



Heard It On The



# GRAPEVINE



Monthly Newsletter of "The Vines" Lifestyle Village Evanston Park

**FEBRUARY EDITION**

**Deadline for March 23rd February 26**

If you have any stories or photos to go into The Grapevine please don't hesitate to send them to the Editor at [hjlr@esc.net.au](mailto:hjlr@esc.net.au)



Disclaimer: Opinions expressed in this publication, are printed in good faith and without liability.

They do not necessarily reflect or represent the views of the Editor, The Vines Residents Committee or Lifestyle SA

## WHATS ON IN FEBRUARY

6/2/26 HAPPY HOUR

13/2/26 CATERED MEAL \$20.00 VALENTINES DAY THEME  
CHICKEN CACCIATORE, FRUIT SALAD JELLY & ICECREAM  
TICKETS ON SALE 30/1 & 6/2

20/2/26 HAPPY HOUR

27/2/26 CATERED MEAL \$20.00  
DUCK THIGH & FRIED RICE, PROFITEROLES & ICE CREAM  
TICKETS ON SALE 13/2 & 20/2

BLUE BIN

ONLY BOTTLES & CANS WITH 10c DEPOSIT GOES IN THE

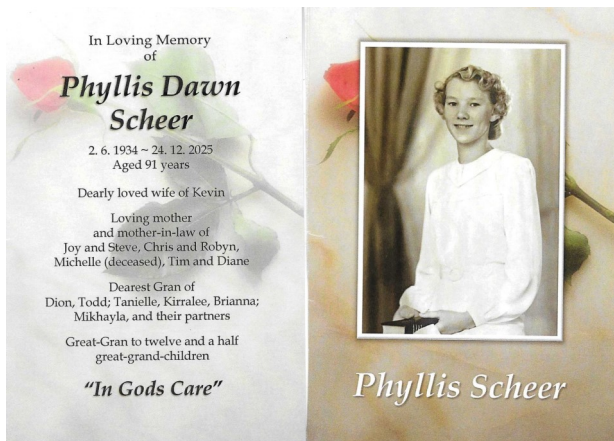
[BLUE BIN](#)

WINE BOTTLES AND ANY OTHER CONTAINERS ARE TO GO IN

[YOUR YELLOW BIN](#)

Aqua Aerobics time has changed to

**10am Thursday Mornings for 45min**



Two of our residents passed away over the Christmas holidays

Our thoughts and Sympathy to Kevin Scheer and family

Also to Reg's family

They will be greatly missed by all who knew them

**REG HARRISON**

**U131**

## FAREWELL TO

Margaret & Leighton Kelly U41

Eleanor Riley U113

We hope you have all

Settled into your new homes

## WELCOME TO

Susanna & Gary Duncis U28

Raelene & Terry Brock U54

We look forward to meeting you at

some of our many activities and

Hope you enjoy your new life in

The Vines

## NEW RESIDENTS

IF ANY NEW RESIDENT WOULD LIKE A  
NAME BADGE PLEASE

CONTACT LORRAINE ON 547 AND I WILL  
ORDER THEM FOR YOU



IF YOU WOULD LIKE TO

RECEIVE THE NEWSLETTER BY EMAIL

(all in colour)

ALSO CONTACT LORRAINE ON 547

Or at [hjrlr@esc.net.au](mailto:hjrlr@esc.net.au)

## From the Editor

All new Residents, if you have an email address could you email me on [hjrlr@esc.net.au](mailto:hjrlr@esc.net.au) to receive your Grapevine in colour by email instead of the paper copy.

It is becoming expensive and time consuming to print and deliver.

Thank You Lorraine

## WHERE IS YOUR PERSONAL ALARM!!!!

Recently when assisting a resident after a fall

I asked where her personal alarm was and the

person did not know what I was talking about.

When I asked someone else the same question

The answer was "I think by the phone".

.....

again not much use when you already have one on the phone.

**Please either have this alarm on you or somewhere handy.**



My fellow short ladies know the struggle.



