



NUUSBRIEF

MOSELBAAI GHOLFLANDGOED

WELKOM NUWE LEDE

Mosselbaai Gholflandgoed Huiseienaarsvereniging verwelkom graag al ons nuwe eienaars. Ons hoop dat u reeds tuis voel in ons gemeenskap en dorp. Kontak ons gerus indien u raad of bystand nodig het.

WEBTUISTE NUUTSTE WEERGAWES

Die nuutste weergawes van die Gedragsreëls, AHK Riglyne en Sekuriteitsreëls is op die webwerf beskikbaar. Gebruik gerus hierdie skakel: <https://mosselbaygolfestate.co.za>

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Direkteure: Dr N Van Noordwyk, Mr S Röth, Mr N van Rooyen, Mr J Du Bruyn, Mr P Venter, Mr P Mastroguissepe, Mr A von Mansberg

Welkom by die WINTERUITGAWE!

Daar is iets aan die winter wat ons uitnoui om stadiger te leef. Die korter dae en koue lug maak dit aanloklik om meer binnenshuis te wees. Wat is nou lekkerder as om met 'n goeie boek, 'n sagte kombers en 'n stomende koppie warm tee of koffie in 'n gemakstoel op te krul terwyl die wind buite raas? Selfs die natuur draai breek aan.

Alles groei stadiger en die lewe neem 'n rustiger pas aan.

Maar al voel alles 'n bietjie stadiger hierdie tyd van die jaar, beteken dit nie dinge staan stil nie. Inteendeel, winter is dikwels 'n tyd van stille krag—'n geleentheid om nuwe energie op te bou, te herfokus, en voor te berei vir die seisoene wat voorlê. In hierdie nuusbrieff sal jy sien dat die raad geensins in 'n winterslaap verval het nie.

Inteendeel—ons is besig, gefokus en vol energie om aan te hou werk in die beste belang van almal op die landgoed.

Terselfdertyd vra die winter ook iets van ons op persoonlike vlak. Met kouer weer en 'n toename in seisoenale siektes, is dit maklik om na hibernasie-status oor te skakel. En alhoewel dit goed is om skuiling en warmte te soek op reënerige, stormagtige dae—is dit ook belangrik om aktief te bly en ons liggame en gemoed gesond te hou.

Geniet dus gerus daardie knus dae binnenshuis, maar onthou ook om die voordele van sonskyndae aan te gryp. 'n Lekker stappie op die landgoed, 'n geselsie met 'n buurman, of selfs net 'n paar minute in die son kan 'n groot verskil maak. Hierdie aktiwiteite is goed vir jou geestesgesondheid en sorg ook dat jou liggaam steeds daardie kosbare songeaktiveerde Vitamien D vervaardig.

Nog goeie nuus wat ons met jou kan deel is dat die Landgoed se webtuiste suksesvol opgradeer is. Eienaars sal binne die volgende paar weke aanmeld-besonderhede van WordPress ontvang. Sodra jy aangemeld het, sal jy toegang hê tot 'n uitgebreide argief van dokumentasie, insluitend tien jaar se AJV-agendas, notules, ondersteunende dokumente, nuusbriewe en nuusflitse.

Of jy nou nuut is op die landgoed of al vir jare hier woon—ons hoop hierdie uitgawe bied vir jou insig én inspirasie. Daar gebeur baie agter die skerms, en ons sien daarna uit om dit met jou te deel. Van sekuriteit en finansies tot instandhouding en langtermynbeplanning—hierdie nuusbrieff weerspieël ons gedeelde toewyding aan 'n landgoed waarop ons almal trots kan wees.

Geniet die lees...en die seisoen.

Paolo Mastroguiseppe - Sosiale & Kommunikasie Sub-Komitee

BOODSKAP VAN DIE VOORSITTER

Beste Huiseienaars

Die winter het behoorlik aangebreek, en daarmee saam is die eerste helfte van die jaar reeds agter die rug. Tyd staan beslis nie stil nie — en hoe ouer ek word, dink ek al hoe meer aan my voormalige mentor se woorde, wat Einstein se relativiteitsteorie aanhaal: “Hoe ouer ek word, hoe vinniger gaan die tyd verby.” Ek ervaar beslis hierdie gevoel wanneer ek terugkyk op die vordering wat ons tot dusver in 2025 gemaak het.

Die nuwe toegangsbeheerstelsel funksioneer steeds uitstekend, met ’n huidige foutkoers van minder as 1%. Die meeste inwoners is nou gemaklik met die werking daarvan, en die aanvanklike probleme is tot ’n groot mate opgelos. In reaksie op gebruikspatrone en terugvoer van huiseienaars het die Raad ’n verbetering goedgekeur: besoeker-QR-kodes sal nou vir tot 7 dae onbeperkte in- en uitgange toelaat. Hierdie aanpassing is veral nuttig vir diégene wat gereeld gaste of korttermyn-huurders ontvang. Meer besonderhede is beskikbaar in die Landgoedbestuurder se verslag.

Op die finansiële front is die HEV steeds in ’n gesonde posisie. Danksy verskeie begrotingsverbeterings wat deur Neil van Rooyen geïmplementeer is, het ons groter beheer en deursigtigheid in ons finansiële bestuur verkry. Ek moedig u aan om die Finansiële Verslag te lees vir ’n volledige oorsig.

Sekuriteit bly ’n kernfokus vir die Raad, en ons vennootskap met Suiderkruis Sekuriteit lewer steeds uitstekende resultate. Die Sekuriteit Subkomitee vergader gereeld om prestasie te monitor en te evalueer, en verseker só dat ons landgoed ’n veilige en beskermde omgewing vir almal bly.

