



NUUSBRIEF

MOSSELBAAI 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>

KOMMUNIKASIE BESTUURSAGENT

Status-Mark is die Bestuursagent vir Mosselbaai Gholflandgoed HEV. Stuur asseblief alle kommunikasie en navrae na Jaco Stander by: status2@status-mark.co.za

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Direkteure: Dr N Van Noordwyk, Mnr S Röth, Mnr H Böning, Mnr N van Rooyen, Mnr P Venter, Mnr P Ackerman, Mnr P Mastroguisepppe

WELKOM BY DIE

LENTE-UITGAWE



Ons is opgewonde om die nuwe uitleg en grafika van ons nuusbrief bekend te stel! Die vars ontwerp bring 'n lewendige en moderne gevoel wat die dinamiese gees van ons gemeenskap weerspieël. Ons hoop julle geniet die nuwe voorkoms net so baie soos ons dit geniet het om dit te skep.

Enige insette en voorstelle om die nuusbrief te verbeter is altyd welkom.

Alhoewel dit die Lente-uitgawe is, het die afgelope paar weke ons daaraan herinner dat die winter nog steeds met ons is, met koue temperature wat ons na ons baadjies laat gryp. Terwyl ons gretig uitsien na die warmer dae wat voorlê, is dit tog lekker om die unieke gawes van die kouer weer te waardeer.

Die stadiger pas van kouer dae bied die perfekte geleentheid om eenvoudige vreugdes te geniet. Dit help ons om ons batterye te herlaai en voor te berei vir die baie aktiwiteite wat die lente sal bring. Geniet dit om onder 'n warm kombers met 'n goeie boek te snoesel terwyl jy die warmte voel wat jou omvou. Luister na die strelende geknetter van 'n vuur in die kaggel, 'n vertroostende klankbaan vir koue dae. Asem die aroma in van 'n heerlike bredie wat in die kombuis prut. Proe die soet, skuimerige plesier van 'n cappuccino, wat jou hande en hart verwarm. En moenie die lewendige oranje vlamme van die aalwyne miskyk nie, dit is 'n treffende gesig wat 'n spatsel kleur in ons winterlandskap bring.

Geniet die verslae en stories van ons gemeenskap in hierdie uitgawe!

**Paolo Mastrogiuseppe, Voorsitter,
Bemarking/Ontspanning & Kommunikasie Sub-Komitee**



VOORSITTER SE VERSLAG

Alhoewel hierdie die Lente-uitgawe van ons nuusbrief is en die dae wel geleidelik langer word, is daar steeds 'n geniepsige byt in die lug. Nadat ons verskeie koue fronte trotseer het, skyn die son weer, maar, terwyl ek hierdie verslag skryf, hoor ek van nog 'n koue front wat op pad is. Ek glo die ergste is amper verby, en binnekort sal ons weer die gematigde temperature geniet waaraan ons gewoond is.

Die nuwe toegangsbeheer-stelsel bly 'n top-prioriteit vir die Raad, met baie werk wat agter die skerms gedoen word. Lees asseblief die verslag in hierdie nuusbrief vir meer besonderhede oor ons vordering.

U mag dalk opgemerk het dat daar opgraderings aan die ou pypstrukture by beide hekke was, tesame met die installering van nuwe bedrading. Ons vra om verskoning vir enige ongerief wat tydens hierdie proses veroorsaak is. Die vorige bedrading was baie oud en nie meer geskik vir gebruik nie.

Ek is bly om aan te kondig dat ons, na 'n deeglike advertering- en keuringsproses, 'n nuwe landgoedbestuurder aangestel het om Irene op te volg en uiteindelik by Sias oor te neem wanneer hy aftree. Dit is 'n voorreg om Rickus van Rensburg op die landgoed te verwelkom. Rickus sal nou saam met Sias werk om homself met die werking van die landgoed en sy inwoners vertrouwd te maak. Een van Rickus se eerste take sal wees om die nuwe toegangsbeheer-stelsel te implementeer, en ons sal binnekort meer inligting hieroor verskaf. Die gholfbaan is steeds in 'n uitstekende toestand, en



Rickus van Rensburg, Mosselbaai Gholflandgoed se Assistent Landgoedbestuurder, en Sias Koen, huidige bestuurder, besig met opleiding.

Iede wat gereeld op die baan speel gee positiewe terugvoer oor die speelbaarheid en instandhouding.

Die klub bly besig en finansiëel gesond. Ons het 'n ooreenkoms met die Gholflklub waar ons 'n maandelikse bedrag skenk om verbeterings en ander kapitaalprojekte op die baan te finansier. Hierdie 5-jaar ooreenkoms moet weer onderhandel word, aangesien dit in Junie volgende jaar verstryk.

Neem asseblief kennis dat die AJV vir 7 November geskeduleer is. Ons sal meer besonderhede voorsien soos die datum naderkom.

Ons wens u goeie gesondheid toe terwyl ons die laaste koue dae van die winter verduur.

Geniet die nuusbrief!

**Vriendelike groete,
Nick van Noordwyk, Voorsitter HEV Raad**



FINANSIËLE VERSLAG

Te midde van die uitdagings wat baie besighede beleef weens swak finansiële prestasie, bly die finansies van Mosselbaai Gholflandgoed gesond en goed bestuur. Ons spreek ons opregte waardering uit teenoor huiseienaars wat getrou hulle heffings betyds betaal. U tydige betalings is van kardinale belang, aangesien dit die primêre bron van inkomste vir die landgoed verteenwoordig.

