

BAYWAY



VILLAGE

# Bayway Banter



January 2012 | Volume 3 | Issue 1

*Happy New Year*





## From The Manager's Desk

Hello All

Welcome to 2012 to all residents and we hope that you all enjoyed Christmas and special time spent with family and friends.

We are all looking forward to a happy and positive New Year.

To our newest residents, who have moved in since the last edition of the Banter, welcome to your new home. We know that everyone here at Bayway will greet you with friendly smiles.

Just a friendly reminder that it is still school holidays so please be vigilant when driving through the village...watch for children and remember that they can be unpredictable. Also, children must be accompanied at all times whilst in the swimming pool and surrounds.

A reminder to all that Reception is now open Monday to Friday from 10am – 2pm. Any resident with enquiries please see Leanne during these hours. She will very happily and efficiently assist you, but please be aware that it is a very busy office and sometimes a little patience may be required. For any emergencies after office hours please call **0427 208 454**. Obviously if it is emergency services that are required dial **000 first!**

Our sales office is now open seven days a week. If you are contemplating selling your home, or you know someone who may wish to buy a home in the village, please call the office and make an appointment to see Diana. In her short time here she has achieved some wonderful results in sales of both new and pre-loved homes. She has even mastered the buggy! Well done Diana.

We will shortly be employing a second sales person to assist Diana in keeping up with the large amounts of enquiries your village is receiving. Obviously the word is out that Port Stephens is truly part of paradise and Bayway Village is a great place to live. We look forward to welcoming a new staff member and know that you will also make her/him feel welcome. Jeff, Neil, Paul and Adam, as always, are doing a mighty job keeping the grounds of your Village looking wonderful. We are sure that you are all very appreciative of their efforts. Once again, a little patience may be required, at times, if you are waiting for a specific job to be done.

Wishing you all health and happiness in the coming year. Maybe the following words will inspire.....

*Laugh when you can,  
apologize when you should,  
and let go of what you can't change.  
Life's too short to be anything... but happy.  
- Anonymous*

Kind Regards  
Lynne

The Bayway Banter is now viewable online at [www.hampshirepropertygroup.com.au](http://www.hampshirepropertygroup.com.au) under the heading of "News". You will be able to view the other Hampshire Villages newsletters as well

## SERVICES



**Newspapers** – pre purchase from gate house Monday to Saturday. Sundays via paperboy.



**Port Stephens Mobile Library** – Monthly Thursdays - Community Hall 11.15 until noon.



**Household Rubbish** collected Friday mornings. Rubbish must be in strong plastic bags in a bin.  
**Recycling** is collected Monday mornings and must be sorted into paper and normal recycling.



### **Meals on Wheels**



\$5.50 per day includes: beautiful tasty meals, apple or orange juice, cheese and biscuits plus a yummy sweet (dessert)  
Phone **Sharon** at Stockton on **49282810**



**Milko** - Monday and Thursdays.

**Fruito** - Thursdays at approx 9am until 4.30 pm.



**Sellfish Sea foods** – Thursdays 2 - 4pm

**Home Ice cream** - delivery



### **Newspapers at the Gatehouse**



Papers are available every day of the week except Sunday when the paperboy comes around. Pick up from the gatehouse is between 7-7.30am.

ALL ORDERS & PAYMENTS MUST BE ONE WEEK IN ADVANCE.

You can order one paper per week or whatever you require. Holiday etc are no problem, just cancel until you return. If these hours don't suit you can collect your paper from my site 273 any time during the day. Contact Bronwyn Jones Site 273 Ph 4928 4870



### **FREE WATER CONSERVATIVE SHOWER HEADS**

We still have available Water Saving shower roses for residents at no cost.  
If you would like a replacement shower head, you are welcome to bring your old style Non-conservative shower head to the office and exchange it.

We can provide a fitting service at a cost of \$10.00. This will be billed to your account. Please contact Leanne to arrange this.