Die welkome reën wat ons vroeër in die jaar gekry het, het ons tuine en groen ruimtes pragtig laat herleef en goed gevoed. Bowtie lewer steeds puik diens met die instandhouding van hierdie areas. Met die stadiger groei van grasperke in die wintermaande, gaan ons hierdie tyd gebruik om aandag te gee aan ander landskapprioriteite. Om elektrisiteit, water en chemikalieë te bespaar, sal die landgoed se swembaddens vir die seisoen gesluit en bedek word — behalwe een, wat oop sal bly vir ons dapper winterswemmers!

Ons is bemoedig deur die goeie opkoms en ondersteuning tydens die Spesiale Algemene Vergadering op 19 Junie. Byna 65% van die totale stemme het die Raad se voorgestelde drieparty-samewerkingsooreenkoms met die gholfklub en munisipaliteit ondersteun — ’n betekenisvolle stap vorentoe vir ons gemeenskap, en een waarvoor ons opreg dankbaar is. Dit is ’n duidelike teken van ondersteuning en ’n welkome aanduiding van vooruitgang.

Namate die koue tande van die oggend- en aandluggie begin byt, hoop ek hierdie seisoen bring ook genoeg warm oomblikke saam met jou geliefdes. Ek hoop dat jy ten volle voordeel sal trek uit die helder sonskyndae wat die winter ons dikwels tussen kouefronte bied.

As huiseienaars op die Mosselbaai Gholflandgoed, word ons daaglik herinner aan die buitengewone voorreg om op een van Suid-Afrika se mees skilderagtige gholfbane te woon.

Die Mosselbaai Gholfbaan word gereken onder die top 100 gholfbane in Suid-Afrika (tans #76) en bied asemrowende uitsigte, onberispelike skoonvelde, en 'n lewenstyl wat min kan ewenaar. Of jy nou 'n ywerige gholfspeler is of bloot die vrede en oop groen ruimtes geniet—ons landgoed is meer as net 'n plek om te woon—dit is 'n toevlugsoord. Kom ons bly trots op, en help beskerm, die skoonheid, rustigheid en waarde van ons unieke omgewing.

Namens die Raad, baie dankie vir jou voortdurende vertroue en betrokkenheid. Mag ons aanhou om 'n gees van wedersydse respek en harmonie binne ons landgoed te koester en te bevorder.

Ek hoop hierdie nuusbrief bied waardevolle insig in die pogings wat namens alle inwoners aangepak word om die sukses en welstand van ons landgoed te bevorder.

Hartlike groete,

Arno von Mansberg, Voorsitter – Mosselbaai Gholflandgoed HEV



Foto deur Ferdi Wait

LANDGOEDBESTUURDER SE VERSLAG: MAKLIKER TOEGANG, VEILIGER RUIMTES

Van omgewingsbestuur tot verbeterde toegangsbeheer, ons het die afgelope paar maande goeie vordering gemaak. Dankie vir julle volgehoue samewerking — dit maak regtig 'n verskil!

OMGEWINGSBESTUUR: VEILIGHEID EN VERSORGING

Die snoei van bome en opruiming het in Maart 2025 plaasgevind in gebiede wat as hoë brandrisiko geïdentifiseer is, insluitend:

- Aristea-rylaan
- Maranata-rylaan
- Mathola-rylaan
- Suidelike grens van Maranata-rylaan naby die St. Blaize-staproete

Hierdie aksies is uitgevoer ooreenkomstig ons Omgewingsbestuursplan, en verminder die brandrisiko vir huise naby digte plantegroei.

'n Vergadering is ook gehou met 'n verteenwoordiger van die Mosselbaai Munisipaliteit om bekommernisse oor plantegroei en indringing in die natuurreservaat te bespreek. Daar is ooreengekom dat 'n munisipale verteenwoordiger voortaan die vergaderings van die Omgewing-Subkomitee sal bywoon.

Die munisipaliteit het ons meegedeel dat hulle kennis geneem het dat sekere MBGE-eiendomme moontlik op die natuurreservaat indring. Die Huiseienaarsvereniging (HEV) hersien tans hierdie areas in lyn met die bepalinge van die 99-jaar huurkontrak. Beheerde brand is ook bespreek, en 'n praktiese plan sal opgestel word om aan die gestelde vereistes te voldoen.

Greenfire Enviro het hul finale oudit vir die 2024/2025-boekjaar afgehandel. Gebiede wat as problematies geïdentifiseer is—weens indringerplantspesies of potensiële brandgevaar—is nou aangespreek. Die volledige verslag sal aan eienaars versprei word, en dié wie se eiendomme verdere aandag verg, sal individueel in kennis gestel word.

Verder het verskeie inwoners kommer uitgespreek oor sekere kruisingspunte op die landgoed waar oorgroeiende plante motoriste se sig belemmer. Hierdie gebiede sal ook hersien en aangespreek word om te verseker dat dit geen veiligheidsrisiko vir inwoners inhou nie.



KONTRAKTEURS EN TOEGANGSKAARTE

Tussen 1 April en 30 Junie 2025 is 264 toegangskarte aan kontrakteurs uitgereik wie se dokumentasie en polisieklaring in orde was.

Die induksieprogram gaan ook goed voort — veertien nuwe kontrakteurs is in hierdie tydperk suksesvol in die program opgeneem.

TOEGANGSBEHEERSTELSEL: MINDER PROBLEME, BETER TOEGANG

Die nuwe toegangsbeheerstelsel is op 1 Februarie 2025 ten volle in gebruik geneem, en die resultate toon duidelike verbetering:

- 382 huise geregistreer
- 1 285 voertuie geregistreer
- 636 aktiewe App-gebruikers

Ondersteuning en opleiding is aangebied aan inwoners wat probleme ervaar het of nog onbekend met die stelsel was. Hulp sal steeds verleen word aangesien dit help om foute te verminder.