Operasionele uitgawes is onder beheer en binne die begroting. Die Raad is daartoe verbind om fiskale dissipline te handhaaf en sal geen uitgawes toelaat waarvoor nie begroot is nie.

Daar word verwag dat daar aansienlike kapitaaluitgawes sal wees vir die nuwe toegangstelsel wat by die AJV in November 2023 goedgekeur is. Hierdie belegging is 'n belangrike deel van ons voortdurende toewyding tot die verbetering van die veiligheid en funksionaliteit van die landgoed.

Ons is bly om te rapporteer dat ons pogings om uitstaande heffings aan te spreek suksesvol was. Tans is daar minder as R35,000 wat vir meer as 30 dae uitstaande is, teenoor 'n jaarlikse inkomste van R7,000,000. Hierdie uitstekende uitkoms weerspieël ons sterk finansiële bestuur en effektiewe oplossing van heffing-verwante kwessies.

Die nuwe finansiële jaar het op 1 Julie 2024 begin, en ons is optimisties oor die voortsetting van ons gesonde finansiële praktyke en die handhawing van die landgoed se finansiële gesondheid deur die jaar.

Soos onlangs in 'n Nuusflits gekommunikeer, wil ons graag van hierdie geleentheid gebruik maak om u te herinner dat Peet Bierman, die vorige Direkteur van Finansies, na vele jare van toegewyde diens uit die Raad bedank het. Ons verwelkom graag vir Neil van Rooyen, 'n nuwe huiseienaar en vennoot in 'n groot ouditeursfirma, as die nuwe direkteur vir Finansies. Ons weet dat Neil se kundigheid van groot waarde vir die landgoed sal wees.

Enige navrae aangaande finansiële sake kan gerig word aan die Finansies Sub-Komitee via Status-Mark per e-pos by:

status2@status-mark.co.za.

Dankie vir u voortdurende ondersteuning en samewerking.



Ons verwelkom graag vir Neil van Rooyen, 'n nuwe huiseienaar en vennoot in 'n groot ouditeursfirma, as die nuwe direkteur vir Finansies.

Pieter Venter,
Waarnemende Voorsitter Finansies Sub-Komitee

Direkteure: Dr N Van Noordwyk, Mnr S Röth, Mnr H Böning, Mnr N van Rooyen, Mnr P Venter, Mnr P Ackerman, Mnr P Mastroguiseppe

ONTDEK DIE OEROUE SKOONHEID VAN BROODBOME

Ons is opgewonde om hierdie pragtige beelde te deel wat deur Piet Ackerman, 'n inwoner van die Mosselbaai Gholflandgoed, vasgevang is. In hierdie foto's kan jy die interessante stadiums van 'n broodboomkeël sien—eers geslote, en dan oop, wat die sade aan die binnekant onthul.



HET JY GEWEET?

Oeroue Oorlewendes:

Broodbome is een van die oudste plantgroepe op aarde en dateer 280 miljoen jaar terug, selfs voor die dinosourusse! Hoewel hulle soos palms of boomvarings lyk, is hulle 'n unieke kategorie gimnosperme wat keëls produseer in plaas van blomme.

Voortplanting:

Hierdie plante het afsonderlike manlike en vroulike variëteite, elk met kenmerkende keëls. Kewers en bye help dikwels met bestuiwing, aangetrek deur die hitte en geure wat sommige broodboomspecies vrystel.

Bedreigde Spesies:

Suid-Afrika is die tuiste van 38 inheemse broodboomspecies, waarvan die meeste tot die genus *Encephalartos* behoort. Ongelukkig staan meer as 70% van hierdie spesies op die rand van uitsterwing, grootliks as gevolg van onwettige stropery. Die [Endangered Wildlife Trust](https://ewt.org.za/resources/cycads/) (EWT) werk onverpoosd om hierdie oeroue plante te beskerm en hulle oorlewing te verseker.

BESKERMING VAN ONS ERFENIS

Om inheemse broodbome wettig te besit of te verhandel, is permitte nodig. Dit beskerm hierdie kosbare plante teen verdere onwettige uitbuiting.

Kom ons waardeer hierdie lewende fossiele in ons tuine, terwyl ons bewaring ondersteun om hulle vir toekomstige geslagte te bewaar.

Bron: Endangered Wildlife Trust <https://ewt.org.za/resources/cycads/>

SEKURITEITSVERSLAG



Ons leef in 'n tyd waar kriminele aktiwiteite toeneem as gevolg van ekonomiese en sosiale druk. Mosselbaai is nie vrygestel van hierdie uitdagings nie, en ons streef daarna om die situasie in die omgewing van ons landgoed deeglik te verstaan, sodat ons effektief kan optree en sekuriteit met groot erns kan hanteer.

Elke eienaar wat by die landgoed aangesluit het, het waarskynlik die vraag gevra: “Hoe lyk die veiligheid en sekuriteit hier?” Hierdie vraag sal altyd relevant bly, en ons is daartoe verbind om die beste sekuriteitspraktyke te handhaaf.