Please make sure you and your visitors keep to a

**10KPH**

within the village as this is a shared space for pedestrians and vehicles



## PETS

All Pets (Dogs & Cats) should be kept on your own property or on a lead



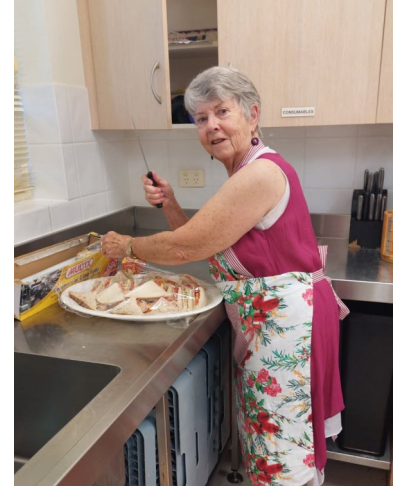
**I really think it's time to take the warning labels off of everything and let stupidity work itself out of the gene pool.**



## AUSTRALIA DAY

Thank You to all the ladies that organized the afternoon tea

And Carol and Mel



**Some Points from the Retirement Villages Law Reform**  
**From the Information Session run by Office for Aging Well**  
**Commencing on 2<sup>nd</sup> February 2026**

The following are points that may affect current contracts.

1. Mandatory statutory repayment for exit entitlements will be reduced from 18 months.  
To 12 months (plus an additional 30 days to allow for reinstatement and refurbishment to commence)
2. Capital fund contributions payable on exit will be capped to a maximum of 12.5% of the current market value of the residence, this is on new contracts, existing contracts are 1% per year of residence calculated on the buy in price.  
The operators are obligated to give the best financial option of the two calculations. There are other fees and charges that are incorporated into the exiting statement.
3. Remarketing fees, if not covered in the residence contract, will be limited to reasonable costs.  
Recurrent charges will be capped at CPI.
4. Prescribed Alterations, an operator will not be able to unreasonably refuse residents.  
Residents will need a recommendation (In writing) by a registered health practitioner.
5. Code of Conduct updates for Operators, Staff and Residents. Operators and Staff will be required to complete additional training to be completed by December 2026
6. Current residents will still be bound by their residence contracts. In all cases, if a resident has more favourable conditions within their existing contract. The more favourable conditions will still apply.
7. Exit time frame, Operators will be reasonable, spokesperson for residents can discuss options with the Co-Ordinator but once a date is set there are 10 days to vacate.  
Exiting Statements, if you have any queries, you can request a copy of any invoices for refurbishing/repairs.
8. Wear and Tear is still a grey area, probably depends on years of residency.
9. Remodeling i.e. New Kitchens, Bathrooms etc. are paid from the CIRF not the exiting resident.

# **Capital Fund Contributions on Leaving the Village**

In all contracts that applied prior to 6 February 2026, the Capital Fund Contribution on leaving the village amounted to 1.0% of the initial deposit paid by the resident for each year or part thereof that the resident had resided in the village.

In contracts applying after 6 February 2026, the Capital Fund Contribution on leaving the village will amount to 1.0% of the unit market value at that time for each year or part thereof that the resident has resided in the village, up to a maximum of 12.5% of the market value of the unit on leaving the village.

The following comparison between the two methods of calculation assumes an initial deposit of \$500,000 and an annual appreciation rate of 3.0%.

## **Between 1 and 2 years of Occupancy**

Existing contracts -  $\$500,000 \times 1.0\% \times 2 = \$10,000$ .

New contracts -  $\$500,000 \times 1.03 \times 1.03 \times 1.0\% \times 2 = \$10,609$ .

## **Between 4 and 5 years of Occupancy**

Existing contracts -  $\$500,000 \times 1.0\% \times 5 = \$25,000$ .

New contracts – Calculated contribution = \$28,982.

## **Between 9 and 10 years of Occupancy**

Existing contracts =  $\$500,000 \times 1.0\% \times 10 = \$50,000$ .

New contracts – Calculated contribution = \$67,196.

## **Between 14 and 15 years of Occupancy**

Existing contracts =  $\$500,000 \times 1.0\% \times 15 = \$75,000$ .

New contracts – Calculated contribution = \$97,373.

**Note!** Maximum 12.5% of market value applies in this case.

## **Between 19 and 20 years of Occupancy**

Existing contracts =  $\$500,000 \times 1.0\% \times 20 = \$100,000$ .

New contracts – Calculated contribution = \$112,882.

**Note!** Maximum 12.5% of market value applies in this case.

There will be no requirement for residents on current contracts to change to the new formula. It is interesting to note that, given the above assumption (\$500,000 initial deposit and 3% annual appreciation rate), the Capital Fund Contribution using the new contract formula will always be higher than the contribution using the existing contract formula, no matter how long a resident has lived in the village. Consequently, there will never be any advantage in residents choosing to change over to the new formula.