Hier is 'n oorsig van voertuigaktiwiteit gedurende die afgelope drie maande:

- April 2025 (30 dae)

'n Totaal van 41 556 voertuie het deur die hek beweeg — gemiddeld 1,385 voertuie per dag. Daar was 3-5 toegangsprobleme per week.

- Mei 2025 (31 dae)

Die stelsel het 48 678 voertuie verwerk, met 'n daaglikse gemiddelde van 1,570. Daar was slegs 3-5 toegangsprobleme per week.

- Junie 2025 (30 dae)

Ons het 42 1432 voertuie verwelkom — sowat 1,404 per dag — met net 2-3 toegangsprobleme per week.

Die nuwe stelsel het ook heeltemal ontslae geraak van die probleme wat met die vorige Cell-to-Gatestelsel ervaar is, soos netwerkfoute en die gereelde “spookoproepe” wat die hek onverwags oopgemaak het. Die afwaartse tendens in uitdagings toon dat inwoners en besoekers al hoe meer vertrouwd raak met die stelsel, en dat aanvanklike probleme doeltreffend opgelos word.



Mees algemene uitdagings:

- Verkeerde of onbekende nommerplate (bv. Botswana of tydelike papiernommerplate)
- Beskadigde lisensieskyfies
- Onbekendheid met QR-kode-uitreiking
- Motorfietse
- Kontrakteurs wat QR-kodes ontvang
- Misbruik van die toepassing of oneerlikheid tydens installasie

Dankie aan elkeen vir jul samewerking — ons het van 5–9 probleme per dag afgeneem tot slegs 3–4 per week!

QR-KODES VIR BESOEKERS: VERBETERING IN WERKING

Die ingebruikneming van die besoekers-QR-kodestelsel het gepaard gegaan met 'n paar aanvanklike struikelblokke, maar dit is vinnig aangespreek namate inwoners meer vertrouwd geraak het met die proses. Die volgende getalle gee 'n kykie in wat ons die afgelope drie maande waargeneem het:

- April: 1,421 gebruik
- Mei 1,969 gebruik
- Junie 1,998 gebruik

Die meeste ongebruikte kodes is uitgegee deur eienaars wat korttermynverhuring doen. Om dit te verminder, verander die HEV tans die stelsel sodat QR-kodes wat aan besoekers uitgereik word, nou vir 'n tydperk van maksimum 7 (sewe) opeenvolgende dae geldig sal wees.

Eienaars word versoek om tydens die besprekings proses die betrokke dae op die kalender te merk met 'n maksimum van 7 (sewe) agtereenvolgende dae. Die laaste dag moet die datum van vertrek wees.

Dieselfde QR kode sal met elke ingang tot die Landgoed geskandeer word en uitgang sal plaasvind deur middel van die nommerplaat van die voertuig.

FASE 2: VOLGENDE UITBREIDING VAN TOEGANGSMODULES

Ons gaan nou begin met die volgende fase in die verbetering van ons toegangstelsels en ons fokus op:

1. Kontrakteurs
2. Noodkontrakteurs (bv. vir geysers, verstopte dreine, waterpype)
3. Huishulpe en Tuinwerkers



Die huidige proses — waar foto-ID-kaarte uitgereik word met 'n geldige ID of paspoort en 'n polisieklaring — sal voortgaan en geïntegreer word in Suiderkruis Sekuriteit se bedryfstelsel.

Die proses om kaarte voortaan uit te reik met unieke QR kodes sal gedurende Julie 2025 'n aanvang neem.

TEN SLOTTE

Baie dankie vir elkeen se geduld en deelname tydens hierdie verbeterings. Dit is 'n spanpoging wat help om ons landgoed veilig, funksioneel en mooi te hou. Kontak gerus die landgoedbestuurder, Rickus van Rensburg, indien u enige vrae of bekommernisse het.

Mosselbaai Gholflandgoed HEV



Direkteure: Dr N Van Noordwyk, Mr S Röth, Mr N van Rooyen, Mr J Du Bruyn, Mr P Venter, Mr P Mastroguiseppe, Mr A von Mansberg

JOU VEILIGHEID, ONS PRIORITEIT: WINTER SEKURITEITSVERSLAG

Ons leef in 'n tyd waar kriminele aktiwiteite toeneem weens ekonomiese en sosiale druk. Mosselbaai is nie vrygestel van hierdie uitdagings nie, en ons sekuriteitspan is daartoe verbind om te verstaan wat in en rondom die landgoed aangaan, sodat hulle in almal se beste belange kan optree.

Sekuriteit is daar om die inwoners van die Landgoed te beskerm. Daarom moet dit streng toegepas word, veral omdat daar gevalle was waar inwoners probeer het om sekuriteitsreëls aan te pas vir hul eie gerief.

Die eerste vraag wat potensiële kopers dikwels vra, is: Hoe lyk die sekuriteit hier? Hierdie vraag sal altyd relevant bly en speel 'n belangrike rol in die waarde van u eiendom.

Die veelbesproke kameras word aktief gemonitor deur twee betroubare instansies. Gerugte dat dit nie die geval is nie, is ongegrond. Die laaste kamera, wat by die 9de bof geïnstalleer moet word, geniet aandag en behoort binnekort voltooi te wees.

Die Video-Fi-eenheid is ook verskuif om ongewenste toegang in Maranatastraat meer doeltreffend te kan identifiseer en tydige optrede te aktiveer.

Die kameras maak gebruik van gevorderde tegnologie en enige risiko-gedrag aktiveer onmiddellik reaksie vanaf die beheerkamer, sekuriteitsvoertuig en landgoedbestuur. Namate tegnologie verbeter, sal verdere stelsels bygevoeg word.

