



# NEWSLETTER

EDITION 1/2024



## WELCOME NEW MEMBERS

Dear Members,

We trust that everyone is well-rested and back home. This year has already started off at a very fast pace and we wish everyone a safe 2024. The Mossel Bay Golf Estate HOA would like to take this opportunity to extend a hearty welcome to all our new owners.

## WEBSITE LATEST VERSIONS

The latest versions of the Conduct Rules, ARC Guidelines and Security Rules, as approved at the AGM on 9 November 2024, were uploaded 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](mailto: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.

## Information Session 13 February 2024

The inaugural information session for 2024 saw an impressive turnout of approximately 130 members. Attendees enjoyed delectable food platters, courtesy of Bayview Catering, accompanied by fine wine. Soft music, expertly performed by guitarist Gaston, provided a soothing ambiance as members enjoyed their meals. We encourage all members to participate in these information sessions, as they serve to keep you informed about Estate matters.



## MESSAGE FROM THE CHAIRPERSON

It is difficult to believe that we are already finding ourselves in the middle of the second month of 2024! The festive season was a busy time on the Estate, with a large number of visitors and family members dropping by. We are thankful that we had a relatively incident-free season. We thank all the members for assisting the board in adhering to the rules, which contributed to the smooth running of the Estate.

I'm sure you would all agree that the recent Annual General Meeting (AGM) did not reflect who we are as a community or what we stand for. There were contributing factors and incidents that occurred shortly before the AGM. We should all seriously consider our own involvement in it. I would like to apologize for my role in it, and, looking back, I am sure I could have handled it differently. That said, it is my hope that future AGM's will be dignified, reflecting the true spirit we strive for.

Our security processes worked well under pressure and prevented any serious intrusions or incidents on our Estate. Unfortunately, our neighbours were not as fortunate as they experienced several break-ins during the festive period.

We believe that the cameras, and the message they convey, are instrumental in ensuring our safety. We are entering our tenth year without any serious incidents on the Estate. We are awaiting assistance from the Municipality to erect additional poles that we requested to cover other sides of the estate as well. Unfortunately,

the Municipality is currently experiencing a tight budget, which impacts our request. However, we are continuing to remind them of their commitment.

We recently held our second Board meeting, and I would like to officially welcome Paolo Mastroguiseppe, who is responsible for the communications portfolio. I believe that under Paolo's leadership, communication with our members will greatly improve, as it has been identified as an area needing strengthening.

Stephen Röth has been elected Vice Chairman of the Board. We wish you everything of the best for this task.

I would also like to thank the two directors who made themselves available for re-election. Peet Bierman will once again be overseeing our finances and has done an excellent job in the past. We know he will continue to do so. Henry Böning was also re-elected as a director and will continue with the Architectural Review Board (ARB), where he previously made several changes to our rules to keep them relevant as time progresses. Henry oversees probably the busiest portfolio with many activities in the estate that require his direction and guidance. I am grateful that these gentlemen are willing to devote time and energy to assist in running the estate again.

The Board is striving to involve as many members as possible through the sub-committee structure, as evidenced by the newsflash requests for members to offer their expertise to these committees. I have also encouraged members to make themselves available at the Annual General Meeting. Unfortunately, despite numerous requests, only one person offered their services.

At the last board meeting, it was also decided to form an additional sub-committee to assist the board in legal matters, integrity matters, and corporate governance. We have approached individuals whom we believe would be able to assist us in this portfolio. We are pleased to report that Lize Uys, Tienie Leonard, and Sakkie Jacobs have accepted our invitation.

A safety concern was identified at Schoeman's Gate. The Board is working with the Municipality to reduce the speed on Schoeman Street to enable safer entry and exit. You will notice that a garden has also been established to prevent cars from parking there and blocking the view of oncoming cars around this blind corner.

On the topic of the golf course, we had several incidents over the festive season where children and young people were playing soccer, hockey, and even riding their bicycles on the greens. As you know, the greens are a very sacred piece of grass, and a lot of care goes into maintaining them. Please assist us in reporting misuse, or kindly speak to those who play on the greens. Playing on the fairways after hours is not a problem. However, playing or practicing golf on the golf course after hours is also not allowed. The club management has requested that we remind members that this is against their policies as well as our rules.

