November 2010

The ESTATER

THE MOSSEL BAY GOLF ESTATE HOME OWNERS ASSOCIATION

MOSSEL BAY GOLF ESTATE
Nature Reserve & Golf Club

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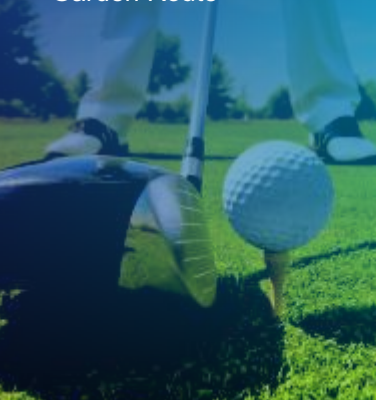


Message from the Chairman

It is that time of the year again where many are starting to put the final touches on their holiday plans and we are preparing to welcome our members at our Annual General Meeting. We have the difficult task to ensure the optimum attendance at this event and while we would like to host it as late as possible in December to accommodate our members arriving on holiday, we also need to consider the resident members who will be departing over the same period. The AGM will thus be held on the 9th December 2010 at the N.G Church Hall, 17th Avenue, Mossel Bay, at 10h00. We once again request our members to make every effort to attend.

I am sure all of you share our concern regarding the desperately low levels of water in our dams and the risk that poses to us all. The local municipality has introduced a number of water saving measures, including imposing penalty tariffs for households exceeding the monthly limits, currently 15 kilolitres per household. We remind all our members to ensure compliance and work together to reduce general water consumption on the Estate.

Die gholfklub staan ons tans by met ons waterbehoefte en vul ons die landgoed se swembaddens met water uit die boorgat van die klub. Ons tuine toon ietwat tekens van die waterskaarste maar is dit verblydend om te sien hoe die inheemse plantsoorte nou tot eie reg kom. Hopelik lei dit tot meer lede op die landgoed wie hul gaan wend na die aanplant van inheemse spesies in hul eie tuine.

Ons weet egter almal dat slegs volgehoue goeie reënval ons damme sal vul en nooi ons u graag om elke Woensdag om 12h00 saam met die groter Mosselbaai, ons na ons Hemelse Vader te wend vir sy genade.

The information meeting on 28 September 2010 illustrated just what an important role regular communication can play in an environment such as ours. Not only does it assist the board as a tool to convey information but it provides the opportunity for members to question and comment on specific estate matters. The meeting was very well attended and I believe created a very positive mood among members who expressed their satisfaction with the proposal to have such a meeting on a semi-annual basis.

'n Verdere strategiese oogmerk vir die hou van die vergadering was om van die tipiese besprekingspunte op die AJV in dié forum te addresseer en dalk meer rigting aan die AJV te gee. Ons beplan om 'n opsomming van die inligting, soos bespreek tydens die verrigtinge, in ons volgende nuusbrief in te sluit en glo ons dat die inligtingsvergaderings van krag tot krag sal gaan.

Main HOA Board activities in 2010 have largely been covered via the Information Meeting and periodic newsletters, however it is felt worthwhile to reiterate the following:

- We will be seeking approval at our AGM for the introduction of a dedicated armed response vehicle and alarm monitoring at an approximate cost of R100.00 per month per property, plus the initial outlay for an alarm system.
- We have concluded the organisational restructure and appointed Status Mark to manage all Estate activities.
- We will be proposing some amendments to the Conduct rules for consideration at the AGM.
- Our entrances require some re-design and we'll be seeking direction at the AGM.
- Members are reminded that building activities on the remaining open stands should commence by end of June 2011, in terms of our constitution.

We hope you'll enjoy this edition of the Estater and look forward to your participation at the AGM.

Regards, Llewellyn Brooks

Meet Our New Status Mark Management Team

We at Status Mark are very proud to have been associated with the Mossel Bay Golf Estate over the past twelve years. During this period we have seen the Estate develop into one of the prime Golf Estates in the Southern Cape. Owners from all over South Africa and abroad who have made the Estate their home bear witness to the popularity of the Mossel Bay Golf Estate, with its beautiful vistas over the Golf Course, Indian Ocean and Outeniqua mountain range.

The success of any Estate of this nature is largely dependant on the efficiency and professionalism of its overall management and maintenance team. Home owners want to be proud of their Estate, and it's very important that every single component contributes to this sense of pride. Outside contractors must be professionals in their respective fields, equipment used on the Estate must be kept in good order and portray the required image, the flora and fauna must be managed, and Security must be of a very high standard.

We at Status Mark believe that we understand these needs and that we have the people, the skills and the experience of more than twenty years in property management, to ensure the professional management and maintenance of your Estate. To demonstrate our commitment to the Mossel Bay Golf Estate, we have appointed Mr Andre Dunn to the office of the Estate with dedicated responsibilities for the overall management and maintenance of the Estate. Please feel free to contact him (Site-office 044 691 2539 Internal 2230). Alternatively our office (see the attached display advertisement) may be contacted at any time should you have any problems or queries. Andre is looking forward to meeting all home owners.