Die veelbesproke kameras is ten volle geïnstalleer en word gemonitor deur twee betroubare instansies. Die Raad kan u gerusstel dat die laaste kamera, wat by die 9de bof opgerig moet word, aandag geniet en deurlopend in samewerking met die Munisipaliteit hanteer word. Die kameras is tegnologies gevorderd en word slegs geaktiveer deur mense en voertuie. Wanneer dit geaktiveer word, sal alle relevante partye, soos die beheerkamer personeel, reaksievoertuigbemanning, landgoedbestuur, en die JOC sentrum, onmiddellik ingelig word.

Met deurlopende ontwikkeling van tegnologie, sal verdere stelsels bygevoeg word om inwoners nog meer gerusstelling te bied. Daar bestaan 'n 5-jaar sekuriteitsplan en kapitaalbegroting om hierdie doelwitte te bereik soos benodig.

Daar word sterk gefokus op die opleiding van wagte. 'n Tekortkoming is geïdentifiseer, en Mnr. Charl Stone is aangestel as bestuurder vir Suiderkruis Sekuriteit om hierdie leemtes te vul.

Elke inwoner se integriteit is van kardinale belang om die sekuriteit vir almal te versterk en te verbeter. Ons kan nie bekostig om kriminele en ongewenste persone toegang tot ons landgoed te verleen nie. In die afgelope drie weke is 'n persoon onderskep met vervalste dokumente terwyl hy ook onwettig in die land was. Daar is gemiddeld vyf inbrake of misdade per week rondom die landgoed waarvan ons en die SAPD bewus is.

Die HEV Raad bedank elkeen wat saamstaan om ons suksesverhaal te help opbou van feitlik geen misdaad wat hier plaasvind nie. Dit is een van die groot redes hoekom nuwe intrekkers na hierdie streek stroom. Ons landgoed spog met 'n trotse rekord van 10 insidentvry jare. Dit wil gedoen wees, en ons is nederig dankbaar hiervoor.

Let asseblief op die nuwe reëling rakende taxi vervoer. Minibus taxi's word nie toegelaat nie. Indien u genoodsaak is om van 'n taxi gebruik te maak, moet toegang deur die kontrakteurshek in Kerkstraat verkry word. Indien dit na die sluitingstyd van die hek is, moet u die reaksievoertuig skakel by 0817775338, wat vir u begeleiding sal sorg vanaf Kerkstraat na u huis om u veiligheid te verseker en toe te sien dat die taxi die landgoed verlaat het. Geen ander passasiers wat nie hier woon mag saam met die taxi die landgoed binnekom nie.

Dit het onder ons aandag gekom dat daar onlangs groot bedrae kontant deur gewapende persone afgelewer is, wat 'n verhoogde veiligheidsrisiko vir alle inwoners skep. Hierdie praktyk sal nie toegelaat word nie, en die inwoners wat verantwoordelik is vir hierdie afleverings moet die gebruik daarvan onmiddellik staak.

Ten spyte van die ernstige trant van sake wat ons in hierdie verslag moet aanspreek, wil ons u ook bedank dat die meerderheid van ons inwoners by die reëls hou, en sodoende 'n waardevolle bydrae tot sekuriteit op die landgoed lewer.



**Pieter Venter - Voorsitter,
Sekuriteit Sub-Komitee**



VORDERING MET DIE NUWE TOEGANGSTELSEL

Na baie uitdagings is ons bly om aan te kondig dat ons, in samewerking met Suiderkruis Sekuriteit, in die finale fases is van die toetsing van die nuwe stelsel.

In Februarie 2024, na 'n tenderproses, is 'n stelsel aanvanklik gekies. Ongelukkig het 'n sub-kontraakteur tydens die implementeringsfase van die proses onttrek, en moes 'n nuwe sub-kontraakteur gevind word. Dit het substantiewe vertraging tot gevolg gehad. Een van die vereistes van die nuwe stelsel is dat dit saam met ons bestaande toegangstelsels, Cell to Gate en die e-skyfie, moet werk totdat ons ten volle na die nuwe stelsel kan oorskakel.

Tydens die installasie deur die tweede kontraakteur is daar ontdek dat die ou stelsel se bedrading in 'n swak toestand was, met baie vorige herstelwerk. Dit het dit dus onmoontlik gemaak om die stelsels gelyktydig te bedryf. Die kontraakteur moes al die bedrading vervang en die integriteit van die ou stelsels verseker voordat ons met die nuwe stelsel kon voortgaan.

Die nuwe stelsel is deeglik getoets deur 'n klein groepie eienaars. 'n Inligtingsessie is op 22 Augustus 2024 gehou om alle inwoners in te lig rondom die vordering met die proses. Die sessie was 'n groot sukses en inwoners het baie positief op die nuwe stelsel gereageer. Inwoners is ingelig oor die werking van die stelsel, die vereistes rakende inligting wat benodig gaan word asook die moontlike uitkomst van die gebruik van die stelsel. Inwoners verstaan dat inligting vanaf die stelsel gegenereer gaan word wat die landgoed sal bystaan in besluitnemingsprosesse.