## Bayway Village Activities

**BINGO** **Monday 1pm**  
 Contact Suzie Site 619

**LINE DANCING** **Beginners Monday 4pm to 4.45**  
**Intermediate Mon 4.45pm to 5.30pm**  
**Experienced Wed 6.30pm to 8pm**  
 Contacts: Jan Site 489 or Jan Site 554

**INDOOR BOWLS** **Tuesday 2 to 6pm**  
 Contact Marion Site 518

**GENTLE EXCERSISE CLASS** **Wednesday 9 to 10am**  
 Contact Val Site 398

**CRAFT** **Wednesday**  
 Contacts: Katy Site 628 **10am to 1.30pm**

**CROQUET** **Wednesday 10am**  
 Contact Shirley Site 548 Friday 9am **Friday 9am**  
**Saturday 9am**

**ART GROUP** **Thursday 9.30 to 1pm**  
 Contact Pauline Site 621

**BAYWAY VILLAGE LIBRARY** **Friday 9 to 11am**  
 Contacts: Robyn Site 564 or Jenny Site 303

**HOY** **Friday 1 to 4pm**  
 Contact Lesley Site 542

**EUCHRE** **Sunday 6.30pm**  
 Contact June Site 639

**PLEASE NOTE THAT ALL ACTIVITIES ARE STRICTLY ALCOHOL FREE**

**BOWLS:** see notice board at Bowling Club for details

**TENNIS COURT:** Available during daylight hours

### RESIDENTS ASSOCIATION

Contact details

<u>Name</u>	<u>Position</u>	<u>Site</u>	<u>Phone</u>
David Morrow	President	300	04 1144 1144
Bruce Craig	Vice President	394	4928 4922
Zelda Winchester	Secretary	201	4920 1751
Norm Bergquist	Treasurer	355	49201192
Bobbie Jones	Committee	480	4920 1435
Suzanne Kamine	Committee	258	4928 3077

## Notices



Nothing to do on Sunday nights.....come along and plays some cards, have some fun, meet some new people and maybe win some money. It's in our Community Hall on Sunday night at 6.30pm till 9.30pm. For more information ring June on 4928 2390 or call in at site 639. Look forward to seeing you there. June

### Bayway Sewing & Craft

Craft & Sewing Group Has moved to Wednesday 10am – 1.30pm  
If you are interested in sewing, knitting, quilting or any other craft please come along and be part of this group. For further information contact Katie Site 628 on 4928 4478



### Light Exercise Wednesday 9am - 10am

Hi Everyone

Classes will start again, 1<sup>st</sup> February 2012.  
Thank you Val



## hoy

Don't forget that Hoy has started again for this year so come along and have some fun and make some new friends. It's on in the Community Hall on Fridays at 1pm.  
For further information call Lesley on 4928 3424.

# Happy Birthday



Len Dewberry  
Nancy Truman  
Iris Cryer  
Sharon & Brian Tiplady



Any residents that wish to contribute to the Bayway Banter, a joke, poem, photo's or even a story. Please don't hesitate to send it to me by email or drop it into the office and I will be happy to put these in.

[leannej@hampshirepropertygroup.com.au](mailto:leannej@hampshirepropertygroup.com.au)

Leanne



**BAYWAY VILLAGE SOCIAL BOWLING CLUB NEWS**



Well members what a busy December our social club had, first we had a group of 40 who went into Sydney Entertainment Center for the Christmas concert, what an excellent concert it was we went in by ferry and train, and of course we took the lolly man with us so a few more kgs hit the hips. Then a few more days went by and it was time to start getting a few things ready for our Christmas party, and what a Christmas party it was we had a 135 Members and Visitors and we could have had more, but we were limited to the amount of chairs in the hall. Our band was the jumping jukebox which were absolutely fabulous, everyone was up dancing, and we have a fair amount of good dancers in Bayway you name the music and they can dance to it (go members.)