Status Mark has a well established and completely computerised office in Mossel Bay with qualified and experienced personnel and professional systems. We are qualified specialists in property management and are registered with the Estate Agents Affairs Board as well as the National Association of Managing Agents. We are committed to excellent service and the well being of the Mossel Bay Golf Estate.

STATUS-MARK
PROPERTY MANAGEMENT EIENDOMSBESTUUR

We put the PRO in Property Management!

Our new management team from left: André Dunn (Estate Office), Chantel Voigt (Administrative Assistant),Amanda Erasmus (General Support), Cornelia Maree (Administration Management) and Willem Prinsloo (Principle)

"We put the PRO in PROperty"

STATUS-MARK
PROPERTY MANAGEMENT EIENDOMSBESTUUR

Proud MANAGING AGENTS for

MOSSEL BAY GOLF ESTATE

11 Meyer St. MOSSEL BAY 6500
Tel: 044 691 3054 Fax: 044 691 1520
info@status-mark.co.za www.status-mark.co.za

NOTE:
Join us for the Pam Golding Properties/Pick 'n Pay Bayside Estate Golf Day on Sunday, 12 December. Booking sheet available at Club Reception from mid-November.

MOSSEL BAY GOLF CLUB: A WONDERFUL GOLFING VENUE

MOSSEL BAY GOLF ESTATE: A SUPERB LIVING ENVIRONMENT

The holiday season is with us again, ensuring a great vibe around our club in the coming weeks. For visiting golfers who may be reading this magazine our Golf Estate Home Owners Association welcomes you back if you have played here previously. If you are a first timer at Mossel Bay Golf Club, hopefully you will thoroughly enjoy our wonderful golfing venue, and visit us many more times in the years to come.

Established in 1905 our course was 'relaunched' in the late nineties at which time the neighbouring Mossel Bay Golf Estate was established, and has over the subsequent period undergone a continuous improvement program, enabling the Club to now occupy 71st position in the South African Top 100 Course Ranking. The Club prides itself as being 'The Friendly Club', and the home course of Open Champion Louis Oosthuizen.

Our Golf Estate offers a wide spread of properties, ranging from two bedroom apartments to multi bedroom/bathroom palatial homes in an idyllic, secure environment, at price levels highly competitive with other Golf Estates throughout South Africa. If you believe that you may be interested in relocating to our beautiful Estate, and enjoying our wonderful lifestyle, either now or in the future, the Property Agents featured in this magazine will be delighted to hear from you.

PAM GOLDING
PROPERTIES

AWARDED FOR BRANDING EXCELLENCE

DENZIL KLEU
AGENT
082 457 2571
denzil.kleu@pamgolding.co.za

NEELS ZIETSMAN
AGENT
082418 8922
neels.zietsman@pamgolding.co.za

MOSSEL BAY GOLF ESTATE R 1.1 MILLION
Bedrooms 2 | Bathrooms 2 | Garages 1 WEB ACCESS 1MB1025784

APARTMENT WITH A VIEW

Spacious apartment with beautiful sea views. Long term tenant until 28/2/2011. Excellent opportunity.

Denzil 082 457 2571 & Neels 082 4188 922

MOSSEL BAY GOLF ESTATE R 4.2 MILLION
Bedrooms 3 | Bathrooms 4 | Garages 2 WEB ACCESS 1MB1017671

PRESTIGIOUS GOLF ESTATE LIFESTYLE

Uniquely designed with the focus on open living. Master bedroom boasts twin bathrooms en-suite. Gas and wood burning fireplaces add to the overall ambience.

Denzil 082 457 2571 & Neels 082 4188 922

MOSSEL BAY GOLF ESTATE R 1 400 PER DAY
Bedrooms 3 | Bathrooms 2 | Garages 2 WEB ACCESS 1MB1029600

SPECTACULAR VACATION

Scenic and spacious with sea views. Open plan entertaining and whale viewing from the decks or the comfort of your lounge.

Annemé 082 414 9481 & Tracey-Lee 082 571 5114

www.pamgolding.co.za

Pam Golding Properties
An international Associate of Savills
savills

Mossel Bay Golf Estate Website

– www.mosselbaygolfestate.co.za

In this edition of The Estater we continue with the serialisation of our Estate website, featuring in this issue the web pages pertaining to the Almanda, Alvaro, Alvor, Albufeira and Caldera villages.

Almanda Village

Located close to the eastern end Church Street entrance to the Estate, minutes from the town centre, Almanda Village comprises a range of 3-5 bedroomed detached houses, standing on plots ranging from 650 – 830 square metres.

South facing properties enjoy outstanding views across the 10th and 13th fairways to the Indian Ocean, and are regularly visited by the Springbok herd that roam free on the Golf Course. North facing properties face out toward the Outeniqua mountain range, whilst also having partial sea views in some instances.

All properties located on Almanda Village are in comfortable walking distance of the Golf Club House and first tee.

