

KEEPING 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



Investing in real-estate

Its important that you have a business mentality when it comes to investment properties and renting them out.

Have you ever heard landlords say any of the following?

- Tenants are just a pain to deal with
- Tenants wreck your properties
- I am not going to do much to the property because I am only renting it
- It's only for the tenants, so it won't matter



You can see the obvious theme here and it doesn't apply to all landlords or all tenants, but it is an attitude that is worth talking about.

How often do you go back to the same car mechanic because he does a good job. How many times do you go back to the same shop because they want to cater to your needs?

In the majority of cases, if a tenant feels respected by their landlord, they are much more likely to return that respect—and that comes through in their efforts to pay their rent on time and look after the property.

If a landlord puts that little extra effort into making his rental property look clean and attractive, then the chances are much greater that he will get a tenant that will look after the property.

Tenants who like to live in nice properties are prepared to pay just that little extra, so it becomes a win/win situation. If you think about it, the landlord is the biggest winner with a tenant who will look after their property, who will want to stay in the property.

Thinking of purchasing an investment property? Or looking for a property manager to rent your investment? Contact Summit on 0412 756 958 We are proud members of TICA. Australia's premier Tenancy Database

Funny Bone



A couple of hunters are out in the woods when one of them falls to the ground.

He doesn't seem to be breathing, his eyes are rolled back in his head.

The other guy whips out his mobile phone and calls 000. He gasps to the operator: *My friend is dead! What can I do?*

The operator, in a calm soothing voice says: *Just take it easy. I can help.*

First, let's make sure he's dead.

There is a silence. . . . then a shot is heard.

The guy's voice comes back on the line. He says: *OK, now what?*



One study found that snails are capable of sleeping in hibernation for three years. Even after going without food and water for all that time, it only took a little water to revive them.

Lack of water is believed to be the number one cause of daytime fatigue, and just a 2% drop in the body's water content can lead to problems with short-term memory, trouble solving basic math problems and difficulty focusing on a computer screen.

Calender *Our community*

- Beechmont Community Markets Sunday 17th April. 8am > Midday at the Beechmont community centre
- Book & Op Shop at the Beechmont Old School Library 17th. proceeds go back to the community 5533 3358
- **Summit's 2nd Easter Egg Hunt** 10am 22nd April at Graceleigh park.
- Good Friday 22nd April
- Anzac Day 25th April

Obligation Free Appraisals and pricing advice

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 you the excellent high quality service that you deserve
- 6 Your property will be listed on our, as well as realestate.com and other websites 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 regular 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!

Pocket money for kids; follow these guidelines

“When I was a kid, I got 20cents a week for an allowance, and I was happy to get that!” If you feel like saying that to your own children, you’re probably struggling with one of the eternally perplexing issues of child rearing: Should your kids get pocket money?

Most experts seem to agree that pocket money can teach young people some basic money management skills. That’s only the beginning, though. Here are some common questions and answers regarding allowances:

- When should you start? The younger the better, as soon as children understand the concept of buying things. By the time they reach first grade, most children will be aware of what they can buy and what their friends and their friends’ parents are buying. This can be the best time to start teaching them about money.
- How much should you give them? A common formula is one dollar a week for each year of the child’s age. It’s not your only option, however. Talk to your children about how much money they think they need, and discuss what’s reasonable. As they grow older, give them responsibility for some of their own purchases: DVD’s, books, games, etc., so they can start learning how to budget their cash.
- How often should you pay it? A regular schedule is best. Some parents hand out pocket money weekly. Or you can make it a monthly payout, requiring children to budget their money so it lasts long enough.
- Should pocket money be linked to chores? In general, childcare experts recommend against this. Chores should be a family responsibility—something kids do because they’re expected to do them, not because they get paid. Paying for chores can send the wrong message—children may decide that losing their pocket money is worth avoiding a detested chore, leaving you with fewer disciplinary options. You can pay for extra chores, but in general, keep allowances and chores separate. If kids don’t do their chores, take away a privilege, like watching TV, instead of “docking their pay.”

How to Identify Food Allergies

Food allergies don’t just have the potential to create their own unpleasant symptoms in the human body; they are also responsible for causing flare-ups in conditions such as fibromyalgia and irritable bowel syndrome.

Identifying problem foods, however, can be a difficult and time-consuming task to complete and can often mean prolonged suffering in the meantime. Although doctors can carry out certain tests to determine which foodstuffs or ingredients are causing the problem, an elimination diet is something that can easily be done at home.

