days 100% of you wicked tenants where up to date with your rent!

For those who aren't Mr T is on his way...



And...

- 99.39% of all tenants are on a lease!

Whose awesome? You're awesome!



## FUNNY HA HA

### SHOCKED BUSH:

Donald Rumsfeld gave the president his daily briefing. He concluded by saying: "Yesterday, 3 Brazilian soldiers were killed."

"OH NO!" the president exclaimed. "That's terrible!"

His staff was stunned at this display of emotion, nervously watching as the president sat, his head in his hands.

Finally, the president looked up and asked, "Just how many is a brazillion?"

## NEW TENANTS THIS MONTH

We'd like to welcome all our new AND renewing tenants to the Coral Sea Pirates Crew! These guys know all know how to stay in the good books, they've all been caught supplying the Chaiman with illicit pats!



Michael & Amanda



Stevie & Rawiri



David



Raymond



Macca & Jane

CHECK OUT MORE NEW TENANT PHOTOS AT

[www.coralseaproperty.com.au/photos](http://www.coralseaproperty.com.au/photos)

## CORAL SEA DICTIONARY

### Coral Sea YAHOO WAHOO education for dummies 101



#### YA•HOO –noun.

1. When all tenants are up to date with their rent, therefore no tenants in arrears!

#### WA•HOO –noun.

1. A shout out of joy
2. A sound all the staff at Coral Sea make when all the properties on our rent roll are fully tenanted. Backed up with a tragic booty shake, tragic levels vary between each staff member.

#### YA•HOO WA•HOO –noun.

1. A combination of the above, our tenants are very happy and time to go to the pub!



### PROPERTY INVESTOR

If you're thinking about investing in property or perhaps you have an investment property that isn't being looked after properly then you should get your hands on a copy of this magazine.

It's full of handy tips and tricks and valuable information when choosing a property manager.

Grab your copy from our office, Westpac in the city or read an **ONLINE COPY** at:

[www.coralseaproperty.com.au/investor-magazine](http://www.coralseaproperty.com.au/investor-magazine)





## GO AUSSIE! PAVLOVA

### INGREDIENTS

- 6 (59g) eggs, separated
- 1 1/4 cups (270g) caster sugar
- 2 tsp cornflour
- 1 tsp white vinegar
- 1/2 tsp vanilla extract
- 300ml thickened cream
- 2 tbs icing sugar mixture, sifted
- Finely shredded rind & juice of 2 limes
- 2 Lady finger bananas, thinly sliced
- 3 golden kiwifruit, peeled, thinly sliced
- 2 starfruit, thinly sliced
- Pulp of 2-3 passionfruit

### METHOD

1. Preheat oven to 120°C. Line an oven tray with foil. Brush with melted butter and dust with cornflour, shaking off excess. Mark a 24cm-diameter circle on foil.
2. Use an electric mixer to whisk egg whites in a clean dry bowl until soft peaks form. Gradually add sugar, 1 tablespoon at a time, beating well after each addition, until meringue is thick and glossy and sugar dissolved. Rub a little meringue between fingers. If still "gritty" with sugar, continue to whisk until sugar dissolves. Add cornflour, vinegar and vanilla and whisk until just combined. Spoon meringue onto the foil, using the marked circle as a guide. Smooth sides and top of pavlova. Use a small spatula to form little peaks around edge of pavlova. Bake in oven for 1 1/2 hours or until pavlova is dry to the touch. Turn off oven. Leave pavlova in oven with the door ajar to cool completely. When completely cold, transfer to serving plate or store in an airtight container until required.
3. Use an electric mixer to whisk the cream and icing sugar in a medium bowl until firm peaks form. Spoon cream onto the top of pavlova. Pour lime juice into a ceramic or glass bowl. Add banana slices and toss to coat with juice. Drain. Decorate pavlova with banana, kiwifruit, starfruit, passionfruit and lime rind.