Graham Coxon Chairman Finance Sub-Committee

Regarding the sample calculations Graham gave on the previous page re Capital Fund Contribution  
This is only one component of the exiting statement, there are other fees and charges to be applied.

## EXCERPTS FROM THE CODE OF CONDUCT SECTION OF THE RETIREMENT VILLAGE ACT

### CODE OF CONDUCT FOR RESIDENTS

#### Requirements of Residents

A Resident in a retirement village must not—

- A. harass or intimidate another resident, the operator, a member of staff of the village or any other person in the village; or
- B. Act in a manner that may place a resident, the operator, a member of staff of the village or any other person in the village at risk of serious harm; or
- C. Intentionally or recklessly cause damage to property at the retirement village; or
- D. Repeatedly act in a manner that unreasonably and detrimentally affect the safety and wellbeing of another resident, the operator, a member of staff of the village or any other person in the village

### CODE OF CONDUCT FOR RETIREMENT VILLAGE STAFF

#### Requirements of village managers and senior managers

A village manager or senior manager of a retirement village must not—

- A. Knowingly, or with reckless indifference, put the safety of a resident at serious risk; or
- B. Harass or intimidate a resident or prospective resident or a person acting on their behalf; or
- C. Knowingly provide false or misleading information to a resident or prospective resident, including during marketing, dispute resolution and consultation activities; or
- D. unreasonably restrict a resident's access and use of common facilities



# WHATS ON IN THE VILLAGE

## Check the monthly Planner



Croquet CL

Mon & Tues

Winter 1-4pm

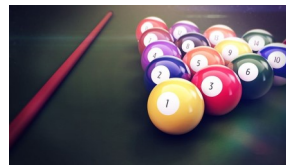
DLS 9am-12



Bridge CR

Mon 10am

Tues 10-12pm DR



Snooker BR

Mon 2-4pm



Cardmaking SC

Mon 2-4PM



Craft SC

Mon 2-4pm



Lawn Bowls BG/SC

Tues 1pm

Fri 1pm



Bingo MH

Tues 7-pm

Zumba MH

Tues 9..30-am



Mah Jong DR

Thurs 1.30pm



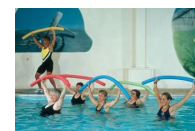
Card Games DR

Tues 1.30-4pm



Carpet Bowls Wed 7-9pm

Main Hall



Aqua Aerobics Pool

Thurs 10.00-

10.45



Ladies Lawn Bowls BG/SC

Wed 9am-11.30

Flying Solo/Singles

Last Thursday 10am Lounge

Coffee and a Chat

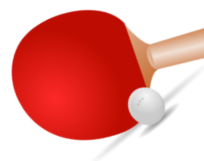


Table Tennis

MH

Fri 10.00am



Mens Shed Coffee

Work Shop

3rdWed 10am-12pm



Painting SC

Fri 9am-12pm



Darts /Rummio SC

Sat 7pm

**TIA CHI**

**Thur 4pm**

**Main Hall**

## USEFUL INFORMATION

**DG MECHANICAL**

**DUANE 0412477186**

Service & Tune Suspension &  
Brakes

Log Book & New Car Servicing

Petrol—Diesel—LPG

Auto Electrical General Repairs



**Justice of the Peace**

**BILL PERRY**

**U123—EXTENSION 523**

**MOBILE 0402 841 761**

### MOBILE HAIRDRESSER

Ph: 08 85231073

**HAIR 4 U by Lesley**

Mobile 0439876649

Quality Work at reasonable prices

Pensioner Concessions Available

Professional Ladies and Gents Hairdresser



### GAWLER COMMUNITY HEALTH TRANSPORT

#### SERVICES

**PHONE NO. 8521 2 078**

**9 AM - 11AM**

**MORE INFORMATION ON NOTICEBOARD**

#### **REQUEST**

**PLEASE PATRONISE THE  
LOCAL BUS SERVICE OR  
IT WILL BE DISCONTINUED**

The Telephone number for the "On Demand Bus" is  
Southlink **1300022942** and the Bus Stop number  
outside the front gate for a pickup is **152**

#### **REMINDER**

**CAN ALL RESIDENTS MAKE SURE ALL  
THE DOORS OF THE COMMUNITY  
CENTRE ARE CLOSED PROPERLY WHEN  
YOU LEAVE**

**Especially Billiard Room**

#### **APEX COPPER COAST RETREATS**

**Wallaroo Holiday Park**

**Holiday accommodation for**

**Families affected by cancer**

**Information and support**

**13 11 20**

**Cancersa.org.au**

