

# MOSSEL BAY GOLF ESTATE

NEWSLETTER

March 2016



## PREFACE

Time flies!! We are already in the third month of 2016 and the Board of Directors are busy with various important matters on the Estate. One of the main events for this year is the

Although only owners and their resident family can play golf, there will be a subsidized dinner at R50-00 per person, sponsored by the HOA, for ALL owners and family on the



special home owner's golf day on Sunday 17 April 2016. The format for the day will be MEDAL NETT and only home owners and their resident family may partake in the competition. There will be a "Mens Golfer of the Year" and "Ladies Golfer of the Year" trophy.

Estate.

Please book your tee-off times and tables or tables only, with Lizette at the golf club reception (internal line 2411).

**WE ARE LOOKING FORWARD TO WELCOME YOU THERE.**

### • SECURITY •

Security has been tightened up and all workers entering the Estate on foot must wear their identification cards visible.

You are also kindly requested to collect visitors (pedestrians) at the gate. Security will not allow pedestrians to enter the Estate on foot. Visitors on foot are also not allowed to enter the Estate via the golf club entrance.

Admission cards to the Estate may only be used by the rightful owners. Cards used by other persons will be confiscated.

## **ARB SUB COMMITTEE**

Matters at the ARB in general are progressing satisfactorily, due to cooperation and mutual effort.

Unfortunately, there are still instances where owners are moving into new houses prior to overall construction completion. For instance, if it takes an unreasonable number of months and not weeks to obtain an Occupation Certificate, corrective steps

should be implemented. This matter is receiving attention.

During the end of January this year, some flash floods occurred after a minor cloudburst. For the long term, after bulk completion of the remaining vacant erven, some upgrade of the road system is envisaged, hence the Road Fund. However, at priority sites, some interim storm water deviations are being implemented.

In line with sterner action called for by members with regards to conduct rules, the same was addressed with regards to building contractors. The Contractors Code of Conduct was subsequently expanded, in order to accommodate a refundable deposit of R10 000-00 as well as defined penalties. Latter will be applicable to main building contractors per project, effective as from 1 April 2016.

Finance - The financial position of the Estate is within the budget and nothing more can be reported.

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**The keeping of pets, especially by tenants, is a continuous problem for the Board. The owners approved the conduct rules and the Board merely act accordingly to the house rules.**

**In the past there were uncertainty regarding the fines on the Estate. This is now in the process of being regulated and will be tabled at the special members meeting to be announced in due course. Speeding on the Estate will also be monitored by camera in the future.**

**Garden refuse and grass cuttings are still dumped in the Nature Estate, south of Maranata Avenue. Please assist us in solving this problem.**

**Unfortunately there are still owners who are providing entrance to contractors, with marked and unmarked vehicles where some of the occupants are not in possession of valid SAPS Clearance Certificates and/or Identity Cards. This is a serious offence and should be stopped immediately.**

**The municipality was requested to clear the sidewalk at the Reservoir at Schoeman Street entrance. This will eliminate possible hiding spots in that area.**

**Any event you think will be of importance to other residents, can be forwarded to the HOA. Again, many thanks to all the residents for your cooperation – it is highly appreciated.**