

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 so excited that it's Summit Property Group's 1st 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 1 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



## YOGA AT BEECHMONT

Your first class is on me

Ask about  
The January 7 Day Detox Program

**Shirley - 5533-3753**

[www.shirleyhicks.com.au](http://www.shirleyhicks.com.au)

Grad Dip Couns, Dip Som Psych, ND, Dip Dru Yoga  
Member of Australian Counselling Assoc,  
Aust Traditional Medicine Society, International Dru Yoga Association

## Summit Property Group

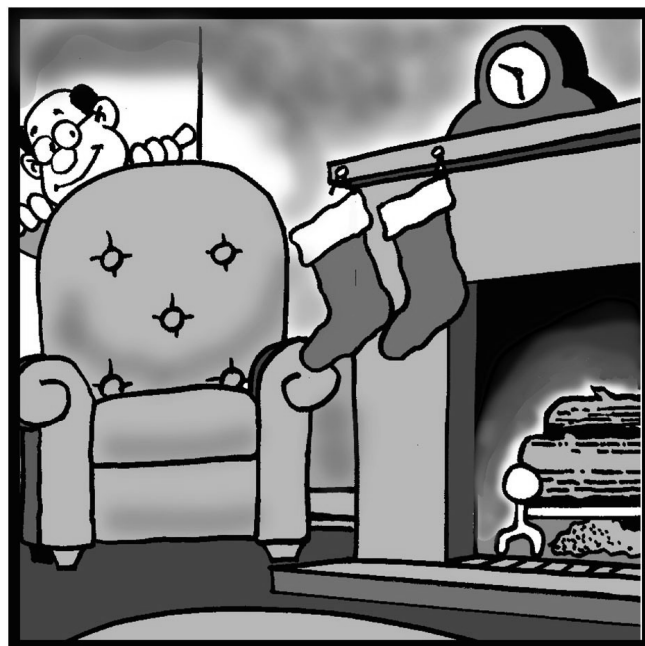
24 Flemington Road, Beechmont

**Mathilde Lewis: 0412 756 958**

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

**E: info@summitpropertygroup.com.au**

**www.summitpropertygroup.com.au**



**MAKE EVERY DAY LIKE  
CHRISTMAS. LEARN PATIENCE  
AND SUCCESS WILL COME.**

### Nine ways to confuse Santa Claus

1. Instead of milk and cookies, leave him a salad, and a note explaining that you think he could lose a few kilos.
2. While he's in the house, find his sleigh and write him a speeding ticket.
3. Leave him a note, explaining that you've gone away for the holidays. Ask if he would mind watering your plants.
4. Leave a note by the telephone, telling Santa that Mrs. Claus called and wanted to remind him to pick up some milk and a loaf of bread on his way home.
5. Take everything out of your house as if it's just been robbed. When Santa arrives, show up dressed like a policeman and say, "Well, well. They always return to the scene of the crime."
6. Leave out a copy of your Christmas list with last-minute changes and corrections.
7. Leave Santa a note, explaining that you've moved. Include a map with unclear and hard-to-read directions to your new house.
8. Instead of using Christmas ornaments, decorate your tree with Easter eggs.
9. Dress up like the Easter Bunny. Wait for Santa to come and then say, "This neighborhood ain't big enough for the both of us".



Community Newsletter

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

Hinterland Real-Estate



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

One evening, in a busy lounge bar, a reindeer walked in the door, bellied up to the bar and ordered a martini. Without batting an eye, the bartender mixed and poured the drink, set it in front of the reindeer, and accepted the twenty-dollar bill from the reindeer's hoof.

As he handed the reindeer some coins in change, he said, "You know, I think you're the first reindeer I've ever seen in here."

The reindeer looked hard at the hoofful of change and said, "Hmmpf. Let me tell you something, buddy. At these prices, I'm the **last** reindeer you'll see in here."



### Simple ways to discourage break-ins

With the advent of the deadbolt in the 1960s, residential burglaries began their descent as more homes installed them.

But in spite of the dwindling number, some homes will be broken into during the Christmas holiday period. And when burglaries happen. Police often have a difficult time tracking down the culprits.

There are many cheap solutions to keep unwanted intruders out of your home

Don't leave things around your yard in plain sight that can unwittingly lure thieves onto your property like frantic bargain hunters to a flea market.

Burglars are less likely to attempt a break in if they think that someone is home. For that reason, create an illusion someone's still there when you go away.

Around 40% of household burglaries are not forced entries, meaning someone was able to walk, climb or crawl inside the house almost as easy as if the owners left a key in the door.

Thieves can easily break in by simply popping a sliding door or window off their frame, so take extra precaution to secure them by placing a rod inside the tracks.

When you go away on holidays—don't leave signs of an empty house that makes your home look like a giant bulls-eye to a thief. Avoid having piled up mail in your letterbox. Overgrown lawns and organise to have some lights on a timer.

Don't leave a spare key hidden under a flower pot or doormat in case you get locked out of your house. Instead, give a spare to a neighbour you know well.

Getting to know the people you live around is one of the most important safety steps you can take. Closer-knit neighbourhoods report fewer break-ins.

Although it's nice to know you have people watching out for you, you also need to watch out for yourself and pay attention to what you're doing. You could unknowingly be rolling out a red carpet for a burglar.

Always lock your doors and windows when you go out, don't forget to lock up the door leading from the garage to inside as garage doors are easy to open.

Q: What kind of bird can write?