Dit moet beklemtoon word dat die stelsel ontwikkel word om so eenvoudig moontlik vir gebruikers te wees. Ter selfder tyd, moet dit die sekuriteitsdoelwitte van die landgoed ten beste versterk. Die stelsel sal nou in 'n beheerde en gekontroleerde omgewing na inwoners uitgerol word. Gedurende hierdie fase sal ons die stelsel met behulp van terugvoer vanaf inwoners aanpas om doeltreffend, eenvoudig en betroubaar te wees.

Die implimentering van die stelsel sal in fases gedoen word. Fase 1 sal op inwoners en besoekers fokus. Daaropvolgende fases sal dan gerig word op tuinwerkers, huiswerkers en kontraakteurs.

Daar sal 'n proses gevolg word waar groepe huise op die Landgoed gegroepeer word om die uitrol van die stelsel in kleiner groepe moontlik te maak. Die groepe sal dan in kontakssessies bygestaan word om te verseker dat alle inligting van eienaars bekom word asook om gebruikers te help om die werking van die stelsel asook die "toep" te verstaan.

Die hele proses sal deurgaans gemonitor word om te verseker dat almal op die nuwe stelsel kan toegang kry.

Stephen Röth

Direkteure: Dr N Van Noordwyk, Mnr S Röth, Mnr H Böning, Mnr N van Rooyen, Mnr P Venter, Mnr P Ackerman, Mnr P Mastroguiseppe

REËLS EN REGULASIES - ONS VIER ONS VOORUITGANG

Ons is verheug om bemoedigende nuus te deel oor ons gemeenskap se pogings om harmonie en voldoening aan die landgoed se riglyne te handhaaf. Soos aangedui in die grafiek hieronder (Fig. 1), het die eerste helfte van 2024 'n voortgesette afname in voorvalle getoon, met slegs twee voorvalle wat in die afgelope kwartaal aangeteken is, wat die jaar-tot-datum totaal op twaalf te stand bring. Hierdie positiewe neiging weerspieël u toewyding aan die handhawing van die landgoed se standaarde, en ons bedank elkeen van u — eienaars en huurders — vir u samewerking!

AANTAL OORTREDINGS

TYDPERK
APR – JUN'24
2
JAN – JUN'24
12

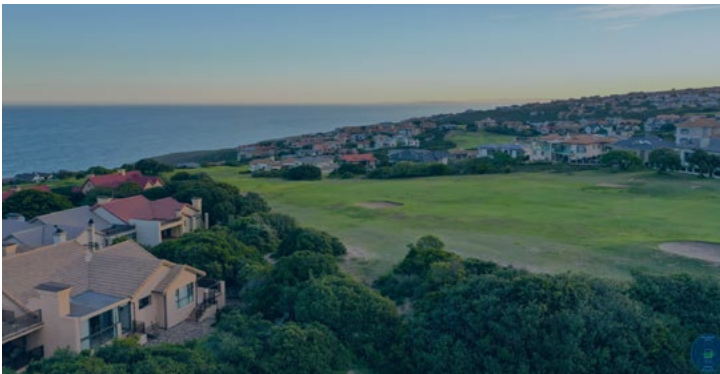
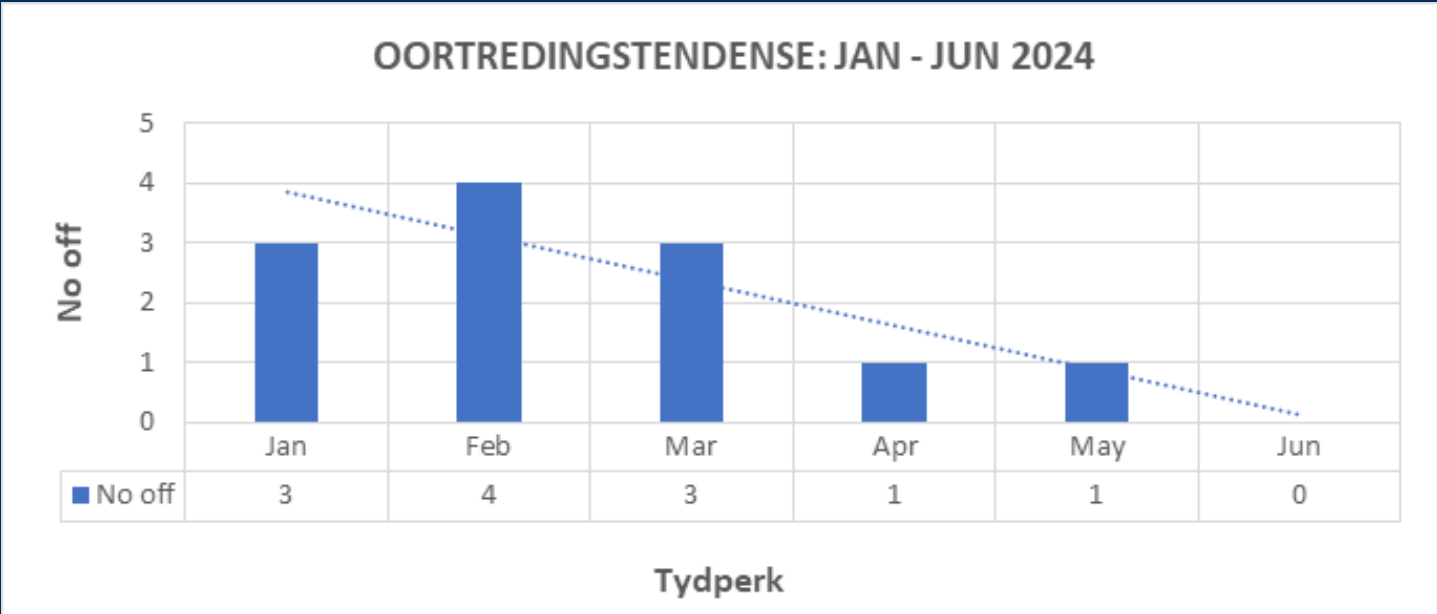


