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ZWARTKOP GOLF ESTATE



The official newsletter of the
Zwartkop Golf Estate Home
Owners Association

January 2012

FROM THE EDITOR

It is with great enthusiasm that as of January 2012, I will be taking the editorial responsibility for the Zwartkop Golf Estate Newsletter. As the editor my responsibilities will include writing this article as well as the layout and design, as I have done since the start of this newsletter in 2007. The newsletter will continue to be a vehicle for promoting fluent communication among the members of the HOA and residents of the Estate. We would also like to invite anyone who want to advertise their business in this newsletter to contact us at newsletter@zwartkopgolfestate.co.za

On the 8th of December 2011, we had our first Zwartkop Golf Estate residents' dinner. The evening was a great success with almost 70 guests and Dale Hayes as the speaker for the evening. I'm sure many of you didn't know that Dale had such a great sense of humor! Thank you Dale for honouring us with your presence! Samantha and her team did an outstanding job with the food and dessert! We'll definitely be back for more. For those of you who couldn't make it, be sure to join us later this year for another chance to meet our fellow residents.



We will enjoy receiving your feedback on any of the articles. Please feel free to send us any estate related news or photo's and we might just include it in the next issue!

Thomas Hood said: *Half of the failures in life come from pulling one's horse when he is leaping...*

Greetings
Chantelle Kotzé



FROM THE CHAIRMAN

Dear fellow residents,

I hope everybody had an enjoyable and relaxing festive season. We are glad to report that we had an incident free time with no security breaches in the estate. Our estate has been issued a top security grading and we are awaiting the outcome of a security audit done during December in order to further calibrate our system.

Since security is a key interest to all our residents, this is good news and my personal thanks to everybody involved in achieving this high standard.

The management of the Estate continues effectively with the goodwill and cooperation of the large majority of residents. Our Estate is quickly migrating from a developing- to an established area. Requirements for good governance are also changing accordingly. Rules and regulations as well as appropriate stipulations in our constitution need to follow this trend. Please forward your inputs and any suggestions to the Estate Office.

Furthermore, please take note that initial budget preparation calculations indicate a potential levy

increase of R125 per month pending the outcome of the Krisp Prop arbitration case. A proposal with different options will be tabled at the next AGM scheduled for 29 May 2012. Your mandate to proposed changes to rules and regulations as well as the increase in levies, would be required at this meeting.

Estate greetings
Hannes Struyweg

FROM THE ESTATE MANAGER

The Board gave the go ahead for a security audit report some time ago and we are awaiting the outcome of this report before considering the implementation of the panic buttons and other security related matters.



We appeal to all residents to please clean their gardens, drive ways and sidewalks from weed and overgrown grass now that the holidays are over.

There are still a few areas where we are looking for leaks, faulty metres or other unexplained water losses and hence the water supply disruptions from time to time. We are doing our best to not inconvenience you too much.

Please note that our official office hours are from 8h00 to 17h00 Mondays to Thursdays. On Fridays the office closes at 14h30. I am not in the office on Fridays.

We once again remind residents of the following procedure that was implemented in December. If you get a reminder from us to settle your outstanding levies or utilities account we charge R50.00. Where we terminated your electrical supply or we blocked your bio-metric access and need to reconnect the service, we charge R100.00. The Board has also approved the charging of interest at prime plus 2%, on all accounts overdue in excess of 30 days.

According to the ARC (Association of Residential Communities) we are an Estate with the highest possible security grading. You may use this information with your insurance company to negotiate a lower insurance premium.

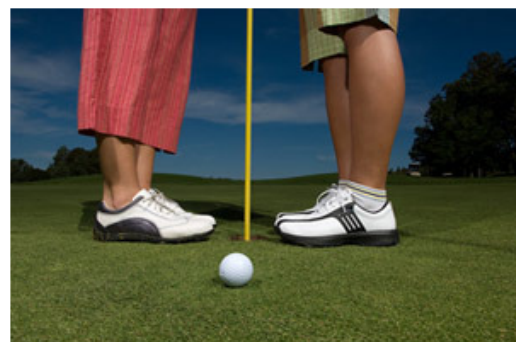
Please note that our AGM will be held on Tuesday 29 May at the Zwartkop Golf Club at 19h00. An official notice will follow. We will also have all the documents published in time for you to prepare for this meeting. We ask you to please diarise this date and to attend this very important yearly meeting.

We welcome the following new families to the Estate: Kobak, Potgieter, Weitz, McConnell, Voort, Kruger and Vadia.

Greetings
Rob Wesseloo

CLUB NEWS

Sign your company up for a Corporate Membership and get the full benefit of all the services we have to offer. We like to say "It's a perfect day for golf at Zwartkop" - you and your clients will not be disappointed. To find out more about our packages, contact Ian Hayes (012) 654-2111 or proshop@zwartkopcc.co.za. Alternatively e-mail Joanita on joanita@hayesgolf.co.za



GOOD NEWS

- Jannie and the team are hard at work cutting the greens and fairway. They are also busy cleaning the river and paving the pathway at the 13th.
- Now there is no reason for you not to "linger" in the clubhouse. With our newly installed Wi-Fi you can stay in touch with the office while relaxing and enjoying a cup of coffee or breakfast in our fabulous restaurant Baldovino's or just reading a book in the library. The Wi-Fi access is FREE for now but we will start charging soon. You can obtain the access code from the golf shop or reception.
- Ettienne and his team have started with building works of the Zwartkop Spa. We will have more detail in the coming weeks of all the fantastic services that will be available.
- Our gym is opening soon and you can lose those unwanted kilos after the festive season. See below for more information.