Our contract with Status-Mark is coming up for renewal, and we are in discussions with them regarding the renewal.

Additionally, our contract with the Golf Club is also coming up for renewal at the end of the year, and we will soon begin negotiations.

Nick van Noordwyk  
Chairman HOA Board



## Security

### Feedback and information regarding security-related matters

- The camera project on the Schoeman Street border, as approved by the Mossel Bay Municipality, is still in progress. We are currently waiting for the Municipality to erect the poles and provide the infrastructure so that we can proceed. We would like to thank the HOA members for approving an expenditure of R50,000 in this regard during the AGM.
- The gate on the small porch at the Golf Club that was left open for Estate residents to use until the Club closes at night will now close with all the other gates at dusk and as per schedule. Estate residents will need to leave the Golf Club through the backdoor of the building.
- The Golf Club gate can only be used by Estate Residents if they have a valid golf membership card of this Club and a Homeowners discount card provided to every HOA member by the Club.
- The new security company that took over guarding at the gates has settled in nicely, and we can clearly see the difference. We call on our residents to treat our guards with the respect they deserve.
- The Estate has not had any criminal incidents for the past 9 years, and the commitment of every resident will take this to the next level. The value of our properties has a direct correlation to this, but the most important fact is that our safety needs to continue.
- The noisy security vehicle has been replaced with a petrol-driven one, and currently, we are investigating options for a more suitable vehicle for our Estate.

## Criminal Activities

The situation at our neighbours - Village on Sea - is unsettling and deserves our attention. At incident number 20, we stopped counting and continue to send out the message that we will not tolerate unauthorized and illegal entry into our Estate.

It is crucial to bear in mind that individuals driven by addiction and criminal motives do not hold human lives in high regard.

Our security company attends all meetings with the SAPS, JOC, neighbourhood watch, etc., and provides the Sub Committee with details in order to adapt our strategy.

The relationship with the JOC and other role players is good, and we support each other to make a difference."



## Our Response

Thanks to all the residents for reporting unwanted people and activities on the Southern Sea border area; we appreciate your involvement.

Collaborative efforts have led to various clean-up operations between us and Village on Sea.

During the past two Security Sub-Committee meetings, the number of incidents has decreased remarkably. We again extend our appreciation for these notable improvements.

Let us stand together in pursuit of a secure community, and always remember that security begins with each one of us."

P Venter  
Chairperson  
Security Sub-Committee



**Alarm Monitoring by  
Suiderkruis Security is  
included in members  
monthly levy.**



# ARCHITECTURAL REVIEW COMMITTEE

The Architectural Review Committee (ARC) works according to the widely published Architectural Guidelines, as amended from time to time by the members and not the Committee. Members generally expect the Committee to apply the rules fairly and consistently. A successfully managed Estate has rules, and by applying these rules, a pleasing environment can be created and maintained.

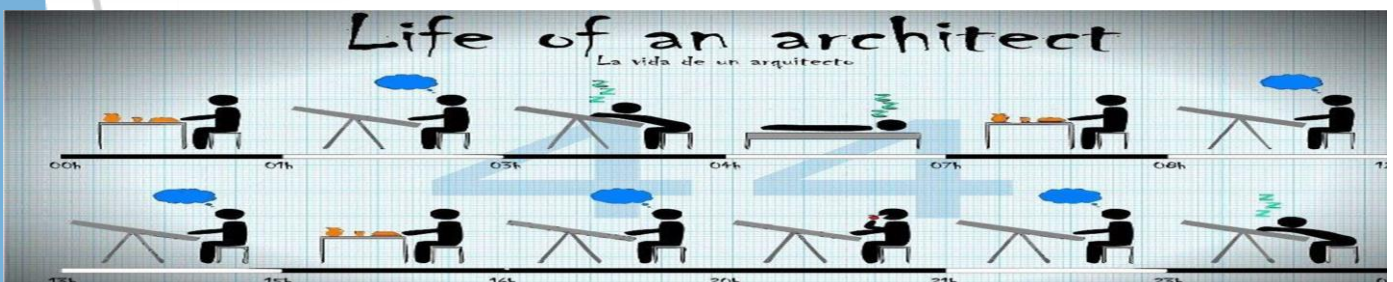
As a Director, I am assisted by a committee to evaluate applications according to the ARC Guidelines. When owners apply for construction or maintenance according to the Architectural Guidelines, swift approvals follow. On the other hand, deviations from the Guidelines are time-consuming and may cause unnecessary conflict and should therefore be avoided as far as possible.

