



Mossel Bay Golf Estate
Hidden Jewel of the Garden Route



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 UPDATES

IN THE NEWS

by MARTIN SMITH

HOA BOARD OF DIRECTORS

IN THIS ISSUE
 Focus on Conduct Rules

At the last meeting of The Board of Directors (BOD), it was decided to inform owners and tenants of some matters that are currently being attended to by the BOD. It is often implied that the BOD are making rules for the "sake of making rules". This is definitely not the case. We were elected by the members of the HOA to oversee and manage the well-being of the Estate. With this in mind, we have a duty to see that rules are abided by. We do further accept that times change and rules change, but the principle of "if you live on the Estate, then you should accept the rules" must apply. Further, we would like to

inform owners and tenants, that the BOD can only make or change "House Rules" or discretionary rules. Conduct Rules are made by the owners at an AGM. Changes to these rules cannot be made by the BOD nor can any transgression of these rules, be condoned by the BOD. If there are any member of the HOA who would like to change, cancel or add a conduct rule, this should be put on the agenda for the next AGM. We trust that this information will clear a number of misunderstandings by owners and tenants.

Rule Sub - Committee

The Rules Committee is currently dealing with two matters - the illegal big dog at 15 Maranata Street and the illegal fence structure at 13 Maranata Street. Both owners/tenants refuse to operate within the Conduct/House Rules and the matters may well have to be resolved by court action.

GOLF DAY APRIL 2015

A GOLF DAY WAS HELD ON BEHALF OF THE SPCA



GOLF DAY

During April 2015, a HOA Golf Day was held and funds were raised for the local SPCA. An amount of R15 000-00 was presented to them. The SPCA advised the BOD that the donation was used to enclose an area at the treatment room by erecting a "Vibracrete" precast wall. This enclosure enables inspectors to offload animals safely as some animals are

not used to being handled. With this area safe, the problem has been solved.

GOLF CLUB

The Golf Club Co-operation Agreement was renewed from 1 July 2015 for another 5 years, which will, we hope, ensure that the course remains a going concern and supports our property prices.

MBGE WEBSITE

Our website (www.mosselbaygolfestate.co.za) has been updated with the values of possible properties on the Estate. This was done in conjunction with some Estate Agents.

ARB SUB - COMMITTEE



OBLIGATION TO BUILD

The Obligation to Build (OTB) penalties have been applied now for 3 years. We are pleased to report that there are now less than 25 property owners that are still under penalty. When the OTB was first initiated, it applied to 77 properties. Sole reason is that in the 18 months from initial notification until actual application of penalties, it had already reduced from the initial figure. One owner has unfortunately refused to comply with the OTB and due to the fact that the outstanding debt will be more than 3 years soon, the BOD will begin legal proceedings to recover the money.

SECURITY SUB - COMMITTEE

Irene Otto has been appointed by our security provider, as the new Security Manager on the Estate. Gary Benn will be acting in her position if she

is not available. It has been more than 2 years since our last "incident" on the Estate. We would like to thank all the owners and tenants for their input. With your co-operation we can and must keep this record going!



Please report ALL security matters to Sias Koen, Estate Manager at 2230 (internal) 044 691 2539 or 079 966 7022.

REFUSE REMOVAL

Unfortunately, we have to advise that there are still owners/tenants dumping their garden/general refuse on open stands and in the Nature Reserve. Needless to say, this must be stopped and actions will be taken against culprits.



DOMESTIC ANIMALS

Residents are again reminded that dogs **MUST** be on a leash when walking on the Estate. Owners must also ensure that "droppings" are removed immediately.

SPEED ON THE ESTATE

Lastly, we have to advise all that there are still a number of residents/visitors who are not adhering to the speed limit and traffic signs on the Estate.

This matter is of great concern to all of us and everyone must please do their utmost to adhere to these regulations. We cannot afford to lose a person due to recklessness by an individual.



FINANCE

As reported at the AGM of December 2014, the financial position of the HOA is sound. Our "Year to Date" net surplus is R0,5m more than budgeted and our reserves are more than R1,5m. Our debtors in arrear remain very low.



This all have resulted in a BELOW INFLATION increase of levies these last years.

Our main expenditures over the same period have increased with inflation or more, in most cases. We would like to thank all involved making this possible.