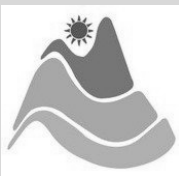


IN TOUCH

The **ULTIMATE** Customer Newsletter!



From the desk of
Daniel Lewis



You know, I find the rate of change in this modern world rather amazing—and frankly, sometimes a little hard to deal with.

Have you ever stood in front of some new electronic gadget you have just purchased (like a DVD hard disk recorder) and just scratched your head while trying to figure out how to operate it?

Well, I have... and the trouble is, unless you make an effort to keep up to date in this technological age, you seem to just fall further behind.

So many things that we now take for granted as part of everyday life, 25 years ago we could not have imagined... faxes, mobile phones, iPods flat screen TVs and electronic mail, they all change the way we communicate with each other.

Personally, I'm a little old fashioned (my three kids would say just old). That's why we have decided to use a printed newsletter in favour of an email newsletter. There is something satisfying about hearing the postie and getting the mail out of the letterbox.

Anyway, if you are up with the modern electronic age, you may be interested to know that we are on the internet—our website address is www.summitpropertygroup.com.au

The other thing I wanted to say is Thank You to all our great clients, neighbours and residents, may you all have a safe and enjoyable Christmas and a happy New Year.

Best Wishes

Daniel

M: 0418 976 714.

PS: I would love to meet you at our official opening on the 13th December at the Beechmont Community Hall

PPS: We are actively looking for property listings to sell, and for rental management in Beechmont

Summit Property Group

For more information

Mathilde Lewis: 0412 756 958

P: (07) 5533 1200 F: (07) 5533 1400

E: info@summitpropertygroup.com.au

www.summitpropertygroup.com.au

off the mark by Mark Parisi
www.offthemark.com



Get a pet—your health may depend on it

No one loves you like your pet, but Fido and Fluffy may be more than just constant companions. Owning a dog or cat can actually improve your health. Here's what some experts say about the health benefits of pet ownership:

- Blood pressure. Simply petting your cat or dog can lower your blood pressure—and your animal's, as well. One study found that those who adopted dogs or cats experienced better blood pressure and heart rates than those who didn't.

- Physical activity. Owning a dog almost forces you into taking one or two walks a day. The exercise can improve an owner's physical health and bring you into contact with fellow pet owners, relieving loneliness and stress.

- Heart attack recovery. The odds for surviving a heart attack seem to improve dramatically if you own a pet, and pet ownership apparently contributes to an increased survival rate for people who have been hospitalized for heart problems.

At Summit Property Group, we specialise in Pet Friendly properties and love to work with animal lovers.

We can help you find the right space for you, and your paws

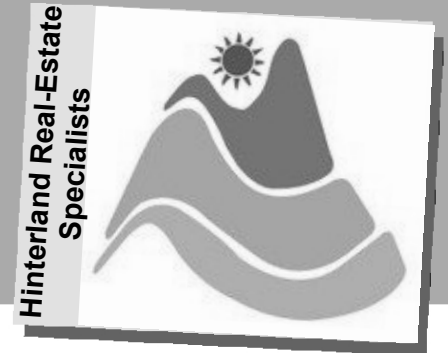
Summit Property Group Presents

December

IN TOUCH

Community Newsletter

Summit Property Group is helping people to buy, sell or invest in Real Estate in the Gold Coast Hinterland



Hello!

This issue of *In Touch* is being sent to you courtesy of the **Summit Property Group**

It is our way of saying that you are important to us and we truly value your business. Please feel free to pass this newsletter on to friends, staff and colleagues

Enjoy!

Mathilde Lewis
0412 756 958



Funny Bone

Why Santa Can't possibly be a man



- Men can't pack a bag.
- Men would rather be dead than be caught wearing red velvet.
- Men don't answer their mail.
- Men never remember what anyone wants for Christmas.

On the other hand, who else but a man would;

- Be really generous only once a year,
- Be totally uninvolved the other 11 months?
- Plus... No woman is going to wear the same outfit, year after year.