Resale value of properties located on Almanda Village currently commence at SAR 2.2 million.

Alvaro Village

Whilst located at the Estate's furthest point from the ocean, properties on Alvaro Village enjoy some of the most spectacular views on the Estate. Stand on your upstairs balcony and view much of the Golf Course, with the Indian Ocean beyond.

Alvaro Village features varying design 3 - 6 bedroomed detached houses, standing on plots ranging between 635 – 900 square metres. Alvaro is located close to the Schoeman Street western entrance to the estate with easy access to the Heiderand shopping mall and N2 Cape Town highway.

Resale value of properties located on Alvaro Village currently commence at SAR 2.4 million.

Alvor Villas

Located centrally on the Estate, twelve impressive plot and plan developed 4 – 6 bedroomed homes occupy prime position along the sixteenth fairway, all with full or partial sea views. These properties, dependent on positioning additionally view a broader expanse of the golf course. A further fifteen Alvor Villa properties are located at a higher level on the Estate, below the second fairway, also with full or partial sea view.

Alvor Village plots range in size between 785 – 1085 square metres, with property resale values currently commencing at SAR 2.5 million.

Alvor Manor

Located in a garden setting around a central swimming pool, Alvor Manor comprises 16 double storey, semi-detached, freehold town homes.

Properties are four bedroomed and enjoy full or partial sea and golf facing views, with internal floor space ranging between 220 – 350 square metres.

Current resale value of Alvor Manor town homes commence at SAR 1.9 million.

Albufeira Manor

Albufeira Manor comprises twenty double storey, semi detached, freehold town homes, situated in a garden setting with pool, closely located to the Golf club house.

Properties are three or four bedroomed units, north facing properties being located along the first fairway with the Outeniqua mountain range beyond, whilst south facing units enjoy views of the Indian Ocean. Internal sizes vary from 180 – 320 square metres.

Current resale value of Albufeira Manor town homes commence at SAR 1.8 million.

Caldera Village

Situated conveniently to the western Schoeman Street entrance to the Estate, Caldera Village enjoys the luxury of offering a choice of ocean, mountain or golf facing 3 – 5 bedroom properties, built on stands ranging between 620 – 830 square metres.

Take your pick of a super view across the first fairway to Mossel Bay and the Outeniqua mountain range beyond, or cross the road to properties enjoying stunning views across the signature 17th hole and 14th fairway, to the Indian Ocean beyond. Or perhaps you'd prefer to spend your days watching the golfers play the short eighth hole from your poolside.

Most properties situated on Caldera Village are within close walking distance of the Golf Club House and first tee.

Resale values for properties located on Caldera Village commence at SAR 2.3 million.

We secure your lifestyle

Household, car, medical and business insurance specifically tailored for Mossel Bay Golf Estate living.

PSG KONSULT

For more information contact Cobus Coetzee on 082 453 3305 at our mobile office or in town at 044 691 2685.

ONE WAY ESTATES

We go that extra mile ...

5% COMM

FOR SALE SOLD

I Know how to change "FOR SALE" to "SOLD"!!!

You have the right to a PROPERTY PROFESSIONAL who:

- Has a passion for your Estate
- Offers service excellence
- Has over 15 years experience of the property market

Contact me for all your property needs. I'm your property specialist for the Mossel Bay Golf Estate.

Rina Kotze - 082 563 1239 | www.onew.co.za

Locals Louis and Lee-Anne

Editors Note – *Having followed his career closely in recent years, it was suggested to me after his extraordinary success in winning The Open Championship in July, that I write an article on Louis Oosthuizen for the Estater magazine. Having completed this, it was however proposed that, given the topicality, it be printed in the Golf Club newsletter.*

Redaksie nota – *Aangesien ek sy loopbaan die afgelope jare gevolg het en na sy uitsonderlike sukses met die wen van "The Open Championship" in Julie, is daar aan my voorgestel om `n artikel te skryf oor Louis Oosthuizen vir die Estater. Nadat die artikel geskryf was en met inagneming dat Louis `n boorling van die distrik is, is daar besluit om die artikel te plaas in die Gholfklub Nuusbrief.*

The content of this article therefore, which has been abbreviated and updated to some extent, may be familiar to some of our readers. Given however Louis' wonderful achievement, and those also of Lee-Anne Pace, another Mossel Bay golfer, on the Ladies European PGA Tour, it is felt fitting to publish The Estater's own tribute to these two fine golfers, whose 2010 achievements have been a credit to themselves, to South Africa, to Mossel Bay and Mossel Bay Golf Club, and by association the Estate.

Die inhoud van die artikel, verkort en opgedateer tot `n sekere mate, kan dus bekend wees aan van ons lesers. Gegewe Louis se wonderlike prestasie en ook die van Lee-Anne Pace, nog een van Mosselbaai se gholfers, op die Europese Dames PGA toer, is dit nodig geag dat die Estater ook hul eie huldeblyk aan hierdie twee uitsonderlike gholfers bring. Hul prestasies vir 2010 was tot krediet vir hulself, Suid Afrika, Mosselbaai, Mosselbaai Gholfklub, en in breë trekke, die Landgoed.