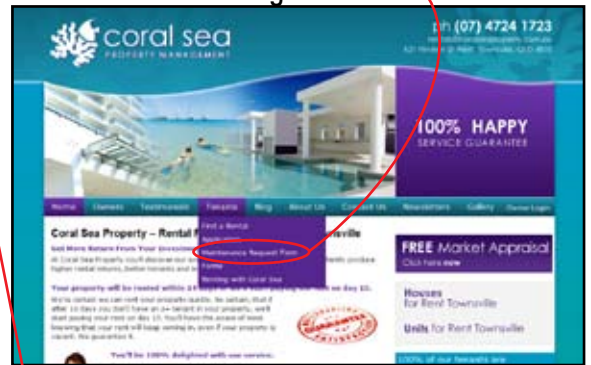
## MAINTENANCE HOW TO

Our tenants are our owners most important asset and we take your comfort seriously.

You have the right to expect that your property is kept in tip top condition and maintenance is carried out in a timely manner. To help ensure this is the case we have instigated a seamless online maintenance system. We would appreciate your assistance by logging any maintenance requests online so we can maintain a high level of service. The process is detailed below:

### How to lodge any maintenance requests:

1. Go to our website <http://www.coralseaproperty.com.au/>
2. Select Tenant tab, click on **Maintenance Request Form**
3. Ensure you have completed all the troubleshooting and read and acknowledged the Terms and Conditions. Once you have confirmed, continue to the **Maintenance Request Form**.
4. Enter all the necessary details as required. Please ensure you enter as much information as possible including model number and serial numbers.



The more information you provide the faster we will be able to assist you and get your maintenance completed.

Once submitted you will receive a confirmation email detailing your maintenance request and noting the date and time your request was submitted. Please keep a copy of this email as your record of the maintenance being lodged.

### What happens now?

- You will be contacted by someone from the office within 72 hours.
- The job will be allocated to a tradesman and you will be contacted within 7 days by the tradesman to organise access (no keys) or inform you of when they will commence work (keys OK).
- We will also contact you with the tradesman's contact details who has been allocated your task. You are free to contact the tradesperson direct once we have given you this number to arrange a convenient time or to give them a little helping reminder!
- We endeavour to have all routine maintenance tasks completed within 14 days.
- If your maintenance has not been completed within 14 days please contact our maintenance team Rachel & Cam in the office for an update.



## CHAIRMAN'S MEOW



Through recent discoveries, we have acquired the one and only Chairman Meow's own diary. Over the next coming month we will reveal one at a time Chairman's secrets, plots and crazy cat antics. If you can't wait to see what he has been up to, hop on to our blog which also features more than feline shenanigans, it also keeps you up-to-date with all things property management from increasing capital growth, helpful hints for landlords, funnies, all our monthly newsletters & everything in between.

### My Resume...

I thought to support my heavy chicken wing habit; it was time to get a job. I listed all my skills on a page and put together a resume...



Til next month, The Chairman



## WINNER WINNER CHICKEN DINNER!!

Rod Locke a tenant to Coral Sea Property won two tickets to the Cowboys game on the weekend.

Congratulations Rod!

### "HOW?!" YOU MAY ASK!

By being a top bloke and an A-grade tenant!

Some traits Rod has in becoming a successful A-grade tenant are:

- being a top bloke of coarse
- rebuilt the garden
- keeps the place neat and tidy
- pleasure to work with
- + much more

Listen to what he has to say because you could be next! [>WATCH VIDEO](#)



## MEET THE PIRATES OF THE CORAL SEA

### THE WHO-TO-GO-TO'S

#### Tenant Team - The Gunners

The Gunners' duties include taking care of all the crew, ensuring all properties are well maintained and you crew are shelling out your rent 7 days in advance. They also look after your routine inspections.



These guys are here to help so feel free to give them a call or suck up by buying them a bottle of wine. Beware these girls are always helpful, sweet and pretty but don't mess with them or they will have you walking the plank!



Tenant Team:  
Elley Hudson

#### Maintenance Team - Team Fix It!

Team Fix It, are the ones to have on speed dial for all your maintenance needs.

From a leaky tap to electrical faults they will make sure your quarters are fit for a Captain and not like a poop deck!

Remember to lodge your Maintenance Request online (see previous page)



Handyman:  
Cameron  
Murchie

For the uninitiated **Chairman Meow** is our office cat. He seems to spend his days lazing in the reception area greeting all and sundry and demanding pats and attention before swiping at an unsuspecting ankle or tiptoeing across a computer keyboard in the middle of any important task. He is the Chairman of the Board and lets it be known his word is law. (especially if his claws haven't been clipped!)