Just as you stay within the lines on the road when you drive, the Guidelines are your lines regarding what is allowed or not. The ARC cannot be part of your planning process. Remember that Guidelines change from time to time, so do not provide several photos as examples of your planned deviations that are not according to the present Guidelines.

An owner who wants to challenge the Guidelines is welcome to submit a motivated proposal to alter the Guidelines. Valid and acceptable proposals will be taken to the next General Annual Meeting for consideration. Several changes were made at the end of last year, please take note of that.

If you want to alter anything outside your house, please communicate through Status-Mark with the ARC.

H Böning  
Chairperson  
ARC Sub-committee



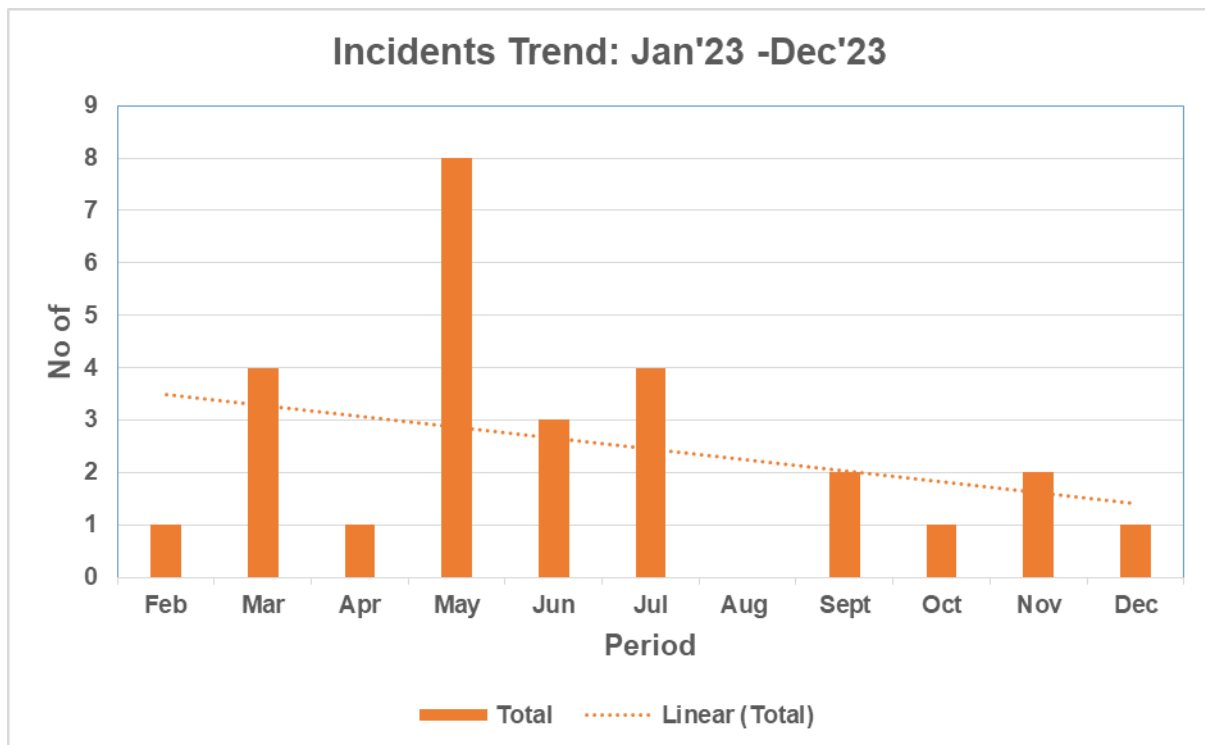
Directors: Dr N Van Noordwyk, Mr S Röth, Mr H Böning, Mr P Bierman,  
Mr P Venter, Mr P Ackerman, Mr P Mastroguiseppe

