

FEBRUARY 2018 NEWSLETTER



MOSSEL BAY GOLF ESTATE HOA

Volume 2, EDITION 1

FEBRUARY 2018

Welcome and Condolences

Many things took place in our country, town and Estate since the beginning of the year. The Board of Directors (BOD) is also busy with various matters and would like to report some of the actions.

Firstly, a warm and hearty welcome to all our new owners and residents on the Estate. We trust that you will have a wonderful, happy and relaxing stay on the Estate. Sadly, we have also to announce that one of our owners, Dr Erhardt Veldsman was killed in a car accident during January 2018. Our sincere condolences go to the family. Erhardt was also a keen golfer and will be missed by many fellow golfers.

Directors and Portfolios

The first BOD meeting was held on 18 January 2018 and the following portfolios were allocated to members:

John Blythe-Wood	Chairman and Environment
Martin Smith	V/Chairman and Marketing
Carel Kuun	Rules and Regulations
Gabriel Smith (ARB)	Architectural Review Board
Pieter Venter	Security
Willem Roux	Finance
Kosie Otto	Maintenance



Special points of interest:

- DIRECTORS
- SECURITY
- YEARLY OWNER'S GOLF DAY
- OPTICAL FIBRE

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Finances

Midst poor financial performance by numerous businesses the finances of the Estate remain sound. In this regard appreciation is extended to home owners paying their levies on time – this remains the primary source of income. Operating expenses is in hand and aligned to budget. No extraordinary expenses are foreseen for the remainder of the financial year. In recent weeks the BOD has made major strides in resolving matters relating to outstanding debt.

Estate Management

“...Operating expenses is in hand and aligned to budget...”

Our swimming pools were again well utilized during the December holidays. This year, except for minor incidents, it was a very quiet and peaceful period. Many visitors commented on a well managed Estate and we would like to thank all residents for their co-operation. It is pleasing to note that the Estate is receiving positive comments in and around the country.

OTB (Obligation to Build)

The OBLIGATION TO BUILD clause will be tested by the confirmation that Arbitration between the HOA and one member who disputes the validity of the clause will go ahead, and, if all goes to plan, be completed by end April.

This is the only remaining OTB dispute outstanding, as all the other members who were in arrears have paid or resolved the issue with the HOA.

The legal matter about the “golf screen” erected on the property in Maranata Road has been resolved to everybody’s satisfaction.

Construction

An article from the Municipality appeared in the 9 February 2018 edition of the “*Advertiser*” and reinforce our previous requests that no construction whatsoever may commence, unless by prior written approval by the ARB.

Building plans are to be compiled by an accredited professional from SACAP. It is granted that for minor works, such as temporary fence to protect gardens from animals, only an A3-size 1:200 scale Site Plan, location and proper description would suffice. It was recently reported that a number of “temporary” fences sprang up without the appropriate approvals. Therefore some owners have or will shortly be approached in a friendly cooperative manner in order to “update records”. Thankfully the problem is limited to minor structures.

Sewerage blockages in manholes are on the increase. Pads and nappies are the main cause of the problem. Appreciation is expressed for anticipated cooperation from all members.

Please be reminded that an Electrical Fence System Compliance Certificate (EFSCC) is required where installed and that the certification is only valid for a two year period. The onus remains with owners to keep certifications up to date.

Fibre Optics—The Road Ahead (Follow up)

Discussions with Telkom pertaining to fibre optic product offerings has progressed well, however this seems to be a longer term project than originally anticipated.

At a recent meeting with Telkom it was agreed that the existing infrastructure will be utilized as far as possible to minimize disruption and damage to property.

Telkom will discuss individual requirements with regard to in-

stallation with each owner.

We are currently waiting for a design / layout from Telkom after which it will be signed-off at the next Board Meeting.

According to Telkom, installation will then commence and should take around 3 months for the first house connections to become operational and up to 6 months for the last connections.

Security upgrades will also be incorporated into the fibre optic

network with various security cameras and possibly a control room on site.

Speed Humps

Three temporary speed hump devices (yellow) were purchased and placed on strategic areas on the Estate. Speeding is still a matter of great concern to the BOD. Pending the outcome of these tests, permanent speed humps will be installed. This will include a permanent hump at the bridge on Pardew Drive.