Daar is sterk gefokus op die opleiding van wagte — beide ten opsigte van hul kennis van die Landgoed en hul algemene sekuriteitsvaardighede. 'n Gebrek is in hierdie verband geïdentifiseer, en die bestuurder van Suiderkruis Sekuriteit werk daaraan om dit te verbeter.

Ons kan dit nie bekostig om skelms en kriminele toegang tot ons landgoed te gee nie. Gedurende die afgelope ses maande is ten minste tien persone met vervalste dokumente onderskep. Hulle was almal afkomstig van ander Afrikalande en onwettig in Suid-Afrika. Daar is gemiddeld vyf misdade of inbraakpogings per maand in die gebiede rondom die Landgoed waarvan ons en die SAPD bewus is. Dit is egter bemoedigend dat die statistieke tans 'n afname in hierdie tipe insidente toon.



Inwoners sal opmerk dat die sekuriteitsvoertuig op meer plekke sigbaar is. Hierdie verhoogde sigbaarheid dien as 'n afskrikmiddel en stuur 'n duidelike boodskap aan voornemende misdadigers. Ons landgoed spog met 'n trotse rekord van 11 jaar sonder enige kriminele insidente.

Die HEV-Raad bedank elke inwoner wat saamstaan om aan ons gesamentlike suksesverhaal te bou — 'n storie van feitlik geen misdaad, en 'n reputasie wat voortgaan om nuwe intrekkers te lok.

Subkomitee: Sekuriteit – Mosselbaai Gholflandgoed HEV

FOKUS OP FINANSIES: DUIDELIKHEID, BEHEER EN DIE PAD VORENTOE

Terwyl ons in ons truspieëltjie na die huidige finansiële jaar kyk, is dit bemoedigend om te sien hoe klein aanpassings in beplanning en prosesse bygedra het tot groter finansiële stabiliteit. In hierdie verslag lig ons die stappe uit wat ons geneem het om kontantvloei te verbeter, deursigtigheid te verhoog, en die begrotingsproses vir die toekoms te versterk.

OORSIG VAN DIE 2024–2025 FINANSIËLE JAAR (EINDIGEND JUNIE 2025)

Omdat alle eienaars se heffingsbydraes nie altyd op die 1ste van elke maand betaal word nie, plaas dit druk op ons lopende rekening. Ons wou voorkom dat ons spaargeld moet gebruik om maandelikse kontantvloei te bestuur. Daarom het ons stappe ingestel, soos om slegs twee keer per maand betalings aan verskaffers te maak, en die tydsberekening van sekere uitgawes aan te pas. Hierdie maatreëls het kontantvloei aansienlik verbeter, maar ons doen steeds 'n beroep op huiseienaars om hul heffings op die 1ste van elke maand te betaal.

Met die 2025–2026 begroting streef ons na selfs groter akkuraatheid. In plaas daarvan om uitgawes net eweredig oor die maande te versprei, word dit nou aangeteken wanneer spesifieke uitgawes waarskynlik gaan plaasvind. Dit maak beter kontantvloei-bestuur moontlik en verbeter verslaggewing asook langtermyn-begroting. Wanneer ons oor meer besonderhede beskik, kan ons beter besluite neem.

Benewens die bestuursrekeninge wat maandeliks met die direksie gedeel word, verskaf ons nou ook meer gedetailleerde inligting aan die instandhoudingspan. Aangesien hulle die grootste veranderlike uitgawe bestuur, help dit met die beplanning van hul projekte en daaglikse take.

Verbeterde verslagdoening, verhoogde kommunikasie en geteikende finansiële strategieë het tot dusver gehelp om die HEV se finansiële posisie stabiel te hou. (Lees meer oor ons medium- en langtermynvooruitsigte in die Herfs 2025-Nuusbrief.)

OPKOMENDE FINANSIËLE JAAR: 2025–2026 (EINDIGEND JUNIE 2026)

Die begroting en heffingsverhoging vir die 2025–2026 finansiële jaar is goedgekeur tydens die 2024 AJV op 7 November 2024 (Besluit 3).

VERHOOGING VAN HEFFINGS

Die maandelikse heffings verhoog van R1 600 na R1 725 met ingang 1 Julie 2026.

BEGROTINGSOORSIG VIR 2025–2026

Die totale beplande uitgawes vir die jaar eindigende Junie 2026 is R 8 456 952,00 en word soos volg opgedeel (afgeronde bedrae):

1. VASTE MAANDELIKSE/JAARLIKSE UITGAWES – R7.2 MILJOEN (86.27%)

Hierdie herhalende uitgawes is noodsaaklik vir die daaglikse bestuur van die landgoed:

- Ouditeure & Samestellers – R40k (0.49%)
- Tuinonderhoud & Vullisverwydering (Bow-Tie) – R1.1m (13.37%)
- Gholflklub-bydrae (Mosselbaai Gholflbaan) – R719k (8.58%)
- Versekering (PSG/Hollard) – R66k (0.80%)
- Bestuursagent (Status-Mark) – R607k (7.26%)
- Swembadonderhoud (Bow-Tie gedeelte) – R105k (1.2%)
- Sekuriteit (Suiderkruis: monitering, gewapende reaksie, wagdiens, bestuurder, toegangsbeheer) – R3.4m (41.49%)
- Terrein kantoor (Status-Mark: salarisse, voertuig, Voxcom) – R1.1m (13.08%)

2. HERHALENDE OPERASIONELE UITGAWES – R513K (6.19%)

Hierdie is nie vaste uitgawes nie, maar kom gereeld voor:

- Bankkoste (ABSA & Allan Gray) – R26k (0.32%)
- Omgewingsdienste (Natuurreservaat, Verslae, Huur – Hoofverskaffer: Malgas) – R211k (2.53%)
- Munisipaal (Water, Elektrisiteit, Belasting – Mosselbaai Munisipaliteit) – R196k (2.34%)
- Swembadonderhoud (Water – Mosselbaai Munisipaliteit) – R80k (1.00%)

Die totale uitgawes in Afdelings 1 en 2 beloop dus 'n totaal van R7.7 miljoen, oftewel 92.46% van die begroting.