Local golfer Louis Oosthuizen stunned the golfing world in July by winning the biggest tournament of them all, The Open Championship, held this year at the home of golf, the links course at St. Andrews in Scotland.

Despite entering the Championship as the 54th placed player in the world golf rankings, Louis started the tournament as a 300-1 outsider, given his previously mediocre record in Major tournaments. Louis' fabulous talent was however on display for the world to see at St.Andrews, where he recorded rounds of 65-67-69-71 to win the title against all of the world's best golfers, by an extraordinary seven shot margin.

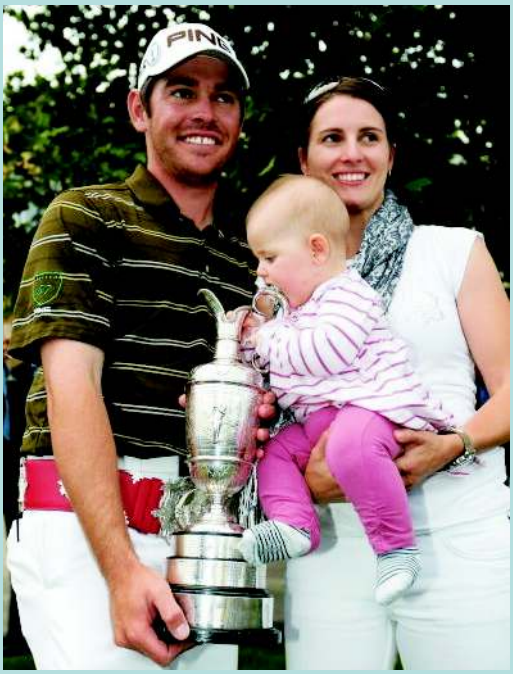
Raised in Albertinia, Louis learnt his golf in the Southern Cape, also having been a highly promising young tennis player, and has been a member of Mossel Bay Golf Club for over a decade, gaining legendary status at the club in 2002, when he played our course in an extraordinary 57 strokes (all eighteen holes!). Despite now being resident in Manchester, England for much of the year, his home and base whilst playing on the European tour, Louis regularly returns to Mossel Bay. He continues to play our course with his mates, as often as his professional tour schedule permits. His commitment to the Mossel Bay Club was underlined earlier this year, when he established the Louis Oosthuizen Junior Golf Academy at Mossel Bay Golf Club.

Louis was enrolled into the Ernie Els Junior Golf Foundation in 1999, established by Ernie to further the development of talented young South African golfers on the local and world stage. Ernie was widely reported as being ecstatic with Louis' success at St. Andrews. Doubtless Louis will feel the same if in future years our two highly promising golfing youngsters living on the Estate, Marco Nel and Clayton Ascencao, initial recruits into Louis' Junior Academy, make their own mark internationally.

For many commentators and observers, Louis' victory at St. Andrews was an unexpected success by a relative 'unknown'. A close analysis of his career thus far does however reveal a different picture.

Louis first joined the full European PGA Tour circuit in 2004, and enjoyed a solid first season, finishing 74th on the Order of Merit (determined according to prize money accumulated over the season, and now known as the Race to Dubai), with two top ten finishes, and a respectable stroke average of 71.77.

Over the subsequent five year period he established himself as one of the most promising young players on the European Tour, steadily rising in the rankings despite suffering a difficult season in 2005 when injury and a resultant loss of form necessitated his returning to the European Tour school to regain his tour playing privileges. Arguably his best performance over the 2004 -2009 period, and the event that signalled the arrival of a future world star, came at the Dubai Desert Classic in February 2008, one of a series of three lucrative European Tour events held early in the year in South East Asia, and known as 'the Desert Swing'. Louis was on fire on the final afternoon, playing himself into contention and going head to head over the final nine holes with Tiger Woods, Ernie Els and Henrik Stenson, three world golfing greats. Having led the tournament after seventeen holes, Louis bogeyed the par five final hole, eventually finishing tied third with Els, two shots behind Woods who finished birdie,birdie, and the fast finishing German Martin Kaymer. Louis' ability however to get in there and mix it with the world's best was proven that day.



Louis Oosthuizen,Winner of The Open Championship, with wife Nel-Mare and daughter Jana

join World Golfing Elite

2009 saw his best year yet on the European tour, a 31st place finish in the Race to Dubai (Order of Merit), with total prize money of 867,334 Euros, six top ten finishes, and a highly respectable 70.47 stroke average over twenty eight tournaments. However, despite a good 2009 campaign, Louis entered the 2010 season fast earning amongst commentators, the unwanted title of the best player not to have won on the European tour. This situation was soon put to right when Louis, after 150 plus appearances on the tour, and twenty top ten finishes, finally won his first tournament the Andalucian Open in Malaga, Spain. Whilst not regarded as a top tier European Tour tournament, Louis' quiet determination was demonstrated in Andalucia, his having come into the tournament on the back of huge disappointment the previous week, when he finished second in the European tour event in Dar Es Salam.