## Rules and Regulations

Before we embark on the challenges of the new year, let us take a moment to reflect on the previous year. I would like to share information on the progress made regarding the number of incidents throughout the year. From the graph below, a noticeable downtrend is evident. The results for the last quarter of 2023 show only 4 reportable incidents recorded, bringing the total for the year to 30, all of which have been addressed. Considering the number of visitors during the December holiday period, it was a very quiet month in terms of incidents.

### NUMBER OF INCIDENTS

PERIOD	
OCT – DEC 2023	JAN – DEC 23
4	30



The achievements of the past year are not only a result of the work done by the sub-committee but also the contribution and positive role played by owners. This cannot be overlooked, and the value it added should not be underestimated. Credit is due to those who cooperated – a big thank you for that! Such an improvement is commendable.

During 2023, the 'not-so-good' appearance of properties on the estate, especially the condition of roofs, was identified as an area requiring attention. Residents reacted positively to the request, and today there is a noticeable difference with a significant improvement in the general appearance, not only of individual properties but also of the estate as a whole. This

should also have a positive impact on the value of our properties. The momentum seems to continue – thank you to the owners for their support in this initiative.

Of concern is a recurring transgression, even after numerous news flash requests, which is the cutting/removal of bushes and/or trees on property not belonging to the owner. If something is bothering you about any bush/plant in front of your property, please ask Sias, the Estate Manager, who will gladly advise on the right course of action. You are requested not to take matters into your own hands.

The ignorance and/or wrong interpretation of rules of conduct by some residents, resulting in transgressions with the excuse of 'I did not know,' happens often. This is not a valid excuse and is causing unnecessary conflict and action that can easily be prevented with proper knowledge and clear understanding of the rules. Please familiarize yourself with the applicable rules, and if there is any doubt, please ask before acting and potentially violating them.

Let us all strive to work together so that we may continue to improve on the success of the past year. The new year will bring new challenges, but with a positive attitude and team commitment, these can be overcome. The conduct rules of the estate are there for a good reason and are applicable to all of us.

I reiterate the message from the past: If you don't know, please ask!

Until next time,

P Ackerman  
Chairperson  
Rules Sub-Committee

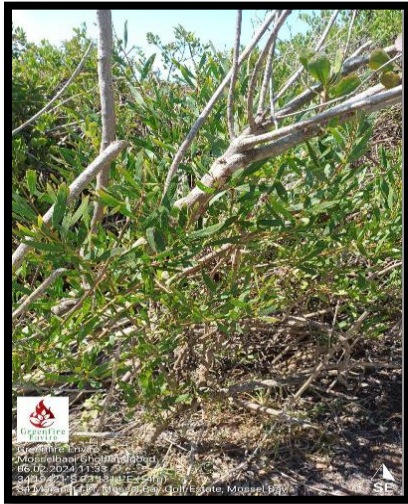




# Nature and Environmental Management

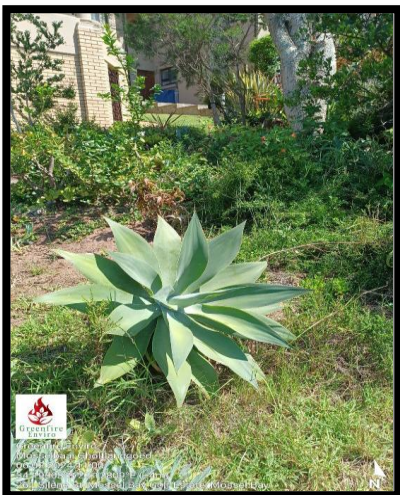
## 1. Invasive Alien Plants

- a. Rooikrans control is being undertaken in Block 5, where after block 3 will be done.
- b. Large Rooikrans and Manatoka trees were found on land of the HOA within the Estate, off Maranata Drive. These should be removed. It is recommended that the Estate open spaces be checked for invasive alien plants. Non indigenous landscape plants on HOA land should preferably be replaced with indigenous species.