A: A PENguin



## Calendar Our community

- Beechmont Community Markets Sunday 19th Dec. 8am > Midday at the Beechmont community centre
- A book & Op Shop operates at the Beechmont Old School Library on the 3rd Sunday of each month + Wed mornings. All proceeds will go to the community centre site. 5533 3358
- 11th Dec Latin Dance Party @ Beechmont Comm Hall 0431 726 300 [www.afrogroove.com.au](http://www.afrogroove.com.au)

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 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!

What do you have in December, that you don't have in any other month? *The letter "D"*

What does Father Christmas suffer from if he gets stuck in a chimney? *Santa Claustrophobia!*



What do you call a letter sent up the chimney on Christmas Eve? *Black mail.*

How many chimneys does Father Christmas go down? *Stacks!*

What do you get when you cross a snowman with a vampire? *Frostbite*

What do snowmen eat for breakfast? *Snowflakes*

What do you get when you cross a gift-wraper with an archer? *Ribbon hood*

What do you call people who are afraid of Santa Claus? *Claustrophobic*



### Christmas can be a stressful time for families



As a parent, there is no question that you absolutely will face times when your patience is tested to the limits, life events get on top of you, your own moods make it hard to stay in control, or arguments with your spouse or partner become inevitable.

In creating a loving bond with your children,

however, and in treating them fairly, there are certain times when staying in control is very much in order. Here are three tips to bear in mind if you feel as though you are about to lose it.

1. Children are notorious for feeling responsible for the mood swings of their parents, especially the downward ones, so try to regulate your moods and behaviours and keep things on an even keel when you are in their company. If you are able to, it's better to take a few minutes alone to exercise or just chill out if you feel your stress levels rising.
2. Even mild arguments between spouses and partners can be extremely frightening for children who have no concept of how the argument might end, so try not to argue in front of them. If it really cannot be avoided, then do your making up in their company too so that they feel reassured.
3. Crying, like shouting, is upsetting for children, so if you need to vent your feelings, make your excuses and leave the room first.

### The World's 10 Most Nutritious Vegetables

If Mum was constantly nagging you as a child to eat up all your vegetables, it was not without good reason. As rich sources of a whole host of vitamins, minerals, protein, natural sugar, carbohydrates, fibre, natural fat, calcium, iron and more, they really are nature's super foods.

Just what are the world's top 10 most nutritious vegetables though? According to several reliable sources, the top 10 list looks like this, and if you are expecting it to contain exotic vegetables that you have never even heard of, think again...

1. Broccoli
2. Spinach
3. Brussels sprouts
4. Lima beans
5. Peas
6. Asparagus
7. Artichokes
8. Cauliflower
9. Sweet potatoes
10. Carrots

You see? Ten vegetables that are all readily available in stores and supermarkets everywhere and that hardly rank as the world's most expensive foodstuffs, so there is no excuse for not listening to Mum's sound advice. With just five portions of fresh vegetables and fruit a day, you can literally eat your way to good health.

If you are looking for the best local produce, then like us, support Nerang Quality Fruit & Veg in the Nerang Mall. Lance the owner will look after all your fresh fruit and vegetable needs... *I'll see you there.*



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

A MERRY CHRISTMAS  
AND AN EXCITING AND  
SUCCESSFUL 2011 AHEAD!



Mathilde & Dan Lewis 0412 756 958 Office 55 333 110  
E: [info@summitpropertygroup.com.au](mailto:info@summitpropertygroup.com.au)  
Web: [www.summitpropertygroup.com.au](http://www.summitpropertygroup.com.au)

### PUBLIC NOTICE

On behalf of the Beechmont Community Sports Association Inc. I would like to thank the Beechmont & Lower Beechmont Communities for supporting our family fun day at Graceleigh Park on Sunday 24th October.

The day was a huge success with about 200 people attending throughout the day.

It was great to have Councillor Virginia West and Lloyd Evans from Nerang RSL attend and speak to us regarding future funding opportunities for our community.

We must also offer a huge thanks to Tim Patch who spent the entire afternoon sketching caricatures of various people. Tim donated all of his time and donations to the Beechmont Community Sports Association Inc. If you would like to register your name for future information regarding Graceleigh Park and its events and activities, please forward an email to Kim Sami at [samiclan@bigpond.com](mailto:samiclan@bigpond.com).

### Lay a Little Egg for Me...

As anyone who has ever grown fruit or vegetables at home will know, there is nothing quite like harvesting and eating your own fresh produce. These days, though, you don't have to stop at fruit and vegetables, even if you don't have acres of land to play with. With chicken coops specially designed to fit into even a modest backyard, you could keep your family supplied with delicious fresh eggs too.



Just three hens each laying one egg per day can provide a family of four with all they need, and without it costing a fortune. Once the hens have a well-ventilated coop to keep them warm, dry and safe from predators, all they need is some bedding, fresh water, grit to help them break down their food, and between 100 and 150 grams of complete chicken food in pellet or meal form per day. Non-meat scraps such as vegetables, non-citrus fruits, pasta and rice will also add some welcome variety to their diet, as well as ensuring that your leftovers don't go to waste. Ideally, you should also provide a predator-proof run for your chickens, so that they can get some fresh air and exercise and to allow them access to the grubs and worms that they need as a source of protein.

Not only will your chickens provide you with the fruits of their labour, but these quirky birds also make great pets and provide a super learning experience for the children.

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

and provide quality service in all that we do.  
We listen to you, we work for you

Straight forward honest advice,  
solid professional service