



SEPTEMBER 2016

NEWSLETTER MOSSEL BAY GOLF ESTATE HOA

The Board of Directors (BOD) are continuously striving to keep the Estate in good shape. The Estate Managers (Sias and Irene) are following up inquiries and we appeal to all residents to understand that Rules and Regulations are there for everyone. The Estate is rapidly maturing and the number of vacant stands is now less than 30. There has been an increase in the sale of properties, which is great for all of us. The Nature Reserve recovery, in the areas after the removal of alien species (particularly Acacia Cyclops – Rooipitjie) has made a huge difference and constant follow up actions have proved their worth.

The security at the gates has been changed and is working well. Suiderkruis is still contracted for the monitoring of alarms and the Response vehicle. Residents are again reminded to contact the Response vehicle (081 777 5338) before phoning the security staff at the gates. Security staff at the gates cannot move from the gates to investigate incidents on the Estate. We have had no incidents of break in or theft the last 6 months. Please respect security staff and support them in keeping our Estate a safe and friendly. All residents are also reminded that they are responsible for people they have opened the gate with the “Cell to Gate” option. Service providers and contractors must use only the specific gate at the Church Street entrance. Domestic workers MUST BE reminded again to carry their permits when moving on the Estate.

Milkwood trees are protected and only 25% of tree may be cut at the bottom. If more than 25% are to be removed, application must be made at the Department of Forestry. The Estate Manager can be contacted for assistance with such applications.

There are still a number of houses on the Estate that have no internal telephone lines installed. Residents are requested to apply for these lines via Status Mark. The service is free and is included in your levy. Security staff at the gates can then make contact with you when there are visitors or deliveries.

In recent times numerous complaints were received, for which we are grateful for input from homeowners. Examples were cited about minor illegal fences and structures. Unfortunately in haste, reply letters were sent directly to owners, before making enquiries in-house to verify facts. The majority of these structures were erected much more than 5 years ago, in many instances even with formal approval. Strictly speaking, some do not comply with guidelines. How should the BOD diplomatically address these historical issues? Current strategy is to (i) accept some minor fences/structures as being prescribed, i.e. older than 36 months and do nothing (ii) however qualified as not creating any precedent whatsoever and (iii) by exception address grossly non-complying fences/structures. Note however that all recent and future fences and minor structures will remain subject to **formal application and approval**, prior to any construction activity.

Another area of concern is golf ball screens. Owners have the right to protect their properties, with the ARB/HOA overseeing standardized installation. In the case for windows, neat and sturdy localized screens should suffice. For wider protection, golf ball screens are acceptable, but preferably as per installed examples on holes numbers 7 and 17. The ARB/HOA is hesitant to deviate without wider input from fellow - homeowners.

The installation of electrical fences has again come to the attention of the BOD. A number of years back, the estate encountered its worst drought in 127 years, forcing buck to raid gardens. Initial approval was granted for fences, but subsequently limited to “temporary” installation, until plant growth is established. However, once gardens are developed, do you remove the fence and once more allow grazing for buck? Since then, more stringent statutory regulations were promulgated country-wide, such as either 1m inside site boundary or more than 1.5m off the ground, complete with certificate of compliance for future installations. The BOD is currently attending to this matter. There are three options available (i) continue unabated with approval of “temporary” electrical fences, however this will negate the “open type golf estate” envisaged or (ii) force removal of all electrical fences, allowing “destruction” of established gardens or (iii) accept what was done before, however place an immediate embargo on all future installations of electrical fences. Until further notice, option (iii) will be adopted.

Our estate was initiated 19 years ago. Over time numerous precedents were created that deviated from guidelines, causing difficulty when evaluating current applications. Please take note that a conscious decision was taken by the BOD during their August meeting that all previous precedents will count for nought. Future applications will be considered chiefly based on guidelines and on merit.

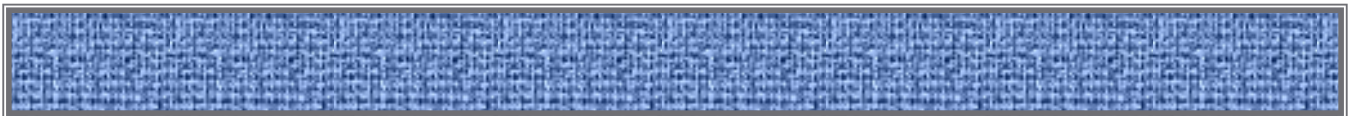
After the General Meeting that was held on 26 May 2016, the BOD referred the Conduct Rules to a legal firm in Cape Town. Paddocks are the recognised experts in Estate Law and we are now busy finalising the new “Conduct Rules” which will be published shortly. The MOI makes it clear that the categories and level of

penalties for transgressions of the rules must be approved at a General Meeting. This will be tabled at the next AGM.

Our annual fund raising charity golf day will take place on Sunday, 4 December 2016 at the Mossel Bay Golf Club. This year we will donate funds to Huis Elsje, Mossel Bay a haven for sufferers from Alzheimer's disease. Time sheets and table reservations will be available at Lizette at the Golf Club Reception at the end of the month. The format will be a Better Ball Stable fort with a scramble drive. **Please make a note for this day!!!**

Lastly, the AGM is scheduled for 8 December 2016 at the Dutch Reform church. This is the only date available for the venue.

Many thanks to all the residents who is supporting the BOD in our strive to keep the Estate the best in the Southern Cape.



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MOSSEL BAY GOLF ESTATE HOME OWNERS ASSOCIATION

Association incorporated under section 21 of the Companies Act 1973 (as amended)

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