And then there was the Open. Louis' victory propelled him to fifteenth in the world rankings, ensuring him a place amongst the world golfing elite, with guaranteed entry into the four golfing Majors for the next five years, and full exemption on the European tour until 2017.

After the emotional walk, together with long time caddie Zack Rosego, up the eighteenth fairway to the acclaim of thousands of enthralled golfing fans, with no shortage of South Africans amongst them, Louis duly putted out for par on the final hole, to be met greenside by wife Nel-Mare and eight month old daughter Jana. This prompted a leading British tabloid the next morning, to publish a photograph of the family embrace, under the classic caption of 'OOS THE DADDY'. Memorable.

Throughout the tournament, and subsequent proceedings, Louis' demeanour was exemplary, a credit to himself, his family, and his country. Few South Africans will forget his acceptance speech, fronted by a congratulatory message to Madiba on reaching his 92nd birthday that day. Lump in the throat stuff, and maybe just that bit more special for all connected with Mossel Bay Golf Club.

Since his Open success Louis has maintained his position in the World Top 20, having achieved top four finishes in the Scandinavian Masters (the week after The Open), and Austrian Open, together with an excellent 9th place finish in the Bridgestone International held at the Firestone Course in Ohio, one of three annual World Championship events featuring only the world's very best golfers. Unfortunately however Louis has subsequently been forced to miss through injury, the Alfred Dunhill Links Championship which would have seen his return to St.Andrews, and the Grand Slam of Golf Event in Bermuda, where he would have competed in a four man field comprising of other 2010 Major winners Martin Kaymer and Graeme McDowell, plus Ernie Else deputising for USA PGA Winner Phil Mickelson.

South African golf fans will however follow with interest Louis' performances in three big events still to be played in 2010, the World Championship Sheshan International event in China, the season ending Dubai World Championship which will determine the final Race to Dubai European Order of Merit sequence for 2010, and his first appearance in the Nedbank Challenge at Sun City in December.

This tribute to the extraordinary success achieved at international level by Mossel Bay golfers, must also include due acknowledgement of the successes this year of Lee-Anne Pace on the Ladies European PG Tour.

Born in Mossel Bay where her parents still live, and still a member and occasional player at Mossel Bay Golf Club, Lee-Anne enjoyed a successful amateur collegiate career in the United States, prior to turning professional and joining the second tier USA Ladies PGA Tour in 2006. She immediately qualified for the full US LPGA tour in 2007, but unfortunately lost her tour card in the US at the end of the season, before switching to the European Tour.

Whilst achieving a number of good finishes Lee-Anne's initial form in Europe gave no indication of great things to come. However she broke through big time in 2010, with not one, not two, but three European tour victories between mid June and end August, at the Ladies Swiss Open, the Wales Ladies Championship of Europe, and the Finnair Masters, also throwing in a second place finish for good measure over this period.

At the end of September Lee-Anne was placed second in the European Ladies Order of Merit, with total prize money for the season of 266000 Euros (approx. 2.5 million SA Rand), and had risen to 66th place in the Ladies World Rankings, which are largely dominated by players on the American Tour. Her form in 2010 however, arguably places her amongst the world's best lady players currently.

The Estater wishes these two wonderful young golfers, who are still in the prime of their careers, every future success, and we have little doubt that they will fly the flag for Mossel Bay, for many years to come.

Lee-Anne Pace after winning the Finnair Masters

Estate Security

SUIDERKRUIS SECURITY

As previously notified in *The Estater* and at the Information Meeting held recently, Suiderkruis Security were appointed as our Security Service Provider at mid year, for an initial two year period. Suiderkruis have in recent years established themselves as a leading Security company in the Garden Route region.

Our Phase 1 project with Suiderkruis encompassing Access Control and On-Site Patrols is now operational. A decision as to whether to adopt Phase 2, which will enable owners to link in-house alarm systems to a dedicated Armed Response vehicle, will be voted on at our forthcoming AGM.

Thus far we are fortunate that the town of Mossel Bay ranks low on the national crime statistics. Our investment in Security further protects us in this regard. As has been pointed out by us on a number of occassions in the past when Security breaches have occurred, all of us need to be Security conscious and take responsibility in this regard.

We at Suiderkruis Security assure you of our commitment to supplying you with the best security equipment and services possible, as well 'Class A Medical Services via ER24' as part of our Service.

Suiderkruis Security also offer the following Services

- Dedicated Reaction Services
- CCTV System Installations
- Fire Detection Systems& Monitoring
- Audio and Video Intercom Systems
- Time and Attendance Systems
- Alarm System Installations & Monitoring
- Electric Fence Installations & Monitoring
- Access Control Systems
- Gate and Garage Motors

Suiderkruis Security is fully registered and Compliant with PSIRA (Private Security Regulatory Authority). All Suiderkruis Security installations are carried out in terms of the standards in South Africa and carry a 12 month guarantee.