3. VERANDERLIKE / AD HOC UITGAWES – R687K (8.13%)

- Regskoste (Verskeie Verskaffers) – R44k (0.53%)
- Instandhouding (Paaie, Hekke, Heinings en Kameras – Verskeie Verskaffers) – R468k (5.6%)
 - * Het jy geweet? Dit beteken dat ons met slegs R39k per maand die hele landgoed onderhou, insluitende 394 huise, infrastruktuur en verbeterings. Gedurende die 2024-2025 tydperk het hierdie bedrag R47k per maand beloop.
- Swembadonderhoud (HEV gedeelte – Verskeie Verskaffers) – R17k (0.1%)
 - * Hierdie uitgawe is ten opsigte van addisionele herstelwerk wat nie by Bow Tie se standaarddiens ingesluit is nie, onder andere pompe, pype en lekke vir 6 swembaddens
- Tuine (HEV gedeelte – Verskeie Verskaffers) – R55k (0.6%)
 - * Vir nuwe aanplantings of tuinverbeterings regoor die landgoed.
- Openbare Betrekkings en Bemarking (Soos benodig) – R50k (0.6%)
- Onvoorsiene uitgawes – R50k (0.6%)

Rente op ons kontantreserwes help steeds om bedryfskoste te dek. Indien ons egter voortgaan met die voorgestelde fasiliteitsopgraderings (goedgekeur tydens die AJV 2024, Besluit 4), sal hierdie reserwes afneem. Die direksie ondersoek dus aktief na nuwe maniere om inkomste vir die landgoed te genereer.

VOORUITSKOUING: FINANSIËLE JAAR 2026–2027 (EINDIGEND JUNIE 2027)

Terwyl ons besig is om die begroting vir 2026–2027 voor te berei (vir aanbieding by die 2025 AJV), ontstaan belangrike vrae:

- Watter tipe landgoed wil ons wees?
- Is ons net besig om in stand te hou – of wil ons verbeter en belê?
- Hoe balanseer ons noodsaaklikhede met toekomsvisie?

Vaste koste oorheers die begroting, en daar is min veranderlike uitgawes wat ruimte laat vir verdere besnoeiing. As die hoofdoel is om heffings laag te hou, kan ons dit moontlik oorweeg om sekere “luukshede” uit te skakel.

HIER IS 'N PAAR VOORBEELDE:

- Om al die landgoed se swembaddens te sluit kan R203k/jaar bespaar
- Om die privaat vullisverwydering te kanselleer kan R560k/jaar bespaar—maar dit sal beteken dat munisipale vragmotors in die landgoed beweeg en vullisverwydering onderhewig is aan Munisipale skedules.
- Om gewapende reaksie te kanselleer kan R1m/jaar bespaar—maar elke huiseienaar sal dan hul eie kontrakte moet hê (Suiderkruis bied tans afslagtariewe aan omdat hulle 'n diensverskaffer van die landgoed is.)

Elkeen van hierdie opsies sal koste bespaar—maar moontlik ten koste van veiligheid, lewenskwaliteit en eiendoms waarde. Ons glo 'n meer strategiese opsie is om nuwe inkomstegeleenthede te ondersoek wat toekomstige instandhouding en kapitaalprojekte kan finansier sonder dat daar dramatiese heffingsverhogings hoef te wees.

Al bly ons sensitief vir die finansiële druk wat huiseienaars ervaar, is ons doel om 'n deurdagte, gebalanseerde begroting aan te bied wat ooreenstem met die landgoed se visie en langtermynvolhoubaarheid.

WINTERGROETE VAN ONS ALMAL OP DIE RAAD

**Geniet hierdie winter jou knetterende kaggelvuur,
goeie geselskap en al die klein plesiertjies wat die
lewe mooi maak.**



Direkteure: Dr N Van Noordwyk, Mr S Röth, Mr N van Rooyen, Mr J Du Bruyn, Mr P Venter, Mr P Mastroguiseppe, Mr A von Mansberg



NEWSLETTER

MOSSSEL BAY GOLF ESTATE

WELCOME NEW MEMBERS

Mossel Bay Golf Estate Homeowners Association would like to take this opportunity to extend a warm welcome to all our new members. We trust that you have already settled in well. For any assistance or advice, please feel free to contact us.

WEBSITE LATEST VERSIONS

The most recent versions of the Conduct Rules, ARC Guidelines and Security Rules are available on the Website. Our website is accessible at: <https://mosselbaygolfestate.co.za>

COMMUNICATION MANAGING AGENT

Status-Mark is the Managing Agent for Mossel Bay Golf Estate HOA. Kindly send all correspondence and queries to Jaco Stander at: status2@status-mark.co.za

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Directors: Dr N Van Noordwyk, Mr S Röth, Mr N van Rooyen, Mr J Du Bruyn, Mr P Venter, Mr P Mastroguiseppe, Mr A von Mansberg

Welcome to the WINTER EDITION!

There's something about winter that invites us to slow down. The shorter days and crisp air naturally encourage more time indoors—curled up with a good book, wrapped in a favourite blanket, or sipping something warm while the wind whispers through the trees outside. Even nature hits the pause button.

Growth quiets, and the pace of life softens just a little.

But while the world may seem a bit sleepier this time of year, it's worth remembering that stillness doesn't have to mean stagnation. In fact, winter can be a time of quiet strength—an opportunity to recharge, refocus, and prepare for the seasons ahead. That's certainly true for the board. As you'll see in the pages that follow, there's no winter slowdown here. Our team remains fully engaged, working behind the scenes to strengthen our estate's financial stability, enhance security, maintain infrastructure, and support the long-term wellbeing of our community.

