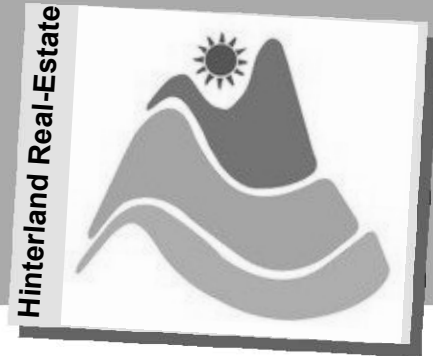


KEEPING **IN TOUCH**

Community Newsletter

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



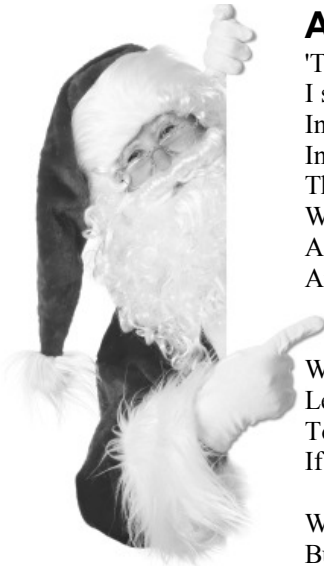
Hello!

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



A Parent's Night Before Christmas

'Twas the night before Christmas when all through the house
I searched for the tools to hand to my spouse.
Instructions were studied and we were inspired,
In hopes we could manage "Some Assembly Required."
The children were quiet (not asleep) in their beds,
While Dad and I faced the evening with dread:
A kitchen, two bikes, Barbie's town house to boot!
And, thanks to Grandpa, a train with a toot!

We opened the boxes, my heart skipped a beat...
Let no parts be missing or parts incomplete!
Too late for last-minute returns or replacement;
If we can't get it right, it goes in the basement!

When what to my worrying eyes should appear,
But 50 sheets of directions, concise, but not clear,
With each part numbered and every slot named,
So if we failed, only we could be blamed.

Funny Bone



Knock Knock
Who's there?
Snow
Snow who?
Snow business like snow business

Knock Knock
Who's there?
Donut
Donut Who?
Donut open till Christmas

Knock Knock
Who's there?
Mary Who?
Mary Christmas



More rapid than eagles the parts then fell out,
All over the carpet they were scattered about.
"Now bolt it! Now twist it! Attach it right there!
Slide on the seats, and staple the stair!
Hammer the shelves, and nail to the stand."
"Honey," said hubby, "you just glued my hand."

And then in a twinkling, I knew for a fact
That all the toy dealers had indeed made a pact
To keep parents busy all Christmas Eve night
With "assembly required" till morning's first light.

We spoke not a word, but kept bent at our work,
Till our eyes, they went bleary; our fingers all hurt.
The coffee went cold and the night, it wore thin
Before we attached the last rod and last pin.

Then laying the tools away in the chest,
We fell into bed for a well-deserved rest.
But I said to my husband just before I passed out,
"This will be the best Christmas, without any doubt."

Tomorrow we'll cheer, let the holiday ring,
And not have to run to the store for a thing!
We did it! We did it! The toys are all set
For the perfect, most perfect, Christmas, I bet!"

Then off to dreamland and sweet repose I gratefully went,
Though I suppose there's something to say for those self-deluded...
I'd forgotten that batteries are never included!



"ALL I WANT FOR CHRISTMAS IS TO SELL ANY HOUSE WITH SUMMIT PROPERTY"

*Your children need
your presence more
than your presents*

According to MasterCard, the average Australian is likely to spend more than \$1000 on Christmas this year

Calender Our community

- 2nd Dec 6:15pm Beechmont State School Concert & Awards Night
- 4th Dec Fundraising BBQ at Masters
- "Carols in the Mountains" and Christmas Celebrations 19th December 6pm till 8pm Food & drink available. Fireworks to end the night. Safe candles & glow sticks available for purchase.
- Beechmont Community Markets Sunday 18th Dec. 8am > Midday at the Beechmont community centre

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 web-sites 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!

