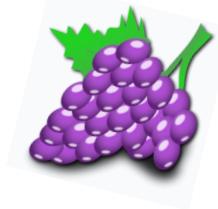




Heard It On The

THE VINES

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 hjrlr@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

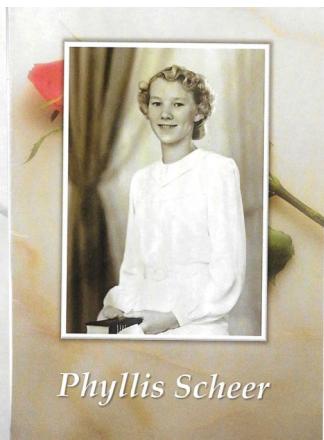
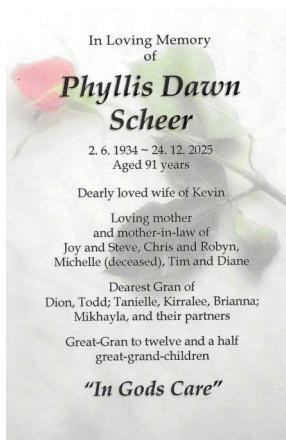
BLUE BIN

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

From the Editor

All new Residents, if you have an email address could you email me on 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.

Oldtimers

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 2nd 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
Zumba MH



Craft SC
Mon 2-4pm



Lawn Bowls BG/SC
Tues 1pm
Fri 1pm



Bingo MH
Tues 7-pm



Mah Jong DR
Thurs 1.30pm



Card Games DR
Tues 1.30-4pm



Carpet Bowls Wed 7-9pm



Ladies Lawn Bowls BG/SC
Wed 9am-11.30

Main Hall
Flying Solo/Singles
Last Thursday 10am Lounge
Coffee and a Chat



Mens Shed Coffee
Work Shop
3rdWed 10am-12pm



TIA CHI

Painting SC

Thur 4pm

Fri 9am-12pm

Main Hall



Table Tennis
MH
Fri 10.00am



Darts /Rummio SC

Sat 7pm

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

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Quality Work at reasonable prices

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REMINDER

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

Especially Billiard Room

GAWLER COMMUNITY HEALTH TRANSPORT

SERVICES

PHONE NO. 8521 2078

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**

APEX COPPER COAST RETREATS

Wallaroo Holiday Park

Holiday accommodation for

Families affected by cancer

Information and support

13 11 20

Cancersa.org.au