At the same time, winter invites us to be more intentional in our personal lives too. With colder weather and an uptick in seasonal bugs, it's easy to slip into hibernation mode. And while there's absolutely nothing wrong with embracing a few slow days—especially during our stormy spells—it's also good to keep our bodies moving and minds engaged.

So, go ahead and savour those rainy afternoons indoors, but also make the most of the sunshine when it breaks through. A brisk walk around the estate, a chat with a neighbour, or just standing in the sun for a few minutes can do wonders. Not only does it lift your mood, but it also helps your body produce that all-important Vitamin D.

And here's some good news to share. The Estate's website has been successfully upgraded. In the coming weeks, owners will receive login details directly from WordPress. Once logged in, you'll have access to a comprehensive library of Estate documentation, including 10 years' worth of AGM agendas, minutes, supporting documents, newsletters, and newsflashes.

Whether you're new to our community or a long-time resident, we hope this edition brings you both insight and encouragement. There's a lot going on behind the scenes, and we're excited to share it with you.

From updates on security and estate management to financial planning and long-term thinking, this newsletter reflects our shared commitment to keeping our estate a place we're all proud to call home.

Enjoy the read—and the season.

Paolo Mastroguiseppe - Chairperson: Social & Communication Sub-Committee

Directors: Dr N Van Noordwyk, Mr S Röth, Mr N van Rooyen, Mr J Du Bruyn, Mr P Venter, Mr P Mastroguiseppe, Mr A von Mansberg

CHAIRPERSON'S MESSAGE

Dear Homeowners,

Winter has firmly arrived, and with it, the first half of the year is already behind us. Time, as always, marches on — and never more swiftly than as the years pass. I'm reminded of my former mentor's words, echoing Einstein's theory of relativity: "The older I get, the faster time seems to pass." How true this feels as we reflect on the progress of 2025 so far.

The new access control system has continued to perform exceptionally well, with a current error rate of below 1%. Most residents are now comfortable with its operation, and the initial teething problems are largely behind us. In response to usage trends and homeowner feedback, the Board has approved an enhancement: visitor QR codes will now allow unlimited entries and exits for up to 7 days. This will be particularly beneficial for those with frequent guests or short-term tenants. More details are available in the Estate Manager's report.

From a financial perspective, the HOA remains in a healthy position. Thanks to several budgetary improvements introduced by Neil van Rooyen, we've achieved greater control and transparency over our financial management. I encourage you to review the Finance Report for a full update.

Security remains a core focus for the Board, and our partnership with Suiderkruis Security continues to yield excellent service levels. The Security Sub-Committee meets regularly to monitor and assess performance, ensuring our estate remains a safe and secure environment for all.

The recent rains have left our gardens and green spaces vibrant and well-nourished. Bowtie has done an outstanding job maintaining these areas. With the winter months slowing grass growth, we'll use this period to shift attention to other landscaping priorities. To conserve electricity, water, and chemicals, the estate's swimming pools will be closed and covered for the season — except for one, which will remain open for our brave winter swimmers!

We were encouraged by the strong turnout and support at the Special General Meeting on 19 June. Nearly 65% of the total vote supported the Board's proposed tri-party cooperation agreement with the golf club and municipality — a meaningful step forward for our community, and one we deeply appreciate.

As the early morning and evening chills set in, I hope this season brings warm moments shared with family and friends. Let us continue to nurture a spirit of mutual respect and harmony within our estate, and take full advantage of the bright, sunny days that winter so often gifts us between the cold fronts.

As homeowners on the Mossel Bay Golf Estate, we are reminded daily of the extraordinary privilege it is to live on one of South Africa's most picturesque golf courses. Ranked among South Africa's top 100 golf courses (currently #76), the Mossel Bay Golf Course offers breathtaking views, immaculate fairways, and a lifestyle few can match. Whether you're an avid golfer or enjoy the serenity and open green spaces, our estate is more than just a place to live – it's a sanctuary. Let's continue to take pride in and preserve the beauty, peace, and value of our unique surroundings.

On behalf of the Board, thank you for your ongoing trust and engagement. May this newsletter provide valuable insight into the efforts made on your behalf to ensure the continued success and well-being of our estate.

Warm regards,

Arno von Mansberg, Chairperson - Mossel Bay Golf Estate HOA



Photo by Ferdi Wait

Directors: Dr N Van Noordwyk, Mr S Röth, Mr N van Rooyen, Mr J Du Bruyn, Mr P Venter, Mr P Mastroguiseppe, Mr A von Mansberg

ESTATE MANAGER'S REPORT: SMOOTHER ACCESS, SAFER SPACES

As we settle into winter, we'd like to share a few key updates from the estate management office. From environmental care to refining our access control system, we've made great progress over the past few months. Thank you for your continued cooperation and support — it really does make a difference!

ENVIRONMENTAL MANAGEMENT: SAFETY AND STEWARDSHIP

Tree cutting and cleaning up in the areas between houses and the golf course took place in March 2025 in areas identified as high fire-risk zones, including:

- Aristea Drive
- Maranata Drive
- Mathola Drive
- Southern boundary of Maranata Drive near the St Blaize hiking trail

These actions align with our Environmental Management Plan and help reduce risk to structures close to dense vegetation.

We also met with a representative from the Mossel Bay Municipality to discuss concerns around vegetation management and encroachment into the nature reserve. Going forward, a municipal representative will join our Environmental Sub-Committee meetings, strengthening collaboration.

It has also come to the municipality's attention that some MBGE properties may be encroaching into the reserve. As part of our 99-year lease obligations, the HOA is now reviewing and addressing these areas. Controlled burning of vegetation was discussed, and a practical plan will be developed to meet the prescribed environmental conditions.