MOTHERS NIGHT OFF – AN AFFORDABLE MEAL FOR THE WHOLE FAMILY EVERY THURSDAY EVENING

Bring the whole family to the Club for dinner on Thursdays and take advantage of our "Mothers Night Off" special. Every week is a different special. All children under-12 eat half price and pensioners over 60 years will receive discount.

HAPPY HOUR every Saturday between 18h00 - 19h00
PIZZA'S LESS 25% FROM 17h00 – 19h00

BALDOVINO'S SPECIALS:

WEDNESDAY NIGHT'S PIZZA SPECIAL - Buy 3 pizzas and get a fourth one FREE!
SUNDAY BUFFET BREAKFAST - R 50.00 pp. Enjoy a selection from the Cold & Hot Buffet.

GOLF SPECIALS:

TAKE ADVANTAGE OF OUR MONDAY MADNESS AND PENSIONER GOLF SPECIALS!
MONDAY MADNESS -For just R120 pp sharing a cart, members & affiliated golfers get a round of golf & a golf cart!
Non-affiliated golfers pay R250 pp sharing a cart. Contact the shop for bookings on (012) 654-2111.

PENSIONERS SPECIAL – Half Price on golf carts and haircuts on Tuesdays and Fridays. Bookings essential for haircuts on 076-659-1081

HAIR SALON

What better way to start the New Year - get a new hairdo in January with these great specials:

1. Book a full hair colour and get a free blow-wave.
2. Gents Special - get 10% off on haircuts in January and receive a gift for a loved one.
3. For the pensioners - pay half price on Tuesday and Friday's.
4. 8 or 4 Blow Wave Packages – 8 blow-waves for R500.00 or 4 blow-waves for R300.00
5. Children specials: Pre School – R50.00, Primary School – R70.00 and High School between R70.00–R120.00

The salon is open 07h00 to 16h30 Monday to Friday and 07h30 to 14h00 on Saturdays. We cater for ladies, gents and children, so all are welcome! Call Maryke on (012)654-1144 or 076-659-1081 for appointments & further information.

NEW GYM @ ZWARTKOP

The Gym will open during February 2012.

Gym Hours: 6am to 8pm

Equipment:

2 Treadmills, 1 Rowing Ergo, 2 Upright Bikes, Chest Press, Seated Rowing Machine, Lat Pull Down, Leg Extension, Leg Curl, Shoulder Press, Cable Crossover, Back Extension, Dumbbell Rack & Weights, Incline & Flat Benches, Bar & Weights, Corefit, Bosu & Medicine Balls.

Membership Fees:

Per Person Fee - Family Fee
Basic Fee R250/month - R350/month
Full Members R175/month - R250/month
Home Owners R200/month - R300/month

LOOK GOOD - FEEL GOOD - PLAY GOOD
CALL (012) 654-1144



ESTATE BIRDING

A unique non-migratory bird specie in the Zwartkop Golf Estate is the Rose-ringed Parakeet (also known as Ring-neck Parakeet). Although this specie is declared scarce in Southern Africa they are common here in the area and multiplying fast. Nobody can say for certain how these birds ended up here. Explanations vary from birds being kept as pets who escaped and others breaking out of an aviary. They also could have been brought to this area and released deliberately – no one knows for sure. Fact

is, they adapted very well and specifically enjoy the large trees surrounding the fairways and greens of the golf course.

Rose-ringed Parakeets are easy to identify. They have a loud unique call which can be clearly heard in the mornings and late afternoons. Though most of the birds are green in colour, you will also find blue, yellow and white variations in the parakeet population of the estate. Look out for nests in a hole 8-10 meters up a tree. Sometimes they also take over an old nest of a Barbet. The photo included here was taken in Snead Manor on 28 October 2011.



If you would like to attract these birds to your garden you only have to put out fruit, grain and seeds. They will clean out the feeding table and also help themselves to flowers and nectar available in the garden.

Share your birding experience in the estate with fellow residents by forwarding it to leoncrou@gmail.com

Birding greetings
Leon Croukamp

ACCREDITED ESTATE AGENTS

AGENCIES - SELLING

PAM GOLDING

Tanya v d Berg | 084 460 2019 | tanya.vandenberg@pamgolding.co.za
Carin Dreyer | 082 795 2449 | carin.dreyer@pamgolding.co.za



PROPERTY.CO.ZA

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Dianne Geere | 072 500 466



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Steve van Wyk | 082 454 9813 | stevevanwyk@seeff.com



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PAM GOLDING

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Shane J van Vuuren | 082 854 8517 | shane@waterfrontproperties.co.za



We'd like to hear from you

Residents, please feel free to make contributions to the newsletter by sending us your comments or photos.

If you want to advertise your business in the Newsletter, contact us for advertising fees at newsletter@zwardkopgolfestate.co.za or phone the **Estate Manager, Rob Wesseloo at 012-654 7062.**



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