Fig. 1



VERBETER ONSE GEMEENSAP SE VOORKOMS

In 2023 het ons gefokus op die verbetering van die voorkoms van ons eiendomme deur eienaars aan te moedig om hul wonings, insluitend dakke, op te knap. Die reaksie was fantasties, wat gelei het tot merkbare verbeterings regdeur die landgoed. Dankie aan almal wat deelgeneem het!

Ons verstaan dat dit 'n voortdurende proses is, en daar is nog heelwat eiendomme wat aandag nodig het. Ons vra vriendelik dat daardie eienaars hierdie momentum sal voortsit. As u oorweeg om u huis of dak te verf, onthou asseblief om met AHK te konsulteer om te verseker dat ons die estetiese standarde van ons gemeenskap nakom.

Belangrike Herinnering

Terwyl ons ons prestasies vier, wil ons ook twee belangrike sake aanspreek wat u aandag en samewerking vereis:

1. Troeteldierbeleid:

Ons merk dat sommige honde toegelaat word om sonder leibande op die golfbaan te loop. Om ons wildlewe te beskerm en aan die landgoedreëls te voldoen, hou asseblief u honde te alle tye aan 'n leiband buite u perseel. Dit verseker die veiligheid van ons troeteldiere en wild.

2. Kinders op Golfbaan:

Ons het opgemerk dat kinders sonder toesig op die golfbaan speel, insluitend die setperke. 'n Soortgelyke voorval vroeër vanjaar het tot skade aan 'n setperk gelei. Om enige toekomstige skade te voorkom en almal se veiligheid te verseker, herinner ons u aan die reël dat kinders altyd onder volwasse toesig op die golfbaan moet wees en dat die setperke slegs vir golfspelers bedoel is. Onthou ook dat die gebruik van die baan vir draf of stap slegs toelaatbaar is gedurende tye wanneer die baan nie besig is nie. Die spelers mag onder geen omstandighede gesteur word nie. Eienaars/huurders wat nie hierdie reëls nakom nie sal verantwoordelik gehou word vir skade aan die gemeenskaplike areas of aan eiendom van die Golfklub.

Ons waardeer u begrip en samewerking oor hierdie sake en is vol vertroue dat ons sal bly bou aan 'n florerende, respektvolle gemeenskap.

**Vriendelike groete,
Piet Ackerman - Voorsitter, Reëls Sub-Komitee**

Direkteure: Dr N Van Noordwyk, Mnr S Röth, Mnr H Böning, Mnr N van Rooyen, Mnr P Venter, Mnr P Ackerman, Mnr P Mastroguiseppe

GHOLFDAG TEN BATE VAN VAN DER HOVEN LAERSKOOI

Op 19 Mei 2024 het ons 'n gholfdag gehou ten bate van Van der Hoven Laerskool. Hierdie geleentheid, wat ongetwyfeld teen hierdie tyd bekend is aan almal, was 'n reuse sukses en het gesorg vir 'n dag vol pret en gemeenskapsamewerking.

Die gholfdag was nie net 'n geleentheid om gholf te speel nie, maar ook 'n kans om nuwe vriendskappe te smee en ou bande te versterk. Ons het pragtige herinneringe geskep, ons verhouding met die Golfklub versterk, en het veral 'n verskil gemaak in die lewens van kinders in nood deur middel van ruim bydraes en ondersteuning. Dankie aan ons vele borge, donateurs, helpers en die gholfspelers wat hul harte en hande oopgemaak het.



Danksy hul harde werk en groot harte, het ons 'n indrukwekkende bedrag van R98,150 ingesamel. Hierdie bedrag is met groot trots aan die skoolhoof en onderwysers van die plaaslike skool oorhandig.

Die oorhandiging was 'n besonderse oomblik, en almal by die skool het hul opregte dank uitgespreek aan elkeen wat bygedra het tot hierdie fondsinsameling. Ons gemeenskap se betrokkenheid en ondersteuning het weer eens bewys dat saamstaan 'n groot verskil maak.

Ons hoop om hierdie sukses in die toekoms voort te sit en nog vele sulke dae te hou om die gemeenskap te ondersteun en te ontwikkel. Dankie aan almal wat hierdie dag onvergeetlik gemaak het!

Pieter Venter



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 H Böning, Mr N van Rooyen, Mr P Venter, Mr P Ackerman, Mr P Mastroguiseppe

WELCOME TO THE SPRING EDITION



We are thrilled to unveil the newly updated layout and graphics of our newsletter! The fresh design brings a vibrant and modern feel, reflecting the dynamic spirit of our community. We hope you enjoy the new look as much as we enjoyed creating it.

Any feedback and ideas for further improvement will be most welcome.

Though this is the Spring edition, the recent weeks have reminded us that winter still has a firm grip, with chilly temperatures making us reach for our jackets. While we eagerly anticipate the warmer days ahead, let's take a moment to appreciate the unique pleasures of the colder weather.