House Prices Continue to rise

House prices have continued to rise, growing at their fastest pace since 2003, as shown in a recent Real Estate report produced in October 2009.

According to a report by real estate analysts Australian Property Monitors (APM), house prices grew 3.7 percent in the three months to September, and 7.1 percent since January 2009.

The increase was spurred on by a strong growth in capital city house prices across the country.

According to Matthew Bell, an economist at APM, the growth has expanded beyond cheaper homes and units for first home buyers, and has reached the top end of the housing market.

“Another quarter of improving employment results and the share market rising by 20 percent has meant that buyers are stepping into the oversold top end of the market to purchase properties at prices still below their late 2007 highs,” he wrote in the report.

He added that mortgage brokers are reporting increases in enquires from property investors, which may help sustain prices after the first home buyer grant boost expires at the end of December.

Strange Santa Facts

You probably don't know this one, and it still surprises me every year when the Coke ads on TV remind me:

Santa only dresses in red in the popular mind, and in shopping centre grottos up and down the country, and on Xmas cards etc etc.

because Coca-Cola dressed him in red for their Xmas ads decades ago and have been doing so ever since. Until Coca-Cola set out to 'own' Santa by dressing him in their corporate colour, all the pictures of Santa Claus showed him dressed in green.

The Australian Bureau of Statistics has released some interesting facts and figures on some of Australia's Christmas characteristics. In 2009, Santa will visit 3.2 million Australian families with children under the age of 15. Most children live in New South Wales (1.3 million), Victoria (950,400) and Queensland (806,500) where Santa will be kept especially busy.

Santa will be delivering some 37 million stuffed toys (worth more than \$70 million) and 12 million dolls (worth \$54 million) which were imported to Australia.

21,099 Australians travelled overseas on Christmas Day 2008, of that 8,605 were to visit family and friends and 12,494 for holidays. There were also 15,114 short-term visitors arriving in Australia on Christmas Day 2008, with 9,952 arriving for a holiday and 5,162 visiting friends and family.

December

- 5th Moriarty Park Christmas Carols (Canungra)
- 11th Last School Day for the Beechmont State School
- 13th Opening of Summit Property Group (see pg 3 for details)
- 14th Start of Vacation Care for Beechmont School ph 0417 775 741
- 18th Binna Burra Christmas Carols by candlelight
- 31st New Years Eve Party @ the Beechmont Hall—Binna Burra

Obligation Free Appraisals

Hinterland

Real-Estate

Are you thinking of Selling?
If so, we would LOVE to talk to you.

Top 7 Reasons you should use Summit Property Group to sell your Home

- 7 We offer excellent service, because we are new, we try harder.
- 6 Your property will be listed on our, as well as the realestate.com website for potential buyers to see 24/7
- 5 We constantly monitor the market to make sure your home stays competitive, we provide you with regular analyses.
- 4 We provide weekly feedback so you are never left in the dark wondering what buyers thought of your property.
- 3 You will always have someone available to help you. We ensure that you are taken good care of.
- 2 We will do our absolute best to ensure that you get the most money in the shortest time with the fewest problems.
And...

The #1 reason you should use Summit Property Group when selling your home...

- 1 We offer a 100% Satisfaction Guarantee! If you are not completely happy with your service at any time, you can terminate your contract with us at no cost.* Some Conditions apply

For further information, please call me,
Mathilde on 0412 756 958
between 8:30am to 6pm, 7 days per week

Same day property inspections are normally available to buyers within 25 minutes so you can see the entire property and have all your questions answered, with no sales pressure—guaranteed!

How to find time to work the bake sale

For many working parents, trying to stay involved in their child's education is a constant challenge. Letters from school arrive asking for volunteers to help with bake sales, fund-raising drives, or to be a chaperone on the latest field trip or carnival.



Education experts regularly tell us that parent participation ensures the quality of the schools and makes a real difference in children's success in class.