The principle behind an elimination diet is simple. The suspect food is removed from the diet, any effects on symptoms are recorded and if symptoms do subside, the food is then reintroduced to see whether the symptoms return. If they do, it can be reasonably assumed that these foods need to be avoided in the future. As eliminating every single type of food one by one is time-consuming in itself, however, it is often better to start by cutting out an entire food group and, if this results in the alleviation of symptoms, to then reintroduce different elements of the group. You might, for example, cut out all dairy products and then reintroduce them one by one.

One thing to remember when following an elimination diet is that you need to eat other foods that contain the same nutrients as those that have been eliminated, in order to maintain overall health. Tofu-based foods, for example, can be used in place of dairy products.



Persuading Children to Sleep Alone

Few parents can resist the temptation to let their little ones snuggle in bed with them, but persuading them to sleep alone at a later date can be a challenge. With patience and persistence, though, it can be done, so here's how to reclaim your own bed.

- Choose a settled time to start your new regime, rather than just before a holiday, or a house move.
- Set a specific date, mark it on a calendar and then get the child to cross off the days leading up to it.
- Talk about the day with enthusiasm so that your child becomes excited about what is happening. Use positive language like "You're getting so big that you're going to need the whole of that new bed to yourself!"
- Talk about your own experience of moving into your own bed, so that your youngster understands that this is something we all have to go through.
- Let your child pick out a new cuddly toy that will be reserved for nighntimes and only when he or she sleeps alone.



- On the big day itself, put your child to bed, read a bedtime story, give a good-night kiss and then retreat from the room. Leave a nightlight on or the door ajar as necessary.
- If the child gets up, put him or her gently back into bed without any fuss or attention and keep doing this as often as necessary.

Did You Know?

Although there have been exceptions and there are no written rules one way or the other, generally Britain's Prince Charles and Prince William don't fly together in the same airplane, nor do the U.S. president and vice president.



Learning Tips for Students With ADHD

Attention-deficit/hyperactivity disorder (ADHD) and studying don't easily go hand in hand, and regardless of age, students with ADHD typically experience a lack of patience and an inability to concentrate, which leaves them feeling angry, frustrated and discouraged. Here are a few useful tips for getting more out of classroom and individual studies.



Rather than interrupt the teacher and disturb the logical flow of information to ask questions, write the questions down as they come to you and ask them when the teacher has finished speaking.

Take notes to capture key information, or record the lessons so that you can refer back to them.

Ask the teacher to provide a printed summary of the lesson.

Keep a diary for homework assignments, and always enter them as soon as they are given. When studying, find somewhere to work that is quiet and free from interruptions.

Set aside specific times to study, and stick to your schedule.

Study with a classmate to help keep you on track.

Go over your homework with someone else to make sure that you have done what was required and to check your answers.

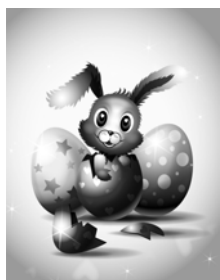
For Children Big and Small

The 2nd Annual Summit Property Group Easter Egg Hunt

EASTER EGG HUNT

When: Friday 22nd April 2011
10 am

Where: Graceleigh Park
Next to the Beechmont State School



Find the **GOLDEN EGG**
and win a \$100
Gift Voucher

TOYS R US

Mathilde Lewis 0412 756 958

E: info@summitpropertygroup.com.au

Web: www.summitpropertygroup.com.au

Lamington Teahouse

PIZZA NIGHT

Every **Saturday**

Dine in, or take away

5pm—7:30pm

Garlic Pizza	\$10.50
Bush Pizza	\$15.00
Firebreak	\$18.50
Aussie	\$18.50
Forest Vegetarian	\$18.50
End of World	\$18.50
Campfire Chicken	\$18.50
Goanna	\$18.50
BBQ Chicken	\$18.50
Binna Burra Supreme	\$18.50
Gluten Free Pizza's	\$22.00

Extra toppings \$3
Extra \$1 for half & half



1300 246 622

Come up to the real world

The **ULTIMATE** Customer Newsletter!

