

coral sea

PROPERTY MANAGEMENT

news

May 2013
Edition #20

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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

Heart for the homeless

Want to make the world of difference?

Imagine...

If this was your bed, living room, bathroom, kitchen & back yard.

I know you are thinking thank god it is not but.. this is 105,000 people in Australia's reality each day.

I wish there was something that could be done to help, and I am sure a lot of you do to – and there is.

It is not a solution that will get everyone off the street overnight but it can help in small & big ways by keeping them warmer, putting food in their bellies or the big thing we all want & get them off the street.

It is a great new initiative called Heart for the homeless & you can have a direct impact on homeless people in Australia when you move house & really change their lives...



WHAT A BEAUTIFUL THING

A bag of clothes, a blanket or even a couple of cans of baked beans could make all the difference and save an Australian's life.



There are loads of people in this country who have wanted to make a difference, but due to the magnitude of the issue a lot of people don't know where to start.

This is a great place to start – and we would love your help in fact we need it!

Coral Sea Property have sponsored in 2013 a charity to have developed a simple concept that

in a practical way helps consistently deliver usable resources to that assist the homeless with much needed items as food, clothing and furniture.

Heart for the homeless is their name! They are a not-for-profit organisation focused on getting resources such as clothing, furniture, non perishable food & appliances to those who would otherwise go without.

Amazing don't you think? Want make your difference?

It is mind blowing how simple it is! And you can do it in 4 easy steps from your computer, Iphone, I pad or tablet.

THIS MONTH'S STATISTICS (FOR THE BIG NERDS)



For the month of May:

- As of the 17th of May 99.69 % of our tenants are paid up to date with their rent.

You rock!



4 EASY STEPS

Step 1 - Register

Register - <http://www.heartforthehomeless.org/site/home>. With just a few easy clicks simply enter your details into the system.

Step 2 - Charity

Once you have registered your details, the secret internet monkeys will send your details to a local partner charity (Salvation army, Vinnies, Red Cross etc) closest to your home to arrange what you are willing to donate & when.

Step 3. Collection

The local partner charity will come and collect your donation as soon as possible.

Step 4. IMPACT!

Your donation go directly to homeless people in need or to resource multiple aid and assist programs whilst still being kind to the environment. Moving home will have never felt so good!



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!

NEW TENANTS THIS MONTH

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



Alicia & Sebastian



Barbara & Megan



Julia



Tracey



Trinity & Bronte

CHECK OUT MORE NEW TENANT PHOTOS AT

www.coralseaproperty.com.au/photos



POOP ON A STICK

FROM BJS2005'S RECIPE BOX

**These take a while to make, so grab a friend to help. It's quicker and tons more fun!!!*

Ingredients

- 1 1/2 cups granulated sugar
- 1 1/2 cups brown sugar
- 1 1/2 cups butter
- 1 1/2 cups light corn syrup
- 1 can (14 oz.) sweetened condensed milk
- 3-4 pkgs. of pretzel rods (broken in half)
- 2 pkgs. each of vanilla and regular almond bark (or any cookers) chocolate.

Directions

1. Combine first 5 ingredients in heavy saucepan. Stir constantly and bring to a boil, Cook until mixture reaches 238°F or forms a firm ball (I prefer it a little soft and chewy). Warning: if the caramel isn't cooked long enough, it will not come off the parchment paper! Test by adding small amount to COLD water.
2. Dip **BROKEN ENDS** of pretzel rods in caramel and place on parchment paper. Go back and roll caramel when dry.
3. Melt vanilla chocolate in microwave for one minute intervals, stirring with a fork in between. (You do not need to melt it completely in microwave. Stir it until all the clumps are melted). Dip caramel ends in vanilla chocolate and return to parchment paper to dry.
4. Melt regular chocolate the same way. Drizzle regular chocolate over the **DRY** vanilla chocolate ends of the pretzel rods with a **BIG** fork. Let dry, then pull off parchment paper and enjoy!



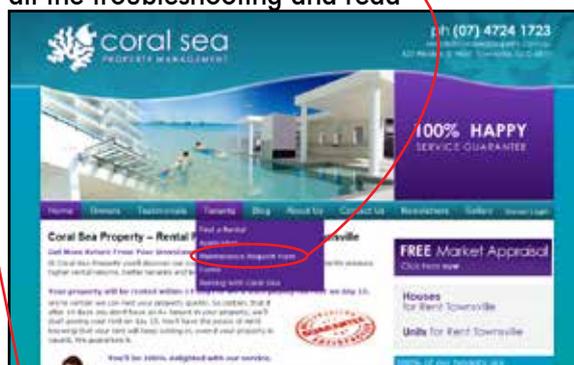
MAINTENANCE HOW TO

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 Emma & Cam in the office for an update.



CHAIRMAN'S MEOW



DEALING WITH VACUUM CLEANERS

VACUUM CLEANER: *This appalling beast is known by many names, "Cat Eater" being the most prevalent. Humans will turn into raging monsters while under its influence, sucking up all the carefully shed cat hair and terrorizing the feline residents with evil glee. All you can do is run and hide. Occasionally, the humans are forced to open the vacuum cleaner and remove a swollen bag from within. This is its stomach, and must be destroyed at all costs. Do not worry if the human yells at you, for the yell is really that of the Beast in pain.*

**Til next month,
The Chairman**



TENANTS OF THE MONTH

Congratulations to this month's tenants of the month are Cameron, Daniel and Michaela!

These guys have been crowned this month's TOTM (tenants of the month) for leaving us presents at routine inspections and even some for the Chairman and the house being immaculate always!

The Chairman thought you should be honoured for your outstanding efforts!

Yahoo! Pop in to the office to collect your prize and get a happy snap with the chairman for our gallery. (www.coralseaproperty.com.au/photos)

Our TOTM is lucky enough to have won a free months member ship to Snap Fitness CBD.



This new and fabulous gym with state of the art fitness equipment is in the Holborn complex located on Flinders Street West.

They offer affordable memberships, 24 hour access, a wide variation of group fitness classes and personal training, boot camps and fitness challenges. Their staff are extremely friendly and helpful and would be available to speak to any person who is keen to be a member of this new and innovative gym that is all the rage in Townsville.



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:
Emma



Handyman:
Cameron
Murchie

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)

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!)

