



NEWSLETTER

EDITION 2/2024



WELCOME NEW MEMBERS

Dear Members,

The Mossel Bay Golf Estate HOA would like to take this opportunity to extend a hearty welcome to all our new owners. We hope that you are settling in well. If you require any assistance, do not hesitate to contact us for advice or guidance.

WEBSITE LATEST VERSIONS

We remind you that the latest versions of the Conduct Rules, ARC Guidelines and Security Rules are available on the Website. For your convenience, our website is accessible at:

<https://mosselbaygolfestate.co.za>

COMMUNICATION MANAGING AGENT

Status-Mark is the appointed Managing Agent for Mossel Bay Golf Estate HOA, and members are reminded to address all communication and inquiries through the office of the Managing Agent. The contact person is Jaco Stander. His email address for communication is:

status2@status-mark.co.za

INFORMATION SESSIONS

The aim of information sessions is to keep members informed of what is happening on the Estate and to promote involvement in the projects undertaken by the HOA Board.

The next information session will take place during June 2024, after completion of the testing phase for the new access system.

ANNUAL GENERAL MEETING

The AGM is scheduled for 7 November 2024.

MESSAGE FROM THE CHAIRPERSON

As we near the winter months and the weather changes around us, we realize that nearly half of the year is behind us. Time waits for no one, and the world continues at its feverish pace. We are looking forward to the elections at the end of May, hoping they will bring stability and economic growth to our country. Although we in Mossel Bay live in a functioning municipality, the majority of towns in our country do not. I encourage everyone to exercise their right to vote on 29 May to help stop the decline in our country.



The security cameras installed around the estate are functioning well. Recently, the cameras alerted us to a potential intrusion. Security acted immediately, and the person was removed before having an opportunity to approach any home. The camera system was money well spent, providing everyone on the estate with an added level of security.

Access control remains an ongoing priority for the Board. The team evaluating the systems faced several challenges with suppliers and equipment. More on this progress is detailed below.

It was decided that the contract with Irene Carolus will not be renewed. We thank Irene for her years of dedicated work on the estate and her firm management of security and other issues. Her contribution was immense, and we could never thank her enough for her service to the estate. We wish her well in her future endeavours and with her health.

As a board, we recognize the need to plan for the continuation of the Estate Manager position, and we have placed an advertisement for a new Estate Manager. Sias has worked on the estate for many years and has done a stellar job. As we all know, Father Time overlooks no one, and Sias also deserves to enjoy his retirement with his wife. However, Sias will not disappear soon and will work with the new manager to transfer his knowledge and experience. We hope to retain Sias's services for at least another year.

"Ysters op die Landgoed" is an M-Net TV program now in its second season. We were honoured to be visited over the weekend of 3 May to showcase our estate, golf course, and community. We thank all who participated and contributed to the success of the shoot. At the time of writing, the episode featuring our estate is scheduled to air on 10 August 2024, at 18:30. We will keep everyone informed should changes occur.

Our congratulations go to the Golf Club and all their staff. Our golf course was rated 77th in South Africa, an improvement of 5 places from last year. The Club faced challenges a few years ago with fairways that had deteriorated. Since Gavin Coleman took over as Greenkeeper, the course has improved year after year. The course is currently in the best condition I have seen since moving here. We believe that our estate's contribution to the Club is well spent and that the condition of the course adds value to our investments in our homes.

We will soon begin renegotiating our agreement with the Club, which expires at the end of the year.

Best Regards,

Nick van Noordwyk, Chairperson, HOA Board

“YSTERS OP DIE LANDGOED”



Great excitement prevailed when we could share the news that the kykNET team from “Ysters op Die Landgoed” will visit us on 3 and 4 May. This series is a showcase for the various activities that take place on a golf estate. We were able to market our golf course, our estate, our people, and also our town in a unique way. We believe that the final product will be something we can all be proud of.

Thank you very much to everyone for your cooperation and hospitality towards the production team.



Home Owner's Golfday

The HOA Golfday took place on Sunday, 19 May 2024, and was a roaring success.