## 2. Garden encroachment

Gardening on the nature area boundary, on land of the HOA was found east of Silene Street. Invasive alien plants found here include *Lantana camara* and *Agave* sp. More cactus plants were found, of which the indenties are unknown. These plants are likely to spread into the natural area and should not be planted within the land of the HOA, regardless of whether they are declared invasive or not. These plants should be destroyed as soon as possible.



Agave sp



Lantana camara in full bloom





**Examples of undesirable and potentially invasive cactus Species**

### 3. Sewer manholes

The manholes are checked frequently for leaks and spills.

### 4. Firebreaks & Fuel load management

Firebreaks are cut. Fuel load management is undertaken adjacent to roads/fire breaks by clearing undergrowth. This is acceptable for up to 3m adjacent to roads.

*Tarchonanthus camphoratus/littoralis* trees are cut or trimmed throughout the Estate and the natural area. This is one of the recommended indigenous trees for planting. Trimming the trees in the Estate is acceptable, but removing the trees from the natural area is not.

Signs were erected at entrances into the natural area to warn of fire hazard, which is good.





It is noted that the fynbos along the coast as well as in block 7 is moribund with lots of dead material. This increases the fire risk of these areas, while the ecological condition of the veld is deteriorating. Block 7 is visibly changing from a fynbos habitat to a thicket habitat due to the exclusion of fire (right hand side picture above). These blocks should be burnt in March-April to maintain their ecological value, for which they were preserved. Environmental management is generally undertaken diligently and the condition of the natural environment on the Estate is good.

S Röth  
Chairperson  
Nature and Environmental Sub-Committee



## Wildlife on our Estate



*Photos with compliments from Elize Van Niekerk*

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

# Access Control Systems

## Scope of work

The Client intends to purchase a complete and operational Access Control System of proven technology to provide access and vehicle monitoring by using License Plate Recognition for owners as well as long-term tenants and access to all other visitors (including short-term letting tenants), contractors, etc., with an Identification Scanning system.

The scope, as outlined in this specification, is not intended to limit the Contractor's design or relieve him of the responsibility to furnish a complete and satisfactory system, nor to exclude suggestions in the interest of the Client. The system should have the ability to be easily upgraded in the future without major changes and cost implications.

The scope of work of the Contractor shall include:

- The Supply of all equipment (hardware, software plus other), programming, engineering, installation, manufacturing, training, and commissioning of the complete system to serve 800 permanent users at the 2 gates as indicated below.

### **2.1.1**      General Scope/ Requirements for Basis of design/operation.

Supply and installation of an Access control system at the two gates situated at Church Street and Schoeman Street respectively, including a vehicle monitoring system at 4 pre-determined positions, with feedback to a single control/data system.

It must provide for the requirements at the 2 gates which comprise of:

Schoeman street gate:

- There are 3 lanes for vehicles in total divided into:
  - 2 entry lanes - 1 for owners, 1 for visitors
  - 1 Exit lane for both owners & visitors.
- One pedestrian gate for entry/exit of owners, domestic workers & visitors.

Church street gate:

- There are 3 lanes for vehicles divided into:
  - 1 entry lane for owners & visitors
  - 1 exit lane for owners & visitors
  - 1 Combined entry/exit lane for contractors.
- One pedestrian gate for entry/exit of owners, visitors, domestic workers, contractor workers.

### Access Control Narrative:

It is envisaged that the access operation will be as follows:

#### By vehicle:

- Owners/tenants pre-registered enter and exit by driving through.
- Visitors pre-registered:



- Data/detail should already be on record and visible to the guard who can then verify the driver, vehicle, and number of occupants.
- Visitors not registered.
  - Registration process to obtain data/detail for purpose of access. Then follow as per pre-registered visitor process.
- Registered Contractors.
  - Driver will be scanned in at the contractors gate
  - All passengers will be scanned at the turnstile.
- Unregistered contractor (for use in emergency cases)
  - Same procedure as pre-registered visitors with access through the contractor's gate.