So a big thank you goes out to all our members and visitors who came to our Christmas party. Because without you it wouldn't have been so successful.

Well now down to the bowling side of our club, as this banter was put together in December there had been no official dates for our return to bowling so bowlers please keep an eye on our notice board for the dates. There will be roll up's thru January.

Also see the b.b.q. notice in this banter for our dates and when we will be starting the b.b.q's again. Our Indoor Bowls will start up again on the 7th February 2012.

Our weekly calendar for bowling is as follows.

Monday Morning	9am	Mixed Bowls.
Monday Afternoon	1pm	Men Only.
Tuesday Afternoon	2pm	Indoor Bowls.
Wednesday Morning	8.30am	Ladies Only.
Friday Morning	2pm	Mixed Bowls (TWILIGHT TIME CHANGES PLEASE CHECK OUR BOARD)
Sunday Morning	9.30am	Mixed Bowls.

Anyone wishing more information regarding our bowls or our social club please ring one of our Committee Members.

President	Brian Sorby	4928 3538
Vice President	Pauline Bower	4928 4775
Secretary	Marian Jamieson	4928 4154

**ON THE TRAIN ON THE WAY TO SYDNEY**



**OUR LOLLYS MAN**



**SOME OF OUR MEMBERS & FRIENDS IN THE TRAIN**



**ELVIS SERENADING**



**MRS CLAUSE COULDN'T MAKE IT SO SANTA CAME WITH HIE FRENCH MAID**





# January 2012

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3 9am Croquet
4 6.30pm to 9.30pm Euchre	5 1pm Bingo 4pm to 4.45pm Line Dancing (Beginners) 4.45pm to 5.30pm Line Dancing (Intermediate) BINGO XMAS PARTY	6 2pm to 6pm Indoor Bowls	7 10am Croquet 10am to 1.30pm Craft 6.30pm to 8pm Line Dancing (Experienced)	8	9 9am to 11am Library 9am Croquet 1pm to 3pm HOY	10 9am Croquet
11 6.30pm to 9.30pm Euchre	12 1pm Bingo 4pm to 4.45pm Line Dancing (Beginners) 4.45pm to 5.30pm Line Dancing (Intermediate)	13 2pm to 6pm Indoor Bowls	14 10am Croquet 10am to 1.30pm Craft 6pm Line Dancing Xmas Party	15	16 9am to 11am Library 9am Croquet 12noon XMAS PARTY 1pm to 3pm HOY	17 9am Croquet
18 6.30pm to 9.30pm Euchre	19 1pm Bingo 4pm to 4.45pm Line Dancing (Beginners) 4.45pm to 5.30pm Line Dancing (Intermediate)	20 2pm to 6pm Indoor Bowls	21 10am Croquet 10am to 1.30pm Craft 6.30pm to 8pm Line Dancing (Experienced)	22	23 9am to 11am Library 9am Croquet 1pm to 3pm HOY	24 9am Croquet
25	26 1pm Bingo 4pm to 4.45pm Line Dancing (Beginners) 4.45pm to 5.30pm Line Dancing (Intermediate)	27 2pm to 6pm Indoor Bowls	28 10am Croquet 10am to 1.30pm Craft 6.30pm to 8pm Line Dancing (Experienced)	29	30	31

## BINGO NEWS

Well here we are starting a new year, and I am so over all the parting don't get me wrong I really enjoyed all the festivities, but now have to concentrate on the exercise (far too much Christmas cheer) and planning 2012 --- BINGO, TRAVELLING, PARTIES, and maybe some HOUSEWORK ---- BABYSITTING. Wow doesn't change.

Bingo will kick off this year on Monday 6<sup>th</sup> February 2012 1.00pm in the community hall. Hope to see all our regulars and lots of new faces. Everyone is welcome men and women. Happy new year to all. Suzie and Judy.