Star Biscuit recipe

- 250g butter
- 3/4 cup (275g) caster sugar
- 2 teaspoons vanilla extract
- 1 egg yolk
- 2 1/2 cups (335g) plain flour
- 1/2 cup coarse granule (sanding) sugar

Makes 32



Preheat oven to 180°C. Place the butter and sugar in an electric mixer and beat until pale and creamy. Add the vanilla and egg yolk and beat well to combine. Add the flour and beat until a smooth dough forms. Divide the dough into 4 portions and wrap each portion in plastic wrap. Place in the refrigerator for 15 minutes or until the dough is firm.

Roll out each portion of dough between 2 sheets of non-stick baking paper until 3mm thick. Remove the baking paper and use a 7cm star-shaped cookie cutter to cut out 8 rounds from each sheet. *You can also use Christmas tree or reindeer shape cookie cutters.*

Place the cookies on baking trays lined with baking paper, sprinkle with the clear sanding sugar and bake for 8 minutes or until the cookies are light golden. Cool on wire racks.

Q: Why was Santa's little helper depressed?

A: Because he had low elf esteem

Q: Where do penguins vote?

A: The North Poll

Experience – Life's Greatest Teacher



WHICH WAY YOU HEADED? square one and feel as though we're starting over, there is often a temptation to look back on what we had before and to regret the bold choices and decisions we made. Even though our dreams don't always live up to expectations, though, our experiences in trying to make them come true always represent huge learning opportunities.

However things turn out, and no matter what it is that we try to achieve in life, those big, brave decisions that few others dare to make teach us an enormous amount about who we are as individuals and what we value in life, as well as about the people and the world around us. In fact, the dreams that don't work out often are the ones that teach us the most.

Never shy away from bold choices for fear that they will explode in your face, because even if you try to maintain the status quo, you never know what's around the corner. More than that, though, don't entertain regrets, because the regret of not trying something is the saddest thing of all. Instead, welcome every opportunity and extract every last lesson that your experience offers up.

A Family That Eats Together, Stays Together

The concept of eating on the go, or of family members scattering to their own rooms to devour their meals, is entirely foreign in many countries around the world. In many European countries, for example, it would be unthinkable for the family not to gather around the dining table at least once during the course of the day.



Sharing a meal should be an incredibly sociable thing. It's not just about the food, of course, but also about an opportunity for families to get together and discuss what has happened during the course of the day. With so many family members nowadays working different hours or rushing around just to keep up with the sheer pace of life, though, family mealtimes are becoming less and less common. Take a look inside many homes today and you are likely to see the members of the household sitting in front of the TV with trays on their laps, in complete silence so as not to miss a word of the program they are watching.

Aside from providing an opportunity for family members to interact with one another, there is also evidence to suggest that shared mealtimes at the table lead to better nutrition. When everyone eats independently, there is a higher chance of snacking or living off junk food, whereas meals eaten at the table tend to be prepared from more nutritious ingredients.

WISHING ALL OUR FRIENDS, CLIENTS AND
NEIGHBOURS IN THE BEECHMONT COMMUNITY



A MERRY CHRISTMAS
AND AN EXCITING AND
SUCCESSFUL 2012 AHEAD!



Mathilde & Dan Lewis 0412 756 958 Office 55 333 110
E: info@summitpropertygroup.com.au
Web: www.summitpropertygroup.com.au

Don't Make a Drama out of a Crisis!

Life has a habit of throwing the unexpected in our paths, and the surprises that greet us along the way aren't always pleasant. Turning a problem or a challenge into a drama, however, only tends to make matters worse.



Learning to take things in stride has several major advantages when you find yourself faced with overwhelming deadlines at work, when a water pipe suddenly decides to start leaking all over your kitchen or when yet another bill lands on your doormat. For a start, if you allow the problem to escalate in your own mind and you immediately go into drama mode, it becomes much harder to focus properly on finding an

effective solution. In some situations, such as when you are faced with someone who is behaving in a rude or angry manner, acting out the Drama King or Drama Queen role can fuel the situation, making it even worse. Plus, trying to secure help from others when you overreact to a situation can prove extremely difficult, as most people will be inclined to keep their distance and stay out of the firing line.

Learn to stay cool in the heat of a crisis,
and you'll make much more headway!

Ham Help

Hams range in size from 5 to 9kg

You can buy a ham as it is, or wrapped in sealed plastic. Keep your ham in the fridge until you're ready to prepare it.