The slower pace of winter gives us the perfect opportunity to indulge in simple pleasures, helping us recharge and prepare for the many activities that spring will bring. Indulge your senses by snuggling under a warm blanket with a good book, feeling the cosiness envelop you. Listen to the soothing crackle of a fire in the fireplace, a comforting soundtrack to the season. Breathe in the mouth-watering aroma of a hearty stew simmering in the kitchen. Savour the sweet, frothy delight of a cappuccino, warming your hands and heart. And don't miss the vivid orange flames of blossoming aloes, a striking sight that adds a splash of colour to our winter landscape.

As you dive into this edition, we invite you to explore the updates and stories from our community. Enjoy the read!

**Paolo Mastrogiuseppe - Chairperson,
PR & Marketing/Recreation Sub-Committee**



CHAIRPERSON'S REPORT

This is the Spring Edition of our newsletter, and yet, we're reminded that while the days are gradually getting longer, there's still a chill in the air. After enduring several cold fronts, the sun is shining once again, though as I write this, I'm informed of yet another cold front approaching. I believe the worst is almost over, and soon we'll return to the moderate temperatures we're accustomed to.

The new access control system remains a top priority for the Board, with significant work being done behind the scenes. Please read the report in this newsletter for more details on our progress.

You may have noticed upgrades to the old pipes and sleeves at both gates, along with the installation of new wiring. We apologize for any inconvenience caused during this process. The previous wiring was several years old and no longer fit for purpose.

I'm pleased to announce that after a thorough advertising and screening process, we have appointed a new estate manager to succeed Irene and eventually replace Sias when he retires. Please join me in welcoming Rickus van Rensburg to the estate. Rickus will be working closely with Sias to familiarize himself with the estate and its residents. One of Rickus's first tasks will be implementing the new access control system, and we'll provide more information about this soon.

The golf course continues to be in excellent condition, with members who



Rickus van Rensburg, Assistant Estate Manager for Mossel Bay Golf Estate, and Sias Koen, current manager, busy with training.

play regularly giving positive feedback on its playability and maintenance. The club remains busy and financially healthy. We have an agreement with the Golf Club where we donate a monthly sum to fund improvements and other capital projects on the course. This 5-year agreement needs to be renegotiated, as it is set to expire in June of next year.

Please note that the AGM is scheduled for November 7th, and we will provide more details as the date approaches.

We wish you good health as we endure the last chilly days of winter.

Enjoy the newsletter!

**Best regards,
Nick van Noordwyk, Chairperson, HOA Board**



FINANCIAL REPORT

Amidst the challenges faced by many businesses due to poor financial performance, the finances of Mossel Bay Golf Estate remain robust and well-managed. We extend our sincere appreciation to homeowners who consistently pay their levies on time. Your timely payments are crucial, as they represent the primary source of income for the Estate.

Operating expenses are under control and aligned with our budget. The Board is committed to maintaining fiscal discipline and will not accommodate any expenditures beyond what is budgeted.

Looking ahead, we anticipate significant capital expenditure for the new gate system, which was approved at the AGM in November 2023. This investment is a key part of our ongoing commitment to enhancing the security and functionality of the Estate.

We are pleased to report that our efforts to address outstanding levies have been successful. Currently, there is less than R35,000 outstanding for more than 30 days, against an annual income of R7,000,000. This excellent outcome reflects our strong financial management and effective resolution of levy-related issues.

The new financial year commenced on 1 July 2024, and we are optimistic about continuing our sound financial practices and sustaining the Estate's financial health throughout the year.

As recently communicated in a Newsflash, we take this opportunity to remind residents that Peet Bierman, the previous Director of Finance, has resigned from the Board after many years of dedicated service. Neil van Rooyen, a new homeowner and partner in a major auditing firm, is the new director for Finance. We welcome Neil to our team and we are confident that his expertise will be a great asset to our estate.

Any inquiries regarding financial matters can be directed to the Finance Sub-Committee via Status-Mark by email at:

status2@status-mark.co.za

Thank you for your continued support and cooperation.



Neil van Rooyen, a new homeowner and partner in a major auditing firm, is the new director for Finance. We welcome Neil to our team.

Pieter Venter
Acting Chairperson, Finance Sub-Committee

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

DISCOVER THE ANCIENT BEAUTY OF CYCADS

We are excited to share these stunning images captured by Piet Ackerman, a resident of the Mossel Bay Golf Estate. In these photos, you can see the fascinating stages of a cycad cone—first closed, then open, revealing the seeds inside.



DID YOU KNOW?

Ancient Survivors:

Cycads are one of the oldest plant groups on Earth, dating back 280 million years, even before the dinosaurs! While they may resemble palms or tree ferns, they're a unique category of gymnosperms that produce cones instead of flowers.

Dioecious Wonders:

These plants have separate male and female varieties, each producing distinctive cones. Beetles and bees often assist in pollination, attracted by the heat and scents some cycad species emit.

Endangered Species:

South Africa is home to 38 indigenous cycad species, most belonging to the genus *Encephalartos*. Alarmingly, over 70% of these face extinction, largely due to illegal harvesting. The [Endangered Wildlife Trust](https://ewt.org.za/resources/cycads/) (EWT) works tirelessly to protect these ancient plants and ensure their survival.

