

# February 2017 Newsletter



## New Directors Elected

We are already at the end of the second month of 2017 and the Board is busy with various matters on the Estate.

The Board held their first meeting on 19 January 2017 and the two new members, Messrs Carl Kuun and “Cooper” Pillay were welcomed by the Chairman.

He also mentioned that their experience will help us going forward. At the meeting the following portfolios were decided upon:

- **John Blythe-Wood**
  - Chairman and Environment
- **Martin Smith**
  - V/Chairman and Marketing/Public Affairs
- **Carel Kuun**
  - Rules & Regulations
- **Gabriel Smith**
  - Architectural Review Board
- **Kosie Otto**
  - Maintenance
- **Pieter Venter**
  - Security
- **Cooper Pillay**
  - Finance

## Director Resigns After Years Of Service



During December 2016, Dr Johan Griesel resigned from the Board for personal reasons.

He was thanked by the Chairman for the inputs he made during the last 5 years.

### Special points of interest:

- NEW DIRECTORS
- SECURITY
- CHURCH STREET ENTRANCE
- GOLF DAY FOR OWNERS

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## New Residents, Levy and Club

We would like to welcome all new owners and tenants and wish them a long and happy stay on the Estate. This is paradise we living in!

The levy, at R1010-00 per month, is one of the lowest and best value for money in the Western Cape.

We also have a much improved relationship with the Golf Club and the Club

is welcoming all residents for breakfast and/or lunch at the Club house.

The Club recently took over the catering from the service provider and all profits are now for the Club. **Please support them!**

The Directors are looking forward to a great year and can assure you that we have your interests at heart.

Hopefully the few negative comments received from one or two residents will translate into positive actions from the majority.

It was a pleasure to see so many residents using the swimming pools during the recent holidays.

This is a sure sign that the pools are an asset and worth the expenses.

“The levy, at R1010-00 per month, is one of the lowest and best value for money in the Western Cape. “

## Construction— New Houses and Church Street Entrance

Since construction of new homes on the Estate are drawing to a close, (with less than 30 vacant stands left), the Board is investigating the possibility of changing the layout at the Church street entrance.

The proposal is for a “Residents only” entrance and exit and a separate

“Visitors/Contractors” entrance and exit.

This will reduce congestion for residents and with the smaller number of contractors this should not have a negative effect on our visitors either.

We envisage the design of this gate to be finalised soon, however construction will only commence when vacant stands are less than 5% (20).

We believe that this will reduce frustration for all owners.

## Finances

At this stage our finances are within budget and there are no serious deviations.

Mr Cooper Pillay is in the process of investigating new methods of reporting the finance portfolio to residents.

This will be presented in the next (June) news letter.

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## Security

Our security is still very active and successful! Since this time last year, there were no cases reported of trespassing, breakages and/or theft.

We would like to thank all residents for their co-operation in curtailing theft. Mr Pieter Venter held his first sub-committee meeting and it is reported that Security is within their budget. Residents are again requested, if they are not sure, to discuss the entrance of all workers with the Estate Manager (Sias) or his deputy (Irene). Care should be taken when gates are opened for contractors – this is illegal!!

Unfortunately, we recently have had two incidents between residents on the Estate. At this stage both matters are with the SAPS and thus the Board cannot comment.

However, the Board again request residents to make use of the “Armed Response” services (081 777 5338). Serious matters (transgression of rules, etc) observed by residents, must please be reported immediately to the Estate Manager (2230).

After hours Security/Armed Response should be contacted. **Please do not get personally involved!**

## Rules

We would also like to thank residents for their co-operation in the parking of caravans, trailers, and boats during the holiday period.

The placing of refuse bags on Monday mornings only is also adhered to.

Unfortunately, there are still problems with pets.

Owners are again requested to use a plastic bag (for the droppings) when dogs are taken for their daily walk.

It is noted that plants, shrubs and trees are planted on the Estate that does not appear in the “Environmental Management Plan”.

Please adhere to this plan.

More detail can be obtained from Status Mark or the Estate Manager.

“Owners are again requested to use a plastic bag (for the droppings) when dogs are taken for their daily walk.”

## ARB

Mr Carel Kuun has been allocated as deputy to the Architectural Review Board (ARB). His engineering and construction knowledge has already been applied to benefit of owners.

Municipal clampdown on building violations has been supported by the Chief Magistrate of Mossel Bay.

Typically after first warning, penalties will be applied, i.e. no occupation certificate R2 500; waste material on site R1 500; illegal/non-approved construction varying from R100 to R4 000, etc. Furthermore, a call was made that owners refrain from depositing strange materials into drains and sewers, which inevitably leads to unpleasant blockages.

Unfortunately, by exception singular rules and guidelines are questioned, but application is aimed at ensuring harmony within the Estate. We would like to thank all residents for their continuous support.

## Gholfday For Owners

Lastly, we would like to inform you that our annual special **HOME OWNERS GOLF DAY AND SPONSORED DINNER** is taking place on Sunday, 23 April 2017.

The format for the day will be MEDAL NETT and ONLY home owners and their resident family can partake in the competition. There will again be a "Mens Golfer of the Year" and "Ladies Golfer of the Year" trophy.

Last year Sakkie Morrison and Shirley Greig were the winners. Who is it going to be this year? Although only owners and their resident family can play golf, the Board will again subsidize the dinner (R120-00) at R60-00 per person.

**This invite to the dinner is open for ALL owners and family on the Estate. Come and meet fellow residents of the Estate and enjoy a wonderful dinner at the Club.**

Please book your tee-off times and tables or table only, with Lizette at the Golf Club Reception (internal line 2411).

**WE ARE LOOKING FORWARD TO WELCOME YOU**

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## **MOSEL BAY GOLF ESTATE HOME OWNERS ASSOCIATION**

**Association incorporated under section 21 of the Companies Act 1973 (as amended)**

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