After carving, put the ham in a clean ham bag, sit it on a tray & store in fridge. Rinse the Ham bag in warm water and dry before its first use.

Before storing the ham in the bag, rinse the bag in a solution of 2 cups water and 2 Tbsp white vinegar. Squeeze well to remove excess liquid. Remove ham from the bag every 2-3 days and rinse bag in fresh vinegar solution. A ham stored in this way will stay fresh for up to four weeks.



Turkey tips

Store a fresh turkey on a tray in the coldest part of the fridge. Return a frozen turkey to the freezer as soon as possible after purchase.

Frozen turkeys must be fully thawed before cooking. Always thaw in the fridge. A 5kg turkey takes at least 24 hours to thaw completely. Make sure that as it defrosts, it doesn't drip on other food.

Before carving, cover turkey with foil and leave to rest for 15 minutes. Choose a sharp carving knife, working on one side at the time

Eat within four days.

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

**Real-Estate Sales and
Property Management**

**At Summit Property Group
We focus on people**

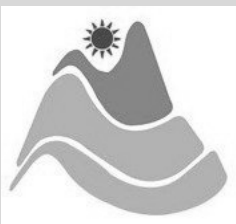
& provide quality service in all that we do.

We listen to you, we work for you

**Straight forward honest advice,
solid professional service**



The **ULTIMATE** Customer Newsletter!



**From the desk of
Mathilde Lewis**



I Just absolutely love Christmas, the decorations, the excitement of presents, spending time with family & friends, watching my little ones shake presents which are stashed under the tree & the look on their face when it's finally time to rip open those gifts from Santa.

I don't always receive a gift, maybe because I'm a parent now. The gift you are welcome to give me, and some already have this Christmas is your property to sell.

I'm also excited that it's Summit Property Group's 2nd Birthday / Anniversary already !

I'd just like to say a huge "Thank You" to everyone who has listed, sold, rented from or renting your house through Summit. All the phone calls asking for property information and those who have come through our open homes.

It's amazing how well we are doing after only 2 year in business. It is just a wonderful feeling to have your trust to do the right thing. Word of mouth has definitely been the number 1 reason behind our success so far...

So again to everyone, Thank you, we really do appreciate the business.

Daniel and I wish you and your families a very Merry Christmas, and a Happy New Year

Mathilde
0412 756 958



"Yes, You will need to work more than just a few days in December"

Arthur Christmas

This is a 3D, CG-animated family comedy. This new movie reveals the incredible, never-before seen answer to every child's question: 'So how does Santa deliver all those presents in one night?' The answer: Santa's exhilarating, ultra-high-tech operation hidden beneath the North Pole. But at the heart of the film is a story with the ingredients of a Christmas classic - a family in a state of comic dysfunction and an unlikely hero, Arthur, with an urgent mission that must be completed before Christmas morning dawns. This movie has received a rating of 94%



Make this years staff party MEMORABLE with DAN THE MAGIC MAN

Our local magician Dan has been entertaining audiences of all ages for more than 15 years. His extensive experience and love of people and entertaining is YOUR guarantee that your guests will love his high energy magic show.

Magic Dan will customize his presentation specifically for your event, and help you determine the most effective type of performance for your party or celebration. Dan guarantees he will make your job easier by offering his unrivalled experience, expertise and flexibility, and an Australian national award holder for his art.

"Catch em... he cheats ya eyes. Miss em...Ya cheat yourself"



If you choose wisely, your magician can be much more than simply another entertainer. Hiring or booking Dan for you or your child's party, a wedding or corporate function will make the difference between an OK event and a roaring success that your guests will talk about for months and years to come.

BOOK NOW
Ph: 5533 1227 Mob: 0412 180546
Email: dan@hospitalitymagic.com.au

Diesel is looking for his Forever Home



currently in foster care through;
www.furryfriendsanimalrescueqld.com
Phn Linda 0408 772 423

3 year old male American Staffy cross. Desexed, vaccinated and micro-chipped. Adoption fee \$385 Diesel is a very friendly and affectionate boy. He's great with children but needs secure 6ft fencing

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OPEN 6am—6pm

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Nerang, 4211

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Email: necc123@bigpond.net.au

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