Should you have any questions or require any further information, please do not hesitate to contact our sales department for a free Security assessment on 044 620 2567.

EMERGENCY NUMBERS

Mossel Bay Police	044 606 2805
Fire Department	044 691 3722
Flying Squad	10111
Ambulance	10177

Suiderkruis Security Emergencies
044 620 2567

This twenty point questionnaire was published by Suiderkruis earlier in the year. Measure yourself against it, if you don't score fifteen or more, you probably need to increase your Security awareness!

20 Security Questions: How Safe are you? (by Suiderkruis Security)

i. **Do you** have photocopies of the ID's of persons employed by you, whether they be domestics or gardeners ???
ii. **Do you** ask for identification first before admitting any strangers or workers onto your property ???
iii. **Do you** up your vigilance when there are workers near...by on building operations ???
iv. **Do you** ensure that appropriate windows are closed and doors locked during the day ???
v. **Do you** have special protection for your sleeping area at night ???
vi. **Do you** carry a remote panic button when having a braai or get together in the garden ???
vii. **Do you** carry a remote panic button when working alone in your garden, driveway or on the verge ???
viii. **Do you** agree that doors should not be left open for the dog to get in and out of the house ???
ix. **Do you** ensure that garage doors are locked before sunset ???
x. **Do you** when going away advise your neighbors of your departure and return dates and arrange for clearance of mail and other “literature” ???
xi. **Do you** stay away from secluded areas when walking or running ???
xii. **Do you** avoid withdrawing large cash amounts from banks, including from inside tellers ???
xiii. **Do you** test your alarm system regularly ???
xiv. **Do you** have a list of emergency telephone numbers at hand ???
xv. **Do you** scan the exit area before backing out of your driveway ???
xvi. **Do you** check for closely following cars when nearing your home, during day and night ???
xvii. **Do you** take cognisance of unfamiliar parked cars and unexpected pedestrians when arriving home ???
xviii. **Do you** drive your car with all doors locked ???
xix. **Do you** ensure that no items of any value are visible inside your car at any time ???
xx. **Do you** scan for suspicious persons when walking towards your parked car ???

The more "YES" answers you have, the less you are at risk !!!

Photo Gallery

April Golf Day – Team Winners Martin Vorster, Waldo Vorster, Clayton Ascencao and Manny Ascencao receive their prizes

April Golf Day – Frederik de Jager Individual Winner is presented with the Golf Estate Floating Trophy by sponsors Denzil Kleu and Ray Murray

Ernie and Louis – Two Open Champions at our Club on the same evening – WOW!

Board Members Llewellyn Brooks, Frans Gerber, Shirley Greig and Dick Adcock pictured with Louis Oosthuizen at the Golf Club Open Champion Celebrations

Mums take the new babies for an early morning visit to the Greig's

Golf Club and HOA Chairmen Petrie Cronje and Llewellyn Brooks shake hands on the signing of the Golf Cooperation Agreement, watched by Danie le Roux, the HOA Vice Chairman

Message From The Editor

Welcome to the second 2010 issue of our Estater magazine. My thanks are offered to those of you who have provided feedback and comment, largely positive, in respect of our re-launch issue circulated earlier in the year. We will attempt to continuously improve the magazine, both as a channel of communication with our owners, and as a marketing tool for our Estate. As per usual my appreciation is extended to those local businesses supporting the magazine, Pam Golding Properties, Status Mark, Suiderkruis Security, One Way Estates, PSG Konsult, Vredebest Removals, Van Renen Financial Services and La Locanda Restaurant providing advertising content in this issue.

Our two social and information events held thus far this year have been well supported. The Pam Golding Properties/Pick 'n Pay Bayside Estate Golf Day held in April attracted a field of 62 players, with eighty plus attendees at the evening prize giving and buffet function. The individual event, and therefore the holder of the Estate Floating Trophy was Frederik De Jager who played an outstanding 84 for 45 Individual Stableford points. With 98 Alliance points, the Estate youngsters came to the fore, Clayton Ascencao and Martin Vorster partnering their Dads Manny and Waldo to a three shot victory. Great Stuff. Our next Golf Day, again with due thanks to Pam Golding and Pick 'n Pay Bayside as joint sponsors, will be held on Sunday 12th December, on which date we hope to attract a field of one hundred plus. More details will follow.

Attendance at the September Information Meeting exceeded our expectations, due reference having been given to this event in the page one Chairman's message. As a spin off from the participative atmosphere that characterised the Information Meeting, we are introducing a 'HOA Talking Point' forum in the Estater, where we will in each issue facilitate a dialogue in respect of important Estate issues. The first forum printed on the next page of this edition deals with the Marketing issue of Property Resales and Values. Send us your thoughts to adcockd@mweb.co.za.