PROTECTING OUR HERITAGE

To legally own or trade indigenous cycads, permits are required. This safeguards these precious plants from further illegal exploitation.

Let's appreciate these living fossils in our gardens while supporting conservation efforts to keep them thriving for generations to come.

Source: Endangered Wildlife Trust <https://ewt.org.za/resources/cycads/>

SECURITY REPORT



We live in a time where criminal activities are increasing due to economic and social pressures. Mossel Bay is not exempt from these challenges, and we strive to understand what is happening in and around our estate so that we can act in everyone's best interest and handle security with great seriousness.

Every property owner who has joined the estate has likely asked, "What is the security like here?" This question will always remain relevant, and we are committed to maintaining the highest security standards.

The much-talked-about cameras have all been installed and are monitored by two

reliable entities. The Board can assure you that the final camera, which is to be installed at the 9th hole, is receiving attention and is continuously being addressed in coordination with the Municipality. The cameras are technologically advanced, activating only in response to people and vehicles. When activated, all relevant parties—such as control room staff, response vehicle crews, estate management, and the JOC centre—are immediately alerted. As technology continues to advance, additional systems will be implemented to provide even more reassurance to residents. A 5-year security plan and capital budget are in place to achieve these objectives as needed.

There is a strong focus on the training of guards. A shortcoming was identified, and Mr. Charl Stone has been appointed as manager for Suiderkruis Security to address these gaps.

The integrity of each resident will be crucial in strengthening and improving security for everyone. We cannot afford to allow criminals and wrongdoers access to our estate. In the past three weeks, a person was intercepted with forged documents while also being unlawfully present in the country. Every week, there are an average of five burglaries or crimes around the estate of which we and the SAPS are aware.

Please take note of the new arrangement regarding taxi transport. Minibus taxis are not allowed. If you need to use a taxi, access must be obtained through the contractor's gate on Church Street. If it is after gate closing time, you must call the response vehicle at 0817775338 which will provide escort from Church Street to your home to ensure your safety and to ensure the taxi leaves the estate. No other passengers who do not reside here are allowed to enter the estate with the taxi.

It has come to our attention that large amounts of cash have recently been delivered by armed individuals. This can potentially have an increased risk to the safety of all residents. This practice will not be permitted, and those responsible for such deliveries must immediately stop doing so.

Despite the serious nature of the issues we address in this report, we are grateful that the majority of our residents adhere to the rules, thus making a valuable contribution to security on the estate. Our estate boasts a proud record of 10 years free of incidents.

The HEV Board thanks everyone who stands together to help write our success story of virtually no crime occurring here and new residents flowing to this area for this reason.



**Pieter Venter - Chairperson,
Security Sub-Committee**



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

PROGRESS WITH NEW ACCESS CONTROL SYSTEM

After facing several challenges, we are pleased to announce that, in collaboration with Suiderkruis Security, we are now in the final stages of testing the new system.

In February 2024, following a tender process, a system was initially selected. Unfortunately, during the implementation phase, a subcontractor withdrew, necessitating the selection of a new subcontractor, which resulted in significant delays.

One key requirement for the new system is its compatibility with our existing access systems, Cell to Gate and the e-tag, until the transition to the new system is fully complete. During installation by the second contractor, it was discovered that the old system's wiring was in poor condition, with multiple previous repairs. This issue made it impossible to operate both systems concurrently. As a result, the contractor had to replace all the wiring and ensure the integrity of the old systems before proceeding with the new installation.

The new system has been thoroughly tested by a small group of owners. An information session held on 22 August 2024, provided all residents with an update on the progress. The session was highly successful, with residents responding positively to the new system. They were briefed on how the system works, the information required, and the potential outcomes of its use. Residents also understood that the data generated by the system would support the estate's decision-making processes.

It is important to emphasize that the system is being designed to be as user-friendly as possible while simultaneously enhancing the estate's security. The system will now be rolled out to residents in a controlled and managed environment. During this phase, we will adjust the system based on resident feedback to ensure it is efficient, simple, and reliable.

The implementation will occur in phases. Phase 1 will focus on residents and visitors, while subsequent phases will address gardeners, domestic workers, and contractors. To facilitate the rollout, houses on the estate will be grouped into smaller segments. These groups will receive support through contact sessions to ensure all necessary information is collected and to help users understand how the system and its app function.

The entire process will be closely monitored to ensure that everyone can successfully transition to the new system.