But finding the time to be involved when you work full time can be daunting. Here are some suggestions for how to support your child's school when you're on a busy schedule:

Decide which skills you use at work could be useful at school. If you work in finance or accounting, volunteer to help organize the financial books. If you're in marketing, try offering your expertise to promote the next fund-raiser or event. These types of projects require expertise rather than actual hours and can be scheduled at your convenience, not necessarily during the school day when you're on the job.

Focus on one volunteer project for the biggest impact. Once you find the best way to make use of your skills, try chairing the committee for that project. You'll be able to schedule meetings around your workday and even plan a few days off from your work if necessary.



Recognize that even a small investment of your time can have an impact. If time constraints make it impossible for you to take on a whole event, remember that in most schools just 20 percent of parents get involved, so even just a few hours of volunteer work is appreciated and useful.

Remember that volunteering at school keeps you better informed about your kids and keeps you feeling connected to your community. Working parents need to find ways to meet other parents and talk with teachers and administrators. Volunteering is a prime opportunity to cross paths and enjoy the social aspects of parenting.

An expensive education

A banker was arrested for embezzling \$100,000 from his company. At his trial, he pleaded that he had no choice because he needed the money for his son's university education.

The judge said, "I have just one question."

"Yes, your honour?" asked the banker.

The judge leaned forward and whispered, "Where were you going to get the rest of the money?"



Dealing with a Picky Eater

Nearly every family has one: a child who is picky about food. The Children's Hospital Medical Centre offers these tips on encouraging a healthy appetite:

- Model the behaviour you seek: show your own enjoyment of different kinds of food.
- Keep mealtimes positive with lots of smiles and chat.
- Try to serve meals and snacks at the same time each day.
- Avoid feeding your child snacks for an hour and a half before meals.
- Don't threaten, bribe, or trick your child into trying new foods. Just be encouraging and offer a variety.
- Serve smaller portions on smaller plates.
- Don't obsess over each meal; think instead about your child's nutritional intake over the course of a week.



Bye-Bye Bananas

Although bananas are a healthy food, anecdotal evidence suggests that eating them attracts mosquitoes. According to some theories, something in the way the body processes banana oil creates a mosquito magnet. Although no studies have been done to confirm the connection, many nutritional experts suggest cutting consumption of bananas in the summer as a way to reduce or avoid mosquito bites.

Hot Tomatoes

A recent study by Rui Hai Liu, M.D., Ph.D., at Cornell University showed that cooking tomatoes significantly boosts their levels of lycopene, an important antioxidant that may help prevent prostate and other forms of cancer, heart disease, and other serious illnesses. When tomatoes were cooked for 15 minutes, their lycopene increased by 171 percent. Including a little fat, such as olive oil, improved the body's absorption of lycopene. The downside: cooking cut levels of vitamin C. But Liu calls that a minor drawback, since people can get vitamin C from many other foods.

Cooking Brussels Sprouts

Want perfect Brussels sprouts?
Try these tips:

- Before boiling, cut a small "x" into the bottom of each piece of the vegetable to ensure faster and more even cooking.
- Toss in half a teaspoon of sugar and a teaspoon of salt to cut the bitterness.
- Rather than butter them after they're cooked, put a tablespoon of butter into the boiling water. It will coat the sprouts and penetrate the layered leaves.



Come and meet some of your neighbours and help celebrate the opening of

"SUMMIT Property Group"

You will be pleased to discover a Real-Estate alternative. I take pride in my work and am very passionate about real estate, Your Satisfaction is paramount and I will look after you 24/7 as well as the Beechmont community.

WHEN: December 13th 2009

WHERE: Beechmont Community Hall

TIME: 11am -> 2pm

Free sausage sizzle and Di Do little's 'Pony Rides'

So, write these details on your calendar or stick this on your fridge right now.

P.S. - We want this opening to be memorable so we have a FREE report for everyone who attends.

PPS- List your property exclusively with us before Christmas and receive a fabulous gift basket.

Mathilde Lewis 0412 756 958

E: info@summitpropertygroup.com.au

Web: www.summitpropertygroup.com.au



Quotes of the month

When one door of happiness closes, another opens; but often we look so long at the closed door that we do not see the one which has opened for us.
—Helen Keller