



# ELEMENTS

## PRIVATE GOLF RESERVE

NEWSLETTER  
SEPTEMBER 2016

*Here we find ourselves again in the month of the great winds. The winds that renew, that pluck all the dead and drying leaves from the trees to make room for new fresh growth and that will pave the way for the life-giving summer rains. The season is at the very point of change and the signs of the coming summer can be seen like a faint light in the tunnel. Over the coming weeks the light will grow brighter, the heavens will become that fantastic blue and in the late afternoons the build-up of lovely white cumulus will begin. The promise of the first summer rains will grow stronger with every passing week and so the longing within us will grow stronger also. How wonderful that day will be when all the dust and grime gets washed away. When the life-giving water flows into Elements and revives everything and the true beauty is revealed once again. What a day that will be...*

### THE COURSE

The course has held up remarkably well through this very dry year. We certainly made good headway during the summer with good root growth on the fairways, and the cart traffic that has been routed away from the fairways in many places has made a big difference. In the last few weeks of cold the frost really hurt us but now that the temperature is changing the colour will start coming back. The greens are super as always and while on that subject, please remember that we hollow-tined the greens. Between 12 and 17 September. We know it is not so much fun playing on the greens then but please do not cancel your planned visit. The greens committee is committed to the continuous improvement of the golf course and the playing experience. Working hand in hand with the green keepers on new projects and ongoing projects like the cart paths will bring about constant improvements and visible changes. Our on-site Green Keeper, Lesley and his team are doing a fantastic job of managing the available water resource and maintaining the irrigation reservoir's water level so that we have a good 6-week buffer should something unforeseen happen. The Pro Shop is also stocked now with the golfer's basic needs like balls, caps, gloves, markers, tees and pitch forks. I am sure that we are all looking forward to the first rains of the new season! See you on the course.



## ESTATE AND SECURITY

The estate maintenance guys have had a busy month with the sewerage reticulation system, electrical cable problems and borehole pumps. Slowly but surely everything is getting to a more reliable stage where there will be far fewer problems and issues. You might have noticed an open trench with an electrical cable inside next to the dirt road running to the eastern side of the estate. Another cable that will go in the same trench will be installed soon and then the trench will be closed again. Of course, dust is quite an issue at this time of year and we urge everyone to drive very slowly on the estate's main dirt road heading towards the western side. There have been very few instances of speeding and most visitors are behaving well with regard to noise and sticking to the rules. It is vital that we all work very carefully with water at this time of the year.

Absolutely no irrigation of any kind may take place and all automatic pool fillers must be inactive. With the rainy season coming it is again time to consider a rainwater harvesting system. We have made contact with a contractor that does superb work and uses the seamless guttering system. (AJ Gutters Projects and Construction). If you would be interested please let me know and I can provide the contact details.

On the security front everything has gone smoothly for quite a while and no incidents have been reported. We urge everyone to remain vigilant, close windows, lock doors and keep your valuables safely in your bedroom with you. We will make sure to have extra measures in place during high risk periods such as moonlit long weekends and holiday periods.

## THE BUSH

In this newsletter I will introduce the new Trustee, Mr. Gerhart Meyer who is bringing his expertise and time to this portfolio. His efforts will certainly help a tremendous amount. The game feeding programme is still ongoing as the bush is very poor and the animals are very hungry. This year the ever inventive Warthogs have found a way to climb into the feeders to claim their share of the food. It is amazing to see how the Nyala bulls posture to each other while at the feeding spots, trying to deter the other one from also taking feed. They are such graceful and beautiful animals. They are very tame and not scared of coming to units and begging for food. Please be very careful and do not feed them by hand. Food is scarce and they become quite excited and this is when an accident can easily happen. A lady in Mabalingwe was badly injured by a young Nyala bull while she was feeding him. The bull became agitated when others started approaching and the lady got a horn in the upper thigh. The herd of Wildebeest have split in two and we now have a bachelor herd of three bulls that are often seen walking away from the main herd. The young ones that were born last year have grown into strong and beautiful animals. The good news is that we have not been visited by a predator for quite a while, as no Hyena or Leopard spoor has been seen, but there are plenty of Jackal in the area. I am so looking forward to the imminent new growth that comes with spring and seeing the bushveld turn green again!