Art will resume again Thursday 2<sup>nd</sup> February 2012  
in the community hall from 9.30am – 1pm  
If you wish to join the self-help art group  
Contact Pauline site 621 or Phone 49201542  
Pauline Donald

## Handy Hints

Cloudy or dull glassware will come out of your dishwasher crystal clear and sparkling if you add approximately one tablespoon of Epsom salts to your next wash cycle.

Place an empty paper bag over an electric light globe before removing it from its socket. If the globe should shatter, the bag will hold the pieces and avoid what could be a nasty accident.

Scuff marks caused by shoes on vinyl floors, which usually take hard scrubbing to get off, can be easily removed by wiping with a small quantity of eucalyptus oil on a paper towel.

To re-use an old paint roller tray or to keep a new one clean, simply place the tray into a plastic supermarket bag or small garbage bin liner. Pour in the paint and the bag will sink into the shape of the tray. When you've finished, take off the bag and dispose of it, leaving your tray ready to use next time, without cleaning.

If your child has trouble holding a glass, slip several rubber bands around the glass at regular intervals. The glass will be much easier to grip.

Stop the tears flowing when peeling onions, especially with large quantities for pickles etc. Peel and cut onions in half, place in a plastic bag in a single layer and put in the freezer. When frozen (usually a few hours, depending on quantity), remove from freezer, leave for a short time so they are not too hard, then chop or slice with a sharp knife.

GROW AN ALOE VERA PLANT in a pot near the kitchen door. Break off a leaf and apply the juice for the best-ever relief from burns or insect bites. The plant will grow and proliferate with little care apart from some occasional watering. It's a natural remedy, virtually free, and unequalled for burns from stove or iron.

For a quick and luscious icing, place a layer of chocolate mint patties over a freshly baked cake while it is still hot and leave until the mints soften. Spread with a spatula. For a variation, try flavours such as orange or rum patties.

For beautiful, shiny clean jewellery, use a soft toothbrush and toothpaste. Rub lightly, rinse and polish with a towel. Diamonds and gold will simply glow.

Stitch on the lowest button of button-through dresses or uniforms using fine shirring elastic instead of cotton. This allows plenty of give and prevents the button tearing from the material under stress.

Repair the binding on books with dressmakers' iron-on stiffening. Cut strips to the required width, and then iron on in the usual way.

**We cannot take responsibility for any of the hints shown here.**



## EMERGENCY TEXT MESSAGING



We would like to set up a text messaging system to enable us to let you know as soon as possible when we have a water problem or similar. This can also be used for events happening in the Village. If anyone is interested in having this service please see Leanne in the office and give her your mobile phone number. If we already have your mobile phone number please call into the office to make sure we have the correct number and give your permission for us to send you these messages. The sooner we have all these numbers, the sooner we can start this well worth system.

## BAYWAY SUPPORT GROUP



We are very pleased with your response to the "Support Group". Our drivers are available to take residents to keep Doctor's appointments, have x-rays, blood tests, dental appointments and any other type tests in the Newcastle area. If you are not well and need help with shopping chores etc. PLEASE CALL. If you know of any Resident who may need assistance PLEASE PHONE. We may be able to help. Clients are expected to give their driver "Petrol Money". IF YOU REQUIRE ANY TYPE OF ASSISTANCE... Please contact.

ZELDA. Site. 201 phone.49201751 else.....  
LIZ . Site 19 Phone. 49282177

## BAYWAY MAILING SYSTEM

Our mailing system has now changed.  
In front of the receptionist office is now 2 new black letter boxes.  
One box is for Incoming mail and the other for Outgoing mail,  
both boxes are labelled and will always be locked.  
We will remove the brown outgoing box as it is no longer needed.  
Leanne

## BAYWAY VILLAGE INDOOR BOWLS

We would like to wish all our members and residents a very happy and healthy 2012. Our indoor bowls will be resuming on 7<sup>th</sup> February at 2pm. So come along and join our indoor team and meet and greet some wonderful people. We supply the bowls plus tea and coffee so come along and have some fun. The cost is \$3.00 that includes tea or coffee. Anyone wishing more information please ring Marian towards the end of January 2012 on 4928 4154



## THANK YOU

The family of Annette Coburn would like to thank the residents of Bayway Village for their kind wishes and support during their sad loss of a very special woman.