Greenfire Enviro has completed their final audit for the 2024/2025 financial year. Areas identified as problematic—due to invasive plant species or potential fire hazards—have now been addressed. The full report will be distributed to owners, and those with properties requiring further attention will be notified individually. In addition, several residents have raised concerns about estate intersections where overgrown plants are obstructing visibility for motorists. These areas will also be reviewed and addressed to ensure they do not pose a safety risk to residents.

CONTRACTOR INDUCTION & ACCESS CARDS

Between 1 April and 30 June 2025, we issued 264 contractor access cards to individuals with valid documentation and clean police records.

The induction programme continues steadily, with fourteen new contractors successfully completing induction during this period.

GATE ACCESS: FEWER GLITCHES, SMOOTHER FLOW

The new access system went live on 1 February 2025, and the numbers speak for themselves:

- 382 homes registered
- 1 285 vehicles registered
- 636 active app users

Support and training were offered to residents experiencing issues such as challenges or system unfamiliarity. Assistance will be a continuous process as it helps to reduce errors.

Here's a snapshot of vehicle activity over the past three months:

- April 2025 (30 days)

A total of 41 556 vehicles passed through the gates — averaging 1,385 vehicles per day. There were 3-5 challenges per week.

- May 2025 (31 days)

The system processed 48,678 vehicles, with an average of 1,570 vehicles per day. Only 3-5 challenges per week were recorded.

- June 2025 (30 days)

We saw 42 120 vehicles come through — about 1,404 per day — with just 2-3 challenges per week.

The downward trend in challenges shows that residents and visitors are becoming more familiar with the system, and that earlier teething problems are being resolved efficiently. It has also completely eliminated issues that plagued the old Cell-to-Gate system, such as network failures and the frequent “ghost calls” that used to open the gates unexpectedly.

Most frequent challenges:

- Incorrect or unfamiliar number plates (e.g., Botswana or temporary paper plates)
- Damaged license disks
- Unfamiliarity with QR code issuing
- Motorcycles
- Contractors being issued with QR Codes
- App misuse or dishonesty during installation

Thanks to your cooperation, we've gone from 5–9 issues per day to just 3–4 per week!

QR CODE SYSTEM FOR VISITORS: ADAPTING AND IMPROVING

The rollout of the visitor QR code system came with a few initial hiccups, but these were quickly addressed as residents became more familiar with the process. Over the past three months, QR code usage has been as follows:

- April: 1,421 used
- May: 1,969 used
- June: 1,998 used

Most of the unused codes appear to be linked to short-term letting. To reduce this, the HOA is adjusting the system so that QR codes issued to visitors are now valid for a maximum period of 7 (seven) consecutive days.

Owners are requested to mark the relevant days on the calendar during the booking process with a maximum of 7 (seven) consecutive days. The last day must be the date of departure.

The same QR code will be scanned each time at each entrance to the Estate and exit will be through the number plate of the vehicle.

PHASE 2: EXPANDING ACCESS MODULES

The next rollout phase will now be implemented and will focus on:

1. Contractors
2. Emergency Contractors (e.g., for geyser repairs, burst pipes, blocked drains)
3. Domestic and Gardeners

Our current process — issuing photo ID cards with police clearance and valid ID — will continue and be integrated into Suiderkruis Security's operational system.

The process of issuing cards with unique QR codes from now on will be rolled out during July 2025.

IN CLOSING

Thank you once again for your patience and participation as we work to improve safety, efficiency, and sustainability across the estate. If you have any questions or concerns, we encourage residents to reach out to the Estate Manager, Rickus van Rensburg.

YOUR SAFETY, OUR PRIORITY: WINTER SECURITY REPORT

We live in a time where criminal activity is increasing due to economic and social pressures. Mossel Bay is not exempt from these challenges, and our security team remains committed to understanding what happens in and around the Estate in order to act in the best interest of all. Security matters are approached with seriousness and firm resolve.

Security exists to protect the residents of the Estate. For this reason, it must be managed strictly, especially as there have been instances where residents attempted to bend the security rules to suit their needs.

The first question prospective buyers often ask is: How safe is it here? This question will always remain relevant and has a significant impact on your property's value.

Our much-discussed camera system is monitored by two trusted institutions. Rumours suggesting otherwise are false. The final camera, to be installed near the 9th fairway, is receiving attention and should be completed soon.

The Video-Fi unit has also been repositioned for more effective monitoring of unauthorised access in Maranata Street, enabling swift response where necessary.

Our cameras use advanced technology and any risky behaviour is flagged to the control room team, response vehicle crew, and estate management, who then take the appropriate action. As technology evolves, additional systems will be integrated.

We have placed strong emphasis on the training of security guards — both in terms of estate-specific knowledge and broader security skills. A gap was identified in this area, and the manager of Suiderkruis Security is actively working to improve service quality.

We cannot afford to allow criminals access to our Estate. Over the past six months, at least ten individuals have been intercepted with forged documents. All of them were from other African countries and were in South Africa illegally.



On average, there are five criminal incidents per month in the areas surrounding the Estate — incidents of which we and the SAPS are aware. Encouragingly, these statistics are currently showing a downward trend.

Residents may have noticed the security vehicle stopping at more locations throughout the Estate to increase visibility — an effort that also sends a clear message to would-be offenders.

Our Estate proudly boasts an 11-year record without criminal incidents. We are grateful for your ongoing support in maintaining this standard.

The HOA Board extends its sincere thanks to every resident who works with us to build a shared success story — one of virtually no crime, and a reputation that continues to attract new homeowners.

Security Sub-Committee Mossel Bay Golf Estate

FINANCES IN FOCUS: CLARITY, CONTROL, AND THE ROAD AHEAD

As we reflect on the current financial year, it's encouraging to see how small adjustments in planning and process have contributed to greater financial stability. In this report, we highlight the steps we've taken to improve cash flow, enhance transparency, and strengthen our budgeting process going forward.