Summit Property Group

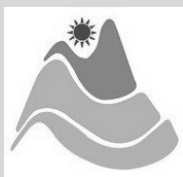
24 Flemington Road, Beechmont

Mathilde Lewis: 0412 756 958

P: (07) 5533 3110 F: (07) 5533 3119

E: info@summitpropertygroup.com.au

www.summitpropertygroup.com.au



**From the desk of
 Mathilde Lewis**

Congratulations to Bill & Jenny
1st prize winners of our **WIN YOUR COMMISSION**
 Draw. Bill & Jen will use their windfall on either a motor
 bike for Bill, a holiday for Jen or clothes for Caitlyn. The
 winning ticket was drawn out by the Principal of
 Beechmont State School Mr Murphy last month.
 2nd Prize was won by Anita & Richard—
 3rd prize winners Pammy & Barry. Thanks to Binna Burra
 for donating 2nd and 3rd prizes and to everyone who
 attended. *No one left the day empty handed!*

The Beechmont Community Sports Association would like
 to thank Greg & Sonya Slater and their team of helpers for
 having organised the Sportsman Dinner.

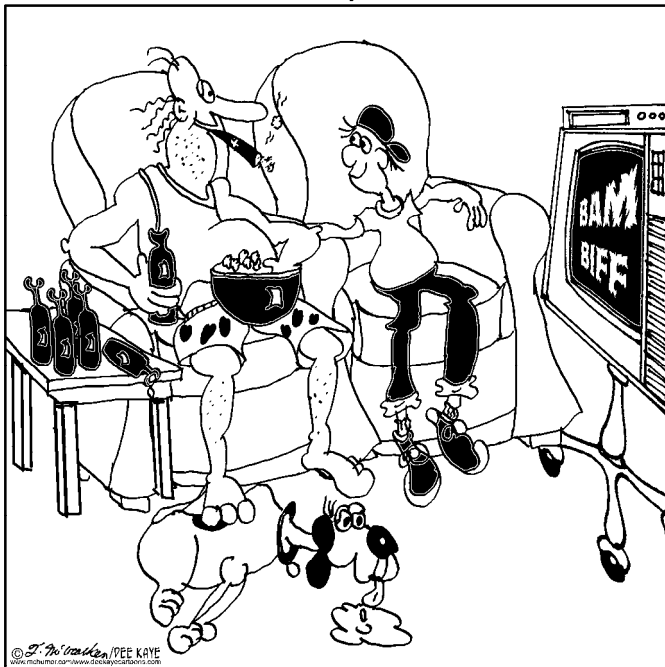
The night was a huge success—Loads of money was raised
 to help purchase equipment for the new hall.
 Thank you to everyone for your support

Mathilde

0412 756 958

PS: I look forward to seeing you all at the Easter egg
 hunt. See inside the newsletter for details.

MCHUMOR.com by T. McCracken



“No Timmy, we’re different from the animals.
 We have a purpose in life”

**Science: Nothing to laugh about?
 Some jokes from the world of science:**

- A neutron walks into a bar and orders a drink. He asks the bartender for his bill and the bartender says, “For you, no charge.”
- A neutrino walks into a bar. The bartender says, “We don’t serve neutrinos in here.” The neutrino says, “That’s OK—I was just passing through.”
- Two atoms were walking down the street. One said to the other, “I think I lost an electron!” The other asked, “Are you sure?” The first replied, “I’m positive!”
- There are only 10 types of people in the world—those who understand binary and those who don’t.
- “This computer virus works on the honour system. Please delete all the files on your hard disk, then forward this message to everyone you know.”

Come Grow With Us

Babies—School Age
 Before and After School Care, Vacation Care
 High Quality Accreditation
 Family Owned Centre—Quality Long Term Staff
 Educational & Development Appropriate Programmes
 Government Subsidy for all eligible Families
 Nutritional Morning Tea, Lunch and Afternoon Tea
OPEN 6am—6pm
 Lovely Rural Setting, next to Pony Club

**Give your child a head start for
 School with our pre-prep program**



Nerang Early Childhood Centre
 76 Yarrimbah Drive,
 Nerang, 4211
Ph/Fax: 5596 5961
 Email: necc123@bigpond.net.au

CLEANING

From **\$25 p/hr**

Fast Reliable Home Cleaning Service
 Windows, Walls, & Floors. Inside & Out
 Driveways, decking, gutters, pressure cleaning.
 Lower Beechmont, Beechmont, Binna Burra, Canungra

Consolidated Cleaning Services

Call Gaz
 0406 581 636

2 hr Min