## FROM THE TRUSTEES

### *Chairman – Gavin Hart*

A very successful annual general meeting of owners took place on 28 July 2016. The meeting was well attended, which shows the commitment of owners to take control and responsibility of our estate.

Apart from normal Body Corporate business, a number of very important issues were dealt with, most notably the approval of the annual financial statements and new budget which also provided for the acquisition costs of the Legacy/Bushill assets. Owners overwhelmingly voted in favour of a motion to acquire these assets and to make provision in the budget for the expense. We urge owners to make payment of the acquisition levy before 31 October 2016.

The new board of trustees elected for the 2016/2017 year is:

Chairman	-	Gavin Hart
Finance	-	Thys Kruger, Chris Elfick and Wayne Hinsch
Golf Course and Marketing	-	Johan Cloete and Norman Kok
Estate and Game Management	-	Gerhart Meyer and Gerrit Eloff
Water Management	-	Conradt Meyer

A special word of thanks to all these gentlemen who are prepared to unselfishly take upon themselves the responsibility of serving on the EPGR board of Trustees.

### *Golf Course – Mr. Johan Cloete*

Wearing my golf course hat and serving as Chairman of the greens committee is a passion and a pleasure for me. Fortunately I share this responsibility with other equally passionate people who are working hard to make sure that the golf course and playing experience will continually improve. The golf course is our greatest asset and our main attraction, the thing that drew us all here in the first place. Seeing Elements back at its best is our main goal. You will notice well thought-out new cart paths on the 1<sup>st</sup> and 18<sup>th</sup> holes, and Lesley and his men have done great work on the bunkers. The Pro Shop has been stocked with the basic needs and looks more like a golf shop again. You will soon receive an invoice for your handicap card and affiliation fee with the Limpopo Golf Union if you are handicapped at Elements. The cost is R300 and you can collect your new card once this is paid. The annual private golf cart registration fee is also due and you will receive an invoice for R100 per cart. All we need is your continued support and some good rain. Watch this space.



### *Finance – Thys Kruger, Chris Elfick and Wayne Hinsch*

Our annual budget was approved at the recent AGM. Our aim was to keep the annual levy increase to a minimum and still meet our budgetary requirements. A special word of thanks to all our loyal and regular levy payers who have through difficult times secured the future of our lovely estate.

You will have noticed on your levy invoice that the different charges have now been consolidated in one line item. EMRI accounts will hopefully also soon disappear, and we need to remind all owners not to pay any network charges, if billed by EMRI.

We thank all owners who started to pay the additional levy, which is a short-term burden, but we have no doubt that we as owners will reap the long-term benefits from securing our independence and freedom to run the estate as we believe best. We remind all of the deadline for payment on 31 October 2016.

### *Aesthetics – Wayne Hinsch*

We are delighted to report that a number of new building projects are in the planning, which shows confidence in the future of Elements.

At the moment we are in the process of arranging a final site inspection for one proud homeowner where the house completion and external aesthetics will be verified so final sign off can occur and the necessary building performance deposit can be attended to. Building of a Golf Lodge is in the planning phase along with another private residence and we will keep you informed of future developments. The Aesthetics Committee is also attending to a number of historic Legacy issues, where the building process and scope was not fully adhered to by certain homeowners, and these will be resolved as pragmatically as possible. The building rules etc are in place in order to ensure as far as possible that homes and lodges of an acceptable standard are built at Elements in order to enhance and preserve value for all owners.

### *Water – Conradt Meyer*

We are asking all visitors to Elements to use water sparingly. The water table has gone down by 30 meters from what was measured in 2011. We have had drought conditions for the past 3 years. We have enough water for our tees, greens and for human and animal consumption. We are expecting a good rainy season and will also start to pump from Waterberg in the near future, once we have successfully applied for our Water License.