Mum died peacefully in her sleep last Friday night (9<sup>th</sup> Nov) of heart disease. She did not suffer.

A private ceremony was held on Saturday 10<sup>th</sup> December 2011. This was mum's wishes.

Thank you again

Tony, Tracy, Kathleen & Bernadette


## **Beware of Snakes**

General tips for snake prevention


- Keep all grasses low
- Keep gardens simple and avoid close root, ground hugging plants like agapanthus and ivy (these make great protection for snakes from natural predators as they can camouflage very well in the tight leaf and root structure, they also provide hiding places for snake's food items such as frogs and skinks)
- Keep wood piles away from the house and elevate off ground where possible, wood piles kept in secure sheds are mostly ideal, i.e. garden sheds without holes and a concrete floor.
- Reduce rubbish in the backyard, if its necessary to have sheets of corrugated iron and colourbond in your yard, separate with bricks and elevate off the ground, alternatively don't lay flat on ground.
- When building rock walls, stop up any gaps with mortar, any hole could be a potential snake hide.
- Stop up any gaps in fence lines with snake and mouse mesh, dug in at least 5cm, with no gaps along the edge.
- Keep composts in bins, without any gaps for rodents to get into.

Remember it is virtually impossible to completely guarantee a snake free yard.

He most we can hope to do is reduce the risk, and during the height of summer always be vigilant, especially when working in the yard; wear long pants, thick socks and sturdy boots and ALWAYS use gloves when doing anything in the garden.

**Joy's**



**Ph: 4928 3661**

**Needle Nook**

**D & S MOXEY PLUMBING**

Licensed Plumbing Contractors

Mobile 0417 24 0417  
 Telephone (02) 4920 1921  
 Fax (02) 4928 2174

8 Taylor Road, Fern Bay NSW 2295  
 License No. 138270C, L6380  
 ABN 80 632 248 703

**MICHELLE'S FRANGIPANI  
 HAIR DESIGN**

MODERN, FRESH, EXPERT,  
 HAIR DESIGN

Phone for an appointment  
 Phone: 4958 7438  
 Mobile: 0401 247 339

MOBILE SERVICE ALSO  
 AVAILABLE AT YOUR HOME



**ROBMAC ELECTRICAL  
 SERVICES** LIC.No. 130092C

DOMESTIC - COMMERCIAL- INDUSTRIAL  
 BEST QUALITY BEST SERVICE  
 FREE QUOTES

**Robert McGillicuddy**

Mob 0421 634 362 A/H 4982 2616  
 Fax 4981 9301

19 BELLMOUNT CLOSE ANNA BAY 2316

**MARGARET**  
 Lic. No 38387

Your Onsite Hairstylist & Barber

Professional Hairstyling  
 for all Occasions

Site 307 Available most days by appointment  
 Ph..H 4928 1452. Mob 0405 655 313.



Margaret will be on holidays as of 23<sup>rd</sup> November till 18<sup>th</sup> December

**Bobby 'G' (The One Man band)**

For Weddings, Engagements & All Functions  
 Music from Baby boomers to 2000's

Bobby 'G' Professional Singer / Entertainer  
 DJ & Host

Mobile: 0422311405 or (02) 49283350 ah

[galebobby9@bigpond.com](mailto:galebobby9@bigpond.com)  
 Professional / Reliable / Great Sound



## TOP 3 FAMILY ACTIVITIES IN PORT STEPHENS



Here's a high adrenaline adventure you'll be talking about for weeks. Sand boarding on the Stockton Sand Dunes is a great experience for the whole family and many tours depart regularly. Feel the wind in your hair, but don't forget to keep your mouth shut!