MOSSEL BAY GOLF ESTATE HOA-GOLFDAY

19th May 2024
The Mossel Bay Golf Club

Entry R200/Player +
Green Fees

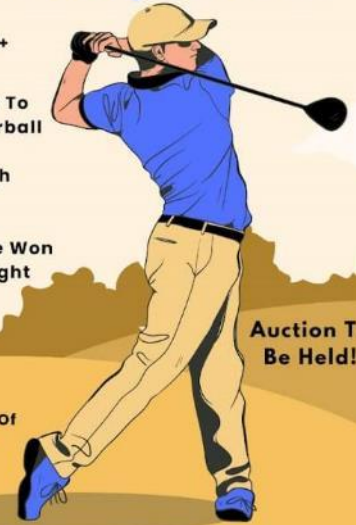
One HOA Member To
Play In Every Fourball

Scramble Through
-One To Count

Many Prizes To Be Won
And Includes A Light
Meal

Proceeds Will Be
Donated To The
Children Help Fund Of
The Van Der Hoven
Primary School

Phone Lizette For Bookings: 044 691 2379



Auction To
Be Held!



The format for the day was "Scramble Through – One to Count." It is truly an interesting format that everyone enjoyed greatly. We believe the photos we post here will tell the story of an unforgettable golf day.





Directors: Dr N Van Noordwyk, Mr S Röth, Mr H Böning, Mr P Bierman,
Mr P Venter, Mr P Ackerman, Mr P Mastroguiseppe

The fundraiser was held for the benefit of Van Der Hoven Primary School to help with the purchase of much-needed items such as shoes, sweaters, and school uniforms.



An awards ceremony with a light meal was offered after the Golf Day.





Thank you very much to everyone involved in making the day a success.

Security

What a privilege it is to inform you that no serious incidents have occurred since our previous newsletter. There were a few instances of misuse of e-tags, but these were identified by the security personnel and addressed by the relevant sub-committee.

As mentioned by the Chairman in his message, the security cameras did spot a suspicious person. The cameras identified the person and sent a notification to the various security entities. They were able to respond immediately, and the person was removed before he could get near any house.

This beautiful new Armed Response Vehicle from Suiderkruis Security will soon be seen on the grounds of Mossel Bay Golf Estate. It will be more cost-effective to operate and quieter, especially at night.



We remind you of the appointment of our security manager, Charl Stone. His office is located at the entrance on Schoeman Street.



P Venter
Chairperson, Security Sub-Committee

ARCHITECTURAL REVIEW COMMITTEE

A successfully managed estate has rules, and by applying these rules, a pleasing environment can be created and maintained. The Architectural Review Committee (ARC) operates according to the Architectural Guidelines, which are available on the MGE website. These guidelines can be amended by the members, not the Committee. The rules apply to both the members and the Committee. Members expect the Committee to apply the rules fairly and consistently. Unapproved deviations from the Guidelines cannot be used as justification for changing the existing Guidelines. An owner who wishes to challenge the Guidelines is welcome to submit a motivated proposal for alterations. Valid and acceptable proposals will be presented at the next Annual General Meeting for consideration by all members.

Owners who wish to make any visible alterations to the exterior of their property must first apply for permission through Status Mark. Unfortunately, some owners make alterations without applying, which leads to unnecessary communication and even fines. Recent examples of unapproved work include deviations from approved building plans, alterations to fences, and changes to the painting of fences, walls, and roofs of buildings, as well as modifications to canopies, roofs, and nameboards on buildings.

Correspondence regarding these issues consumes too much time from the ARC and will be reduced in the future.

The responsibility to deliver, handle, and maintain services to properties within the Estate is managed by different companies and the Municipality. The Municipality is responsible for Building Control, Electricity, Sewer, Water, and partially for Refuse Removal. OpenServe owns the fibre network in the Estate. The MGE, along with their appointed managing agent Status Mark and other contractors, is responsible for open areas, the aesthetic appearance of MGE, entrance control, streets within the Estate, and part of Refuse Removal.

The Estate was developed with open areas, typically with a three-meter open space around each house. Minimal stormwater infrastructure was provided, and the responsibility for handling of stormwater runoff was delegated to the owners of the properties. Owners of low-lying properties must ensure that adequate provisions are made to handle normal and abnormal stormwater runoff through their properties.