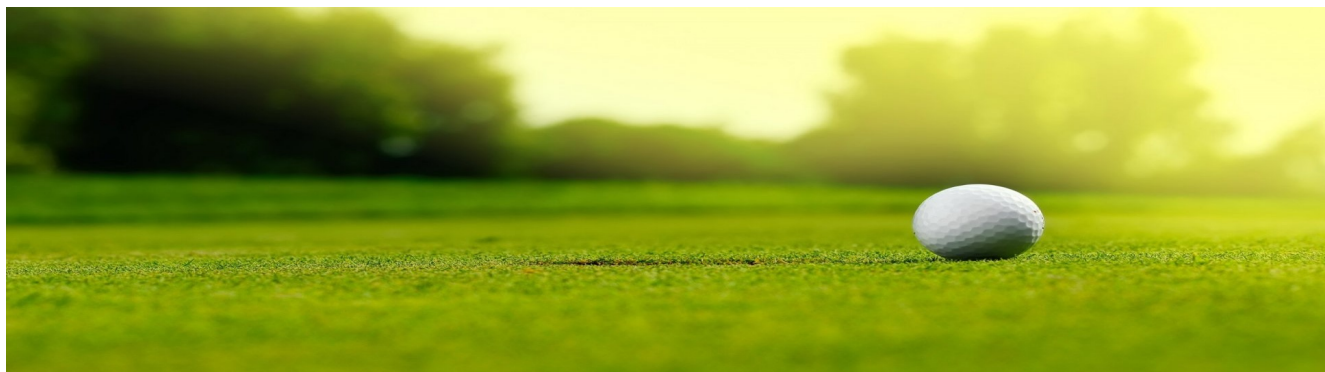


Speed Humps...continued.

Children without a valid driver's licence are still driving golf carts on the Estate.

They are also driving the carts in the evenings without lights.

This is very dangerous for all parties and parents are kindly requested to assist.



“...the maintenance and management of the golf course is rated excellent...”

Golf Club

Despite the severe drought, the maintenance and management of the golf course is rated excellent.

Recent spot financial audits did render compliant governance. Regular interface is ensuring continued open and trusting relationships between respective Boards of the golf course and the estate.

The current formal Cooperation Agreement expires June 2020. Renewal discussions are already in progress by a sub-committee, in order to coincide with respective December 2018 and September 2019 AGM's.

Dates do include contingency planning. Later this year more information will be shared with homeowners.

Feedback is that homeowners are appreciative of the “garden in their backyard”.

Unfortunately, there have been notifications by the golf club that garden refuse and general rubble were dumped on the golf course.

This is a very serious offence and residents are seriously requested to refrain from doing this.

Sekuriteit



During the past 25 months, no house breaking or criminal offences were reported on the Estate.

Unfortunately, processed Marijuana (Dagga) were found on the Estate. Please be aware of any suspect activity and report same immediately.

The guards at the gates are provided by Thorburn Security, while the the alarm monitoring and the Response Vehicle agreement is with Suiderkuis Security. This works well as the guards check on one another to bring out the best for the Estate.

In case of an emergency, please phone Armed Response 081 777 5338 and not the security officer/s at the gates.

Ireen Otto Karolus, Assistant Manager and Sias Koen, Estate Manager are employees of Status Mark and are dedicated to our Estate.

Meetings to monitor all risk related issues are being held daily, weekly and monthly on different levels.

Consolidation of all activities is being handled during the Security Sub Committee meetings.

Security operations are sensitive, but here are some facts:

- ◆ Video cameras are installed at all gates (entrance & exits)
- ◆ A large part of the Estate have got live electric fencing – 20 sections and are monitored 24 hours
- ◆ Monthly levies includes Armed Response (081 777 5338)
- ◆ Only cell-to-gate entrance for tenants
- ◆ Entrance cards used by other people (not the owner) will be cancelled
- ◆ CCTV cameras and moveable video alarms at strategic points on the Estate
- ◆ Pedestrian gates manned and record is kept of movements
- ◆ Gate at golf club for Golf Members only. No resident's guests or children are allowed to use this gate
- ◆ All gardeners and contractors need to be out of the Estate by 17:00
- ◆ All worker cards to be handed in at gate upon exit
- ◆ All building sites are visited on a daily basis by Security
- ◆ Contractor vehicles need to have decal on doors
- ◆ Domestic workers to wear their entrance card
- ◆ Only 145 alarms are linked to the Armed Response – 1% increase from 2017.
- ◆ SAPD clearance are required to obtain an access card (48 hours)

SO Jones received bonus for outstanding service.

“...In case of an emergency, please phone Armed Response 081 777 5338 and not the security officer/s at the gates...”

HOME OWNERS GOLF DAY AND SPONSORED DINNER

Lastly, we would like to inform you that our annual special **HOME OWNERS GOLF DAY AND SPONSORED DINNER** is taking place on Sunday, 22 April 2018.

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 “Men’s Golfer of the Year” and a “Ladies Golfer of the Year” trophy. Last year Niel van Heerden and Cathrine Bell were the winners. Who is going to be our winners 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 their families residing on the Estate. Come and meet your 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



MOSSEL BAY GOLF ESTATE HOME OWNERS ASSOCIATION

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