Dolphin watching cruises depart Port Stephens all year round and our slippery friends can often be seen whatever the weather. Set sail on a 61-foot sailing catamaran, hire a private charter or combine your sightseeing with some snorkelling.



Cuddle a stingray and hand-feed a shark at the Australian Shark and Ray Centre. Get up close with farm animals and take a tractor ride at Oakvale Farm and Fauna World, or learn about fighter aircraft and more at Fighter World.

## TOP 5 SECRETS OF PORT STEPHENS



You don't have to own a boat to enjoy the facilities at Soldiers Point boat ramp. The recent upgrade means this spot, with picnic tables and two floating jetties, is a great place to watch the sunset, just a ten minute drive from Nelson Bay.



Learning to surf is fast becoming one of the most popular activities in the bay and is suitable for all ages. Learn to surf packages are available most of the year but if you just want the best breaks, check with the locals for the daily up-



The beautiful Boat Harbour is a great location for viewing migrating whales. Approximately 9,000 Humpback whales will pass Port Stephens between May and mid-November. You can also get closer with a number of whale watching



Let those dogs off the leash and watch them play in the sand as you take a walk on Port Stephens' dog-friendly Bagnalls Beach. It's a great location for meeting other dog owners and taking a refreshing paddle.



You'll pass some excellent fishing spots on a scenic walk along Morna Point towards Anna Bay, and some stunning wildflowers in the spring. As the sun sets on the rocky coastline look for dolphins in the distance, fishermen bringing in their catch, and surfers finishing up for the day.

Book your Port Stephens Accommodation and Tours online with  
Port Stephens Visitor Information Centre

**FREECALL 1800 808 900.**



# F U N C O R N E R

L	Y	R	I	C	A	L	V	C	O	M	P	A	S	S
A	L	E	B	H	J	I	X	O	Z	O	J	L	K	T
N	A	I	V	E	K	F	U	S	I	L	L	A	D	E
G	M	T	V	E	L	E	J	T	Y	E	B	R	J	N
U	S	E	J	R	E	B	E	L	K	C	O	M	I	C
I	A	R	M	N	B	O	J	Y	V	U	L	K	J	I
D	I	A	G	O	N	A	L	N	F	L	O	R	A	L
N	M	T	B	B	V	T	J	G	G	E	J	E	H	M
E	L	E	V	E	N	M	P	R	E	S	U	M	E	D
S	L	K	J	D	L	A	J	A	M	N	B	I	K	U
C	A	C	T	I	B	R	A	D	A	R	J	N	U	N
A	J	Y	N	E	M	G	M	U	J	E	V	I	V	G
P	E	N	I	N	S	U	L	A	J	I	S	S	U	E
E	K	I	V	C	W	E	W	T	C	N	Y	C	L	O
D	E	C	R	E	E	D	L	E	A	S	T	E	R	N

This puzzle is a combination wordsearch and crossword. There are no clues or two-letter words. Just reveal the hidden words by blocking out the incorrect letters. The completed pattern will be symmetrical. Use this fact to help you decide which letters to leave in which ones to leave out.

## December Result

# S U D O K U

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

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

## Macadamia Maple Tart



### Ingredients (serves 10)

1 1/2 cups plain flour  
1/4 cup caster sugar  
125g butter, chilled, chopped  
1 egg, lightly beaten  
200g unsalted macadamia nuts  
**Macadamia maple filling**  
2/3 cup firmly-packed brown sugar  
1/4 cup Queens maple syrup  
50g butter, melted  
1/4 cup pure cream  
3 eggs, lightly beaten  
1 1/2 tablespoons cornflour  
1 teaspoon finely-grated orange rind