Stormwater management is not the responsibility of the Municipality or the MGE but must be addressed by the property owners.



H Böning

Chairperson, ARC Sub-committee

Rules and Regulations

Rules Sub-Committee

The incident trend for the first quarter of 2024 shows a slight increase compared to the previous period. A total of 10 incidents or violations were reported, ranging from serious to minor. All these incidents were appropriately handled.

We will always strive for improvement. Currently, we are focusing on contractor behaviour to identify areas that need improvement. This will be addressed through our contractor induction system.

A new access control system will be implemented soon. Although this will bring some challenges and adjustments to existing systems, it will ultimately be to everyone's benefit. Resistance to change is normal, but we appeal to you to help make this transition a success.

Thank you to everyone for your contribution in helping to create an environment that we all enjoy. We appreciate your understanding when difficult decisions need to be made to resolve issues.

The rules apply to all of us, and with the right knowledge and a positive attitude, they can be easily followed. If you are unsure about any rule or what you can and cannot do, please speak to the Estate Manager, who is always willing to provide guidance and clarity.

Take good care of yourself during the winter period and stay healthy.

P Ackerman
Chairperson, Rules Sub-Committee



Nature and Environmental Management

Let's deal with the bad news first! Here are two photos of garbage being dumped in the Estate's household waste area. This area is intended for household waste only.

Garden waste such as branches, which are not placed in green bags or cannot be placed in green bags, will not be removed from homes, and may not be dumped loose in the waste area on Church Street. It must be taken by the resident to the Municipal landfill at Louis Fourie Road.



Construction debris, such as tiles, is under no circumstances to be removed from homes in bags, cardboard boxes, etc., nor allowed in the waste area on Church Street.



This type of debris must be taken by the resident to the construction debris landfill site in Groot Brak.

Over the last few years, the volume of household waste being removed from homes has grown exponentially as more people settle full-time in the estate. Thank you very much for helping us manage household waste removal effectively.



Here's some good news! A small Cape Grysbok was rescued by Nature Conservation on May 10, 2024, after it was trapped in a yard at 21st Avenue, Mossel Bay. The animal was tranquilized with a dart and later released into the Nature Reserve of Mossel Bay Golf Estate.

And now for a lesson from nature...

In the photo below is a Lantana plantlet whose root has been cut from the mother plant. The root was 1.2 meters long, and as you will notice, the root is divided into nodes. If the root breaks off or is injured at a node, a plantlet will grow from each point where it broke off or was injured. Lantanas are aggressive growers and can spread quickly. Residents are urged not to plant them on the Estate, and where they occur in private gardens, please remove them.



Lastly, please note that the swimming pools will be closed again from June 1st to reduce expenses associated with maintenance.



S Röth
Chairperson, Nature and Environment Sub-Committee

Maintenance Sub-Committee

The access control work group, together with Suiderkruis Security, has conducted comprehensive tests on the proposed new access control system. The first product has been thoroughly tested. It was found that it does not meet all the necessary requirements. A second product is now in a testing phase. We hope that this product will be able to operate successfully with all the required functions.

Once the proposed product has been successfully tested, we will proceed with the implementation. The implementation will be done in phases. It will also provide for the old system to operate in parallel with the new system until we can fully transition to the new system.



S Röth
Chairperson, Maintenance Sub-Committee

Finance

We are pleased to report that the estate's finances are healthy and well managed by the relevant sub-committee.

We are approaching the end of our financial year (end of June), and projections regarding the budget already indicate that a surplus is expected.

Any inquiries regarding financial matters can be directed to the Finance Sub-Committee via Status-Mark by email at: status2@status-mark.co.za

P Bierman
Chairperson, Finance Sub-Committee



Marketing, Recreation & Communication

The Marketing, Recreation, and Communication Sub-Committee thoroughly enjoyed putting together the second newsletter of the year. There have been so many positive and constructive activities and events taking place on our estate.

We don't want to give away too much just yet, but we are working on a brand-new look for our newsletter, news flashes, and other communications. Watch this space!



Please feel free to contact me if you have any suggestions about what you would like to see in the newsletter.

We hope you enjoyed the newsletter!

Paolo Mastrogiuseppe

Chairperson, PR & Marketing/Recreation Sub-Committee