Welkom by die tweede uitgawe vir 2010 van die Estater. Ek bedank u vir die terugvoer en kommentaar ontvang, meestal positief, insake die herbekendstelling van die Estater vroeër die jaar. Ons sal voortdurend poog om die tydskrif te verbeter as `n kanaal van kommunikasie na die eienaars sowel as vir bemarking van die Landgoed. Soos gewoonlik spreek ek my waardering uit teenoor die volgende plaaslike besighede wat ons voorsien het van advertensie materiaal vir die uitgawe, naamlik: Pam Golding Eiendomme, Status Mark, Suiderkruis Sekuriteit, One Way Estates, PSG Konsult, Vredebest , Van Renen Finansiele Dienste en La Locanda Restaurant.

Ons sosiale en inligtings byeenkomste tot dusver gehou, was goed ondersteun. Die Pam Golding Eiendomme/Pick `n Pay Bayside Landgoed Gholfdag wat gehou was in April 2010 het `n veld van 62 spelers gelok, met ongeveer tagtig plus bywoning by die aand se prysuitdeling en buffet. Die individuele kompetisie en dus die wenner van die Landgoed wisseltrofee was Frederik de Jager wat `n uitmuntende 84 vir 45 individuele Stableford punte gespeel het. Met 98 samespel punte het die Landgoed se jongelinge op die voorgrond verskyn waar Clayton Ascencao en Martin Vorster saam met Pa Manny & Waldo, met `n drie hou oorwinning geseëvier het. Fantasties. Ons volgende Gholfdag sal gehou word op Sondag 12 Desember 2010. Weereens groot dank aan ons borge Pam Golding en Pick `n Pay Bayside. Ons hoop om honderd plus spelers te lok en meer inligting sal volg.

Bywoning by ons September inligtingsvergadering het ons verwagtinge oortref. Meer inligting in die verband word voorsien in die voorsitter se een bladsy boodskap. As gevolg van die deelnemende atmosfeer by die inligtingsvergadering gaan ons `n "HEV Gesprekspunt" forum bekendstel waarin elke aangeleentheid `n dialoog gaan vorm met betrekking tot belangrike Landgoed sake. Die eerste forum wat op die volgende bladsy verskyn in hierdie uitgawe, handel oor bemarking van eiendom herverkope. Stuur u gedagtes aan adcockd@mweb.co.za

The Estater magazine is distributed to each registered owner. If you wish to be issued with additional copy (ies) for tenants, business associates or friends and family, please contact Cornelia at Status-Mark,telephone 044 6913054.

Yours sincerely,
Dick Adcock

Nature Corner – Estate Birdlife

One of the impressive bird species found on the Estate, the Spotted Dikkop, may have taken up residence in your garden from time to time, usually in pairs.

Features of the Dikkop are big yellow eyes, a mottled brown, buff and black plumage, together with white patches in the upper wing. Dikkops are normally found away from water, are most active at night, whilst resting in shaded areas during the day, and display an impressive wingspan when their territory is threatened.

HOA Talking Point

OUR PROPERTY RESALES AND VALUES – WHAT CAN WE EXPECT

The subject of property values is an issue raised regularly with and within the HOA Board, most recently at the Information Meeting held in September. As was pointed out at the meeting, comparisons should not be made with the 'prestige' estates located in our region, which are entirely different markets that have been high profile developments, supported by expensive marketing campaigns both locally and internationally. Consequently the benchmark property costs, levies, and cost of golf, have all been significantly higher at these venues.

In comparison the relatively low profile Mossel Bay Golf Estate has however unquestionably been a success, with one hundred percent sales off-take of properties and stands being achieved within a relatively short timeframe. Owners fortunate enough to have bought town homes, or purchase land and build at an early stage, have achieved, or are in a position to achieve, returns on their original investments ranging between two and three hundred percent over a 10-12 year period.

It is not unreasonable however to question why, given the outstanding properties that have been established on the Estate, prices possibly lag behind what a similar property may be valued at elsewhere in the region, and more especially, why a 'premium' has not been established against other local properties, which do not enjoy the benefits of the Golf Estate environment.

Obviously the economic downturn internationally in recent years has impacted significantly on the local property market. Demand however determines price, and for price to increase there has to be sufficient demand. In the case of the Mossel Bay Golf Estate there are a number of factors that impact adversely on demand. Equally however there are a number of positive factors which we need to explore to their full potential.

Obstacles facing us may be summarised as follows;

- Mossel Bay is not an employment area of major significance. We have Petro SA, a Nestlé factory, and a vibrant medical fraternity, which will ensure some new entrants, but not in the numbers necessary to impact significantly on demand. There will not be too many upwardly mobile young professionals in the CORPORATE environment relocating themselves and their families to Mossel Bay. There are however other professional channels identified subsequently which we can explore.

- It is our observation that within the local Mossel Bay community, attitudes toward purchasing and living on the Golf Estate, are either black or white, with few shades of grey. To this extent, those living locally who plan to live on the Golf Estate, will have in most instances, already have purchased. Obviously there will continue to be sales on the Estate drawn from local buyers, and some upsizing or downsizing within the Estate, but we again need to draw off of a broader base in order to significantly affect demand.