Pedestrians/cyclists:

- Domestic workers.
  - Registered personnel to be scanned at turnstile/gate.
- Visitors.
  - Pre-registered person - scan ID/Passport.
- Owners.
  - Scanning of ID/passport or
  - Access through Bluetooth facility

S Röth  
Chairperson  
Project Manager Sub-Committee



## Finance

Any finance-related enquiries can be directed to the Finance Sub-Committee via Status-Mark per email address: [status2@status-mark.co.za](mailto:status2@status-mark.co.za)

P Bierman  
Chairperson  
Finance Sub-Committee



## Marketing & Communication

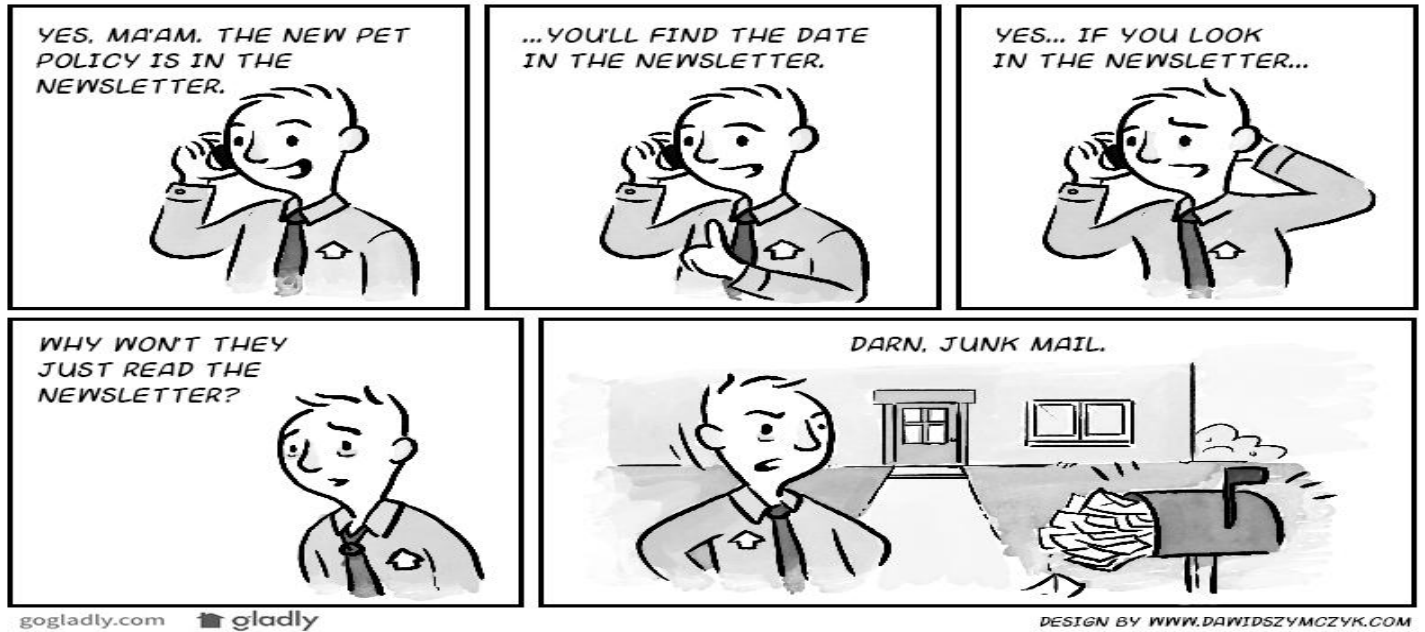
The Marketing & Communication Sub-Committee is proud to present its first newsletter for 2024. The newsletter summarizes the Information Session held on 13 February 2024 and contains important information for members' attention. Any contributions to improve the newsletter are welcome. As it is February, the month of love and flowers, we would like to share the following message with our readers:

**"Keep love in your heart. A life without it is like a sunless garden when flowers are dead." Oscar Wilde**

Enjoy the newsletter!

Paolo Mastrogiuseppe  
Chairperson  
PR & Marketing/Recreation Sub-Committee





Thanks to our sponsors for the  
Information Session

**Chantelle Grard**

Principal

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Master Property Practitioner

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