Stephen Röth

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

RULES AND REGULATIONS - CELEBRATING OUR PROGRESS

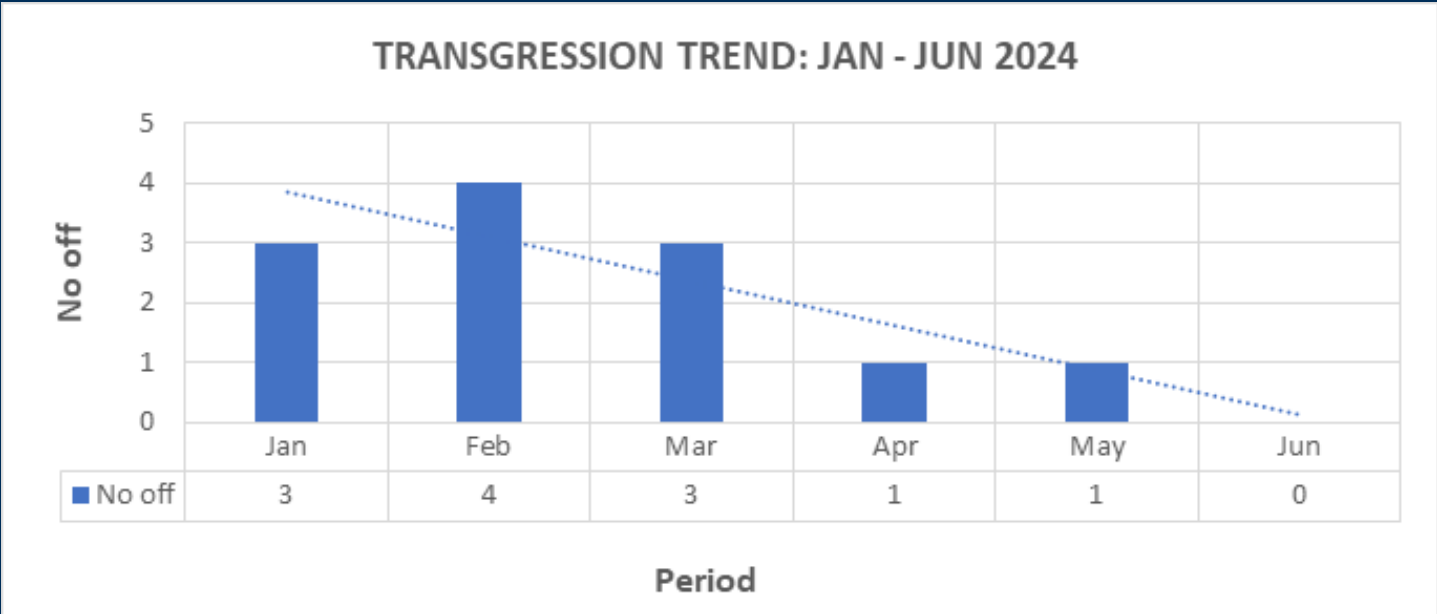
We are delighted to share some encouraging news about our community’s efforts in maintaining harmony and compliance with estate guidelines. As highlighted in the graph below (Fig. 1), the first half of 2024 has seen a continued decline in incidents/transgressions, with only two incidents recorded in the past quarter, bringing the year-to-date total to twelve. This positive trend reflects your dedication to upholding the estate’s standards, and we sincerely thank each of you—owners and tenants alike—for your commitment!

NUMBER OF TRANSGRESSIONS

PERIOD
APR – JUN’24
2
JAN – JUN’24
12



Fig. 1



ENHANCING OUR COMMUNITY'S APPEARANCE

In 2023, we focused on improving the appearance of our properties by encouraging owners to assess and upgrade their properties, including roofs. The response was fantastic, resulting in noticeable enhancements throughout the estate. Thank you to everyone who participated!

We understand that this is an ongoing process, and there are still quite a few properties that could benefit from some attention. We kindly ask those owners to continue this momentum. If you're considering repainting your house or roof, please remember to consult with ARC to ensure we meet our community's aesthetic standards.

Important Reminders

While we celebrate our achievements, we also want to address two important matters that require your attention and cooperation:

1. **Pet Policy:**

We have observed some dogs being walked off-leash on the golf course. To protect our wildlife and comply with estate rules, please keep your dogs leashed outside your premises. This ensures the safety of our pets and wildlife alike.

2. **Children on the Golf Course:**

We have noticed that children are playing unsupervised on the golf course, including the greens. A similar incident earlier this year led to damage to a green. To prevent any future damage and ensure everyone's safety, we remind you of the rule that children must always be under adult supervision on the golf course, and that the greens are intended only for golfers. Please also remember that the use of the course for jogging or walking is only permissible during times when the course is not busy. Players must not be disturbed under any circumstances. Owners/tenants who do not comply with these rules will be held responsible for damage to common areas or Golf Club property.

We appreciate your understanding and cooperation on these matters and are confident that by working together, we can continue to build a thriving, respectful community.

**Warm regards,
Piet Ackerman - Chairperson, Rules Sub-Committee**

GOLF DAY IN AID OF VAN DER HOVEN PRIMARY SCHOOL

On 19 May 2024, we held a golf day in support of Van der Hoven Primary School. This event, which is undoubtedly well-known to everyone by now, was a tremendous success and provided a day full of fun and community collaboration.

The golf day was not just an opportunity to play golf, but also a chance to forge new friendships and strengthen existing bonds. We created beautiful memories, enhanced our relationship with the Golf Club, and most importantly, made a significant difference in the lives of children in need through generous contributions and support.



Thanks to our many sponsors, donors, helpers, and golfers who opened their hearts and hands, we were able to raise an impressive amount of R98,150. This amount was proudly handed over to the principal and teachers of the local school.

The handover was a special moment, and everyone at the school expressed their heartfelt gratitude to each person who contributed to this fundraising effort. Our community's involvement and spirit of support once again demonstrated that standing together makes a big difference.

We look forward to continuing this success in the future and hosting many more such events to support and develop our community. Thank you to everyone who made this day unforgettable!

Pieter Venter