- Mossel Bay shares a coastline with Cape Town, Stellenbosch (twenty minutes from the coast), Hermanus, George (also twenty minutes), Knysna and Plettenburg Bay. All of these cities/towns have at least one Golf Estate of their own, a number of which feature the wide ranging property options available on our Estate. We therefore have a lot of competition! Mossel Bay has however in recent years certainly been the fastest growing area in the region.

- With two bedroomed apartments on our Estate now valued in the region of SAR 1.2 million, the opportunity to purchase 'second properties' on the Estate is not as viable as was the case a decade ago.

The above observations should not be interpreted negatively. They are however facts that are relevant in assessing where we are, and what needs to be done in order to ensure the continuing success and marketability of our Estate.

We need to concentrate on spreading the message that the purchase of a property on the Mossel Bay Golf Estate is a 'quality of life' purchase in an idyllic coastal, Golf Estate environment, difficult to equal anywhere at current prices. For those of you reading this magazine, located elsewhere in the country who may not be familiar with our Estate, visit our website, or better still visit us. You'll see what we mean.

An additional plus factor for our Estate is the fact that whilst a number of stands remain undeveloped, we are very much an established Estate, unlike a number of the newer developments that remain somewhat barren in appearance, and where the 'hassle' associated with building activity will remain very much a reality for some years to come.

Given the scenarios that have been identified thus far in this article, it is our belief that the best opportunities to stimulate demand, and subsequently therefore price, necessitate focusing a marketing effort toward;

- "Up country" retirees. Whilst property prices at the coast have outstripped inland prices over the past two decades, our Estate has to be a viable proposition for those wishing to retire to the wonderful environment that we can offer.
- Entrepreneurial businessman who recognise that we are located in a fast growth region, and are prepared to relocate and/or invest accordingly.
- Professionals who are willing to commute to and from Mossel Bay as necessary, or who are able to work predominantly from home.
- Those working on contracts or temporary assignments overseas, who wish to maintain a home base in South Africa. What better environment to return to for rest and relaxation between assignments. This will particularly be the case in instances where family members remain in South Africa, where the Mossel Bay Golf Estate can offer a secure, comfortable environment.

It is stressed that the content of this article represents the viewpoints of the writer. Our HOA Talking Point series is however intended to stimulate further discussion and interaction between the HOA Board and our stakeholders. We would therefore welcome your comments and suggestions, send them to us at adcockd@mweb.co.za, and we will publish in our next Estater the best responses, awarding a prize to the feedback which best assists the HOA Board in our efforts on this issue.

Since opening early in 2007 owner and Head Chef 'Papa Dario' Soresi, daughter Arianna and nephew Matteo have firmly established La Locanda Ristorante Italiano as a leading restaurant venue on the Garden Route. Located in York Street in George, the comfortable and beautifully furnished restaurant interior creates a genuine Tuscan appearance and ambiance, whilst an attractive garden provides an ideal setting for al fresco dining at lunchtime, or on balmy summer evenings. Whilst Pizza and Pasta feature prominently on the menu, La Laconda is no ordinary pizzeria. The extensive menu provides patrons with an opportunity to select from a range of Hors D'ouevre, Salads and Soup, Pasta, Pizza, plus meat and fish dishes, all courses featuring authentic Italian cuisine of the highest quality.

Favourites include delicious prawn in pancetta, and pan fried camembert wrapped in bacon and served with ciabbata bread starter courses, an excellent 'Fritto Misto' main course featuring deep fried prawns, calamari and mussels, whilst for meat lovers the beef escallops cooked in port wine, or pan fried beef fillet with mustard sauce are sure to satisfy the most discerning of taste buds. The range of Pizzas is innovative, featuring ingredient combinations not to be found too often elsewhere. When in season the Porcini mushroom pizza occasionally featured amongst the daily specials is not to be missed. Regular favourites such as Spaghetti Carbonara and home prepared Lasagna feature on the menu, together with a range of different pasta dishes, the Gnocchi Gorgonzola is Italian Food at its very best. Dessert options are featured on the blackboards displayed. You could travel the world and not find a better Tiramisu anywhere.

Pizza and Pasta prices range between R55 – R70, Hors D'oeuvre R40 – R55, whilst meat and fish main courses vary between R70 – R110. La Locanda features possibly the most extensive wine list of any leading restaurant on the Garden Route, predominately South African varieties with wines from the Moreson and Groote Post vineyards prominent, together with selected Italian alternatives. The more than adequate House Wine options by glass or bottle ensure that the outstanding food may be accompanied by extensive wine alternatives suited to all tastes and pockets.

Whilst Papa Dario and Matteo busily prepare a great eating experience for patrons, Arianna and her team of staff ensure a warm welcome and excellent service throughout. Whilst in the George area, this really is a great venue to stop off at for lunch. Furthermore, an evening visit to enjoy an eating experience that is just not available amongst the Mossel Bay restaurant options, is more than worthwhile.
Reservations can be made at 044 874 7803 or at www.lalocanda.co.za

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