### Method

1. Place flour, sugar and butter in a food processor. Process until mixture resembles fine breadcrumbs. Add egg. Process until dough just comes together. Turn pastry onto a lightly-floured surface. Knead until just smooth. Shape into a disc. Cover with plastic wrap. Refrigerate for 30 minutes.
2. Preheat oven to 180°C. Grease a 3cm-deep, 34cm x 10cm (base) fluted loose-based flan pan. Roll pastry between 2 sheets of baking paper until 5mm thick. Line base and sides of pan with pastry. Trim excess. Cover pan with plastic wrap. Refrigerate for 10 minutes.
3. Place pan on a baking tray. Line pastry case with baking paper. Half-fill with uncooked rice or ceramic pie weights. Bake for 10 minutes. Remove paper and rice or weights. Bake for 5 minutes or until light golden. Set aside to cool. Reduce oven to 160°C.
4. Make macadamia maple: filling Combine sugar, maple syrup, butter, cream, eggs, cornflour and rind in a bowl. Whisk until smooth.
5. Arrange nuts over base of pastry case. Pour filling over nuts. Bake for 40 minutes or until just set. Remove from oven. Stand for 10 minutes. Remove from pan. Serve.



# Helpful Contact Information



### **Office Hours:**

Village administration hours are:  
Monday—Friday 10am—2pm  
Saturday Closed  
Sunday Closed

### **Residents Accounts:**

If you have any queries concerning your account with regard to site fees, electricity and water payments or any other questions about your statement, you should direct your queries to Leanne during business hours on (02) 4928 2929

### **Sales Office Hours**

Monday to Sunday 10am—4pm  
Commencing 10th December 2011

### **Boom Gate Access:**

It is the resident's responsibility to make their own arrangements for visitors and tradespersons to enter the Village.

### **Community Hall**

The Bayway Community Hall is for the use and enjoyment of all residents. Please refer to the current Village Activity List

### **Thinking of Selling your Home?**

Before you make a decision on who will handle the sale of your home, here's some food for thought.....

We will be opening up a brand new Sales Office right here on site in the Village.

We will actively market our Village in major newspapers and on the internet. We will be exhibiting at numerous trade shows and expos during the year.

The inquiries that we generate are handled in our on-site sales office and we will get results. No one else specializes in exclusively selling homes in our Village.

Through Hampshire Properties we have new and competitive rates that are very attractive. Please contact the Sales Office for the details.

### **Selling your home at Bayway Village**

If you wish us to act as your agent in selling your home, you will need to sign an agency agreement with us. You may sell your home yourself or through a real estate agent. However, under section 81 (1) of the Residential Parks Act 1998 ("the Act"), you are required to inform us of your intention to offer your home for sale before displaying a "for sale" sign in or on the home.

Before the purchaser of any home signs a site agreement, the Act requires us to make various detailed written disclosures to them regarding the terms and nature of the site agreement and their occupancy. If you are using the services of a real estate agent, we suggest that you ask them to call us to discuss these matters since it may cause problems if the purchaser is not made aware of them until after an agreement on the sale is reached.

We can not unreasonably withhold consent for a purchaser of your home to take over the site. However, the purchaser will need to apply to us before we will agree to enter into a site agreement with them. We will generally need at least 3 working days after receipt of their application to check their character and credit references.

We will not consider allowing the purchaser of your home to enter into a site agreement until all amounts you owe have been paid. If it is proposed that we receive payment on settlement of the sale, then the settlement should occur in our office so that we can receive any moneys owing at the time of settlement.

### **IN THE CASE OF AN EMERGENCY**

**Fire, Police,  
Ambulance  
RING 000**

A Bayway staff member is on call for emergencies 7 days a week. If urgent assistance is needed **after hours** please call **0427 208 454.**

For home sales contact Diana or Lynne during office hours

(02) 4928 4985

(02) 4928 2929

or email

[info@bayway.com.au](mailto:info@bayway.com.au)