OVERVIEW OF THE 2024–2025 FINANCIAL YEAR (YEAR ENDING JUNE 2025)

Because levy payments are not always made on the 1st of each month, this placed pressure on our current account. To avoid dipping into savings to manage monthly cash flow, we implemented measures such as making supplier payments only twice a month and adjusting the timing of certain monthly expenses. These steps have significantly improved cash flow, and we continue to urge homeowners to pay their levies on the 1st of the month.

For the 2025–2026 budget, we're aiming for even greater accuracy. Instead of simply spreading expenses evenly across the months, we are now detailing when certain expenses are expected to occur. This enables better cash flow management and improves both reporting and long-term budgeting. The more detailed our data, the more informed our decisions can be.

In addition to monthly management accounts provided to the board, we've also begun sharing detailed accounts with the maintenance team. As they manage the largest variable expense, this allows for better planning of their projects and day-to-day activities.

Improved reporting tools, increased communication, and targeted financial strategies have helped maintain a stable financial position for the HOA to date. (For more on our medium- to long-term outlook, see the Autumn 2025 newsletter.)

UPCOMING FINANCIAL YEAR: 2025–2026 (YEAR ENDING JUNE 2026)

The budget and levy increase for the 2025–2026 financial year were approved at the 2024 AGM held on 7 November 2024 (Resolution 3).

LEVY UPDATE

The monthly levy will increase from R1,600 to R1,725, effective 1 July 2026.

BREAKDOWN OF THE 2025–2026 BUDGET

The total proposed expenditure for the financial year ending June 2026 is R8 456 952,00 broken down as follows (rounded figures):

1. FIXED MONTHLY/ANNUAL EXPENSES – R7.2 MILLION (86.27%)

These recurring expenses are essential to the ongoing operation of the estate:

- Auditors & Compilers – R40k (0.49%)
- Garden Maintenance & Refuse Removal (Bow-Tie) – R1.1m (13.37%)
- Golf Club Expense (Mossel Bay Golf Course) – R719k (8.58%)
- Insurance (PSG/Hollard) – R66k (0.80%)
- Managing Agent (Status-Mark) – R607k (7.26%)
- Pool Maintenance (Bow-Tie portion) – R105k (1.2%)
- Security (Suiderkruis: monitoring, armed response, guarding, manager, access control) – R3.4m (41.49%)
- Site Office (Status-Mark: salaries, vehicle, Voxcom) – R1.1m (13.08%)

2. RECURRING OPERATIONAL EXPENSES – R513K (6.19%)

These are not fixed, but occur regularly:

- Bank Charges (ABSA & Allan Gray) – R26k (0.32%)
- Environmental (Nature Reserve, Report, Rent) Main Supplier – Malgas) – R211k (2.53%)
- Municipal (Water, Electricity, Rates – Mossel Bay Municipality) – R196k (2.34%)
- Pool Maintenance (Water portion – MB Municipality) – R80k (1.00%)

Combined, sections 1 and 2 account for R7.7 million or 92.46% of the total budget.

3. VARIABLE/AS-NEEDED EXPENSES – R687K (8.13%)

- Legal Fees (Various Providers) – R44k (0.53%)
- Maintenance (Roads, Gates, Fence, Cameras Various Providers) – R468k (5.6%)
- * Did you know? That's just R39k/month to maintain the entire estate—down from R47k/month in 2024–2025. (394 houses, infrastructure and improvements.)
- Pool Maintenance (HOA Portion Various Providers) – R17k (0.1%)
- * Covers costs for 6 pools beyond routine cleaning by Bow Tie—e.g., repairs to pumps, pipes, leaks, etc.
- Gardens (HOA Portion Various Providers) – R55k (0.6%)
- * For new plantings or garden upgrades across the estate.
- PR & Marketing (As needed) – R50k (0.6%)
- Contingency (As needed) – R50k (0.6%)

Interest on our cash reserves continues to help offset operating costs. However, if we proceed with the proposed facility upgrades (approved via Resolution 4 at the 2024 AGM), these reserves will decrease—so the board is actively exploring new ways to generate income for the estate.

LOOKING AHEAD TO THE 2026–2027 FINANCIAL YEAR (YEAR ENDING JUNE 2027)

As we prepare the 2026–2027 budget for presentation at the 2025 AGM, several important questions arise:

- What kind of estate do we want to be?
- Are we simply maintaining what we have—or are we investing in improvements?
- How do we balance necessity with vision?

Fixed costs dominate the budget, and we have relatively few variable expenses left to adjust. However, if keeping levies low is the primary goal, we could consider eliminating certain “luxuries.” For example:

- Closing all estate pools could save R203k/year
- Cancelling our private refuse contract could save R560k/year—but would mean municipal trucks and schedules inside the estate
- Cancelling armed response could save R1m/year—but would require every homeowner to secure private contracts (Suiderkruis currently offers discounted rates as the estate provider)

Each of these choices would reduce expenses—but at a potential cost to safety, quality of life, and property value. We believe a more strategic option is to explore new revenue streams that could help fund future maintenance and capital projects without dramatically increasing levies.

While we remain sensitive to the financial pressures homeowners face, our goal is to present a thoughtful, balanced budget that aligns with the estate’s vision and long-term sustainability.

FROM ALL OF US ON THE BOARD — WARM WISHES FOR A CHILLY SEASON

May your winter be filled with homely warmth, good company, and the small joys that make life beautiful.



Directors: Dr N Van Noordwyk, Mr S Röth, Mr N van Rooyen, Mr J Du Bruyn, Mr P Venter, Mr P Mastroguiseppe, Mr A von Mansberg