We are starting a big clean-up project of the contractor's camp and also the dumping site. Proper e-mail arrangements must be made for any worker or contractor who wants to use the contractors camp to sleep over. [uil@absamail.co.za](mailto:uil@absamail.co.za) and [manager@elementsgolfreserve.co.za](mailto:manager@elementsgolfreserve.co.za).

The dumping site has been abused by many and we can no longer allow this. The dumping site is for building rubble only, meaning bricks, cement, and filling only. There are literally tons of rubbish such as plastics, boxes, chlorine bottles and papers being dumped there and this cannot be permitted.

We will therefore erect the fence again and put up a locked gate. Anyone seen or caught dumping outside the fence will receive a R1000 fine. If you have building rubble to dump, you can arrange this by phoning Pierre for the key to the gate on 0836335480. Thank you for your cooperation in this regard.

### *Marketing – Norman Kok*

Our marketing initiatives still focus primarily on increasing golf rounds. As a result of the support and success we had with the “four play two pay” weekday promotion, the Golf Committee decided to run another weekday promotion until 31 December 2016. For R370.00 including golf, shared cart and halfway house, golfers can experience the magic of Elements! The aim is to bring more golfers to Elements during the week when the course is hugely underutilized. Please help with this initiative by inviting your friends, clients and colleagues to Elements during the week! Once the Clubhouse is fully operational again, special golf packages will be designed for golf tour operators.

If you haven't visited the Elements website yet, please do so! The address is <http://elementsgolfreserve.co.za>. Over the last three-month period keyword rankings have improved with a total of 1030 monthly searches. Traffic to the site has been consistent with an average of 978 page views per week (up from 953 previously) and a total of 26 390 page views since we started tracking the new site in March, and 7997 unique visits. We are also starting to get general enquiries from our website.







Dear Elements Owner

First of all, thank you for the opportunity to present First Resorts and Hotel Management to you.

First Resorts Management is a dynamic company, passionate about providing the highest levels of Service Excellence to the hospitality industry. Clients include, property developers, clubs, resorts and hotels. As Managing Agents for over 60 properties (Hotels, Resorts, Residential and commercial) throughout South Africa, Namibia and the United Kingdom, they are proud of the many lives touched every year through their management services.

First Resorts is proud to provide clients with a complete range of services and excels at all aspects, including staff management, asset management, food and beverage management, total financial management, security management, design and refurbishment, rentals, central buying, housekeeping, maintenance and yield management.

Knowledge and Competence with regard to provisions of:

- Share Block Control Act 59 of 1980,
- Property Time-sharing Control Act No 75 of 1983
- Companies Act No 71 of 2008, as amended from time to time.
- Sectional Titles Act.

The directors and senior management of First Resorts have been involved in the administration and management of resorts for a total of more than 100 years. We are all fully conversant with the Acts applicable to the industry and maintain up-to-date knowledge of amendments to legislation as it affects our business. First Resorts took the lead in the industry by initiating annual conferences for Board Members and Executive Management of all our resorts to ensure that they are all kept up to date with changes and amendments relating to their fiduciary duties and responsibilities. Items of specific interest include:

1. The responsibilities and duties of trustees and directors
2. Risk management
3. Creating niche products for a niche market by developing and improving members' assets and the services and facilities offered to guests
4. Sensible budgeting and providing reserves for future requirements
5. Changes in legislation affecting audit requirements and taxation
6. An overview of the new Companies Act
7. National Credit Act
8. Consumer Protection Act

First Resorts is a member of the National Association of Managing Agents, the Vacation Ownership Association of South Africa (VOASA) and the Paddocks Club. The principals as well as the executive officers are registered with the Estate Agency Affairs Board.

Rental Pool Management



Rentals and reservations are normally done through Fun Holidays, a division of First Resorts specializing in reservations and rental pool management, focusing on the rental of unused member inventory. Branches are located in Margate and Pinetown. Owners may, however, choose to utilise the services of other rental agents, if they wish.

These duties include:

- a. The operation and administration of a Rental pool Service.
- b. The proper marketing and advertising of the PROPERTY.
- c. Administration of a front office accommodation system.