

August 2018

Elements Private Golf Reserve Newsletter

In this letter:

- Chairman's Report
- From the General Manager
- Golf Course Report
- Golf Operations
- Fauna and Flora
- Water Status
- Food and Beverage
- Property Marketing
- General



Chairman's Report

As you will read below, we are using this time of year to do a tremendous amount of maintenance and upgrades around our beautiful Estate so that it is ready to blossom as the first rains arrive.

A number of the Trustees have served faithfully for nearly 5 years and although they have done a tremendous job of getting our Reserve to where it is, rotation is a good idea because, not only do they deserve a break, but new blood brings new ideas and a certain segregation of knowledge and control.

To this end I am appealing to any of our home owners who are keen to get involved with the management of our estate to contact Ian, our Club

Manager, and he will put your name forward.

It is also very important that your ideas and concerns are communicated to Ian, who will then send them onto the Trustees to make sure that there is an open line of communication between the Trustees and the Owners. I know it is easy to become complacent when things are going well but we need 3 Owners to step up and accept their duty for a year.

We understand that the Limpopo local Government office is once again reviewing the tarring of the road to EPGR and as soon as we have any further feedback we will let you

know.

The Trustees have also agreed that anyone who introduces a prospective new Owner to Ian Leach will earn a 10% finder's fee if their prospect invests in a stand in Elements. Our stands are some of the most reasonably priced for a Reserve such as ours and a number of developers are beginning with their building, so don't miss out on getting your friends involved in this magnificent piece of SA Bushveld while the prices are still at this level.

Remember that for the Bushill stands purchasers only pay 25% in the first year after purchase, 50% in the 2nd and 75% in the 3rd year, so better value for money you will not find!



From the General Manager

Without doubt the most significant news this month was the completion of the first phase of the water project. During the last week of July we began transferring water from the borehole on Newburg. There are still some startup problems that need to be sorted out but hopefully that will be completed sooner rather than later.

The new course rating system becomes effective on 3rd September and we are 100% prepared for a smooth transition.

Another positive initiative is that the Trustees have taken a decision to convert Elements into a cashless club by the end of this year. Our plan is to implement an online real time tee booking system. Visitors will be required to pre-pay for their golf bookings when using this system. This will be followed with issuing all home owners an Elements debit card which can be used for all payments at the Club. This will also allow the opportunity to offer home owners a discount on food and beverage purchases.

The final phase of the implementation will be to take payments only via EFT or credit cards. If the implementation goes well, our target date for going totally cashless will be 1st January 2019. The administrative and security benefits of this are enormous and we look forward to the day when this system is fully implemented.



Golf Course Report

We experienced a few nights of black frost during the month, which has turned most of the fairways from green to brown. This has not had any negative impact on playability and the course continues to play very well.

Our focus of attention on the course has continued to be the management of Poa Annua in the greens. This invading winter grass has not been eliminated successfully anywhere in the world and the very best any Club can expect is to contain it and to reduce the visible occurrence of the grass in the greens.

It is predominant during the winter months and will disappear from sight within the next six weeks, as the temperatures increase.

Our programme is to spray the product Cultar as frequently as is required to retard the seed head growth, to fertilize the greens in order to stimulate the bent grass which then places even more stress on the Poa, to raise the mowing height of the mowers to allow the bent to put more pressure on the Poa and then finally to weed out the visible Poa on as many greens as we possibly can.

The net result of this process, as far as playability is concerned, is that the green speed will slow down to around 10.5 to 11.0 feet on the Stimp meter.

We are in a position to irrigate fairways once a week but they remain hard and dry at this time of the year. The grass is healthy and will grow well as soon as the first rains fall.

Overall the course is in a better condition and is playing better at the end of winter than what has been the case for several years.



Golf Operations

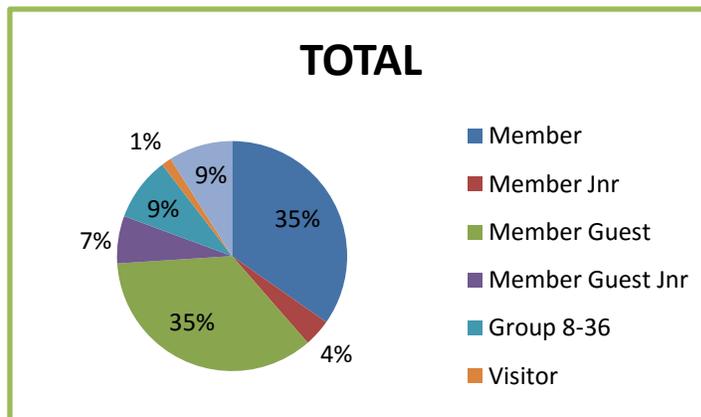
Golf rounds played this month exceeded forecast by 155. For the year to date we have caught up with the forecast and recorded 4,753 rounds in the first six months of the financial year.

Green fee revenue per round is below target due to the mix in categories of golfers playing the course. In summary: More Member and Member Guest rounds are being played than was forecast.

Merchandise sales have also been slow through the winter, but should pick up between now and year-end.

The course is again open for play from 07h00 every day of the week and with the warmer spring weather is a pleasure to play.

The new course and slope rating system is now rolled out and you will be required to swipe your affiliation card in order to confirm your Handicap Index and receive your Course Handicap for that round. The new system definitely levels the playing field and makes the handicapping system far more equitable than it ever was in the past.



Fauna and Flora

The most exciting sighting for the month of August was that of an African Wild Cat. Interestingly, pure genetic stock of this species can only be found in remote areas. Apart from the difference in ear coloration and the longer legs, this species could easily be mistaken for a domestic cat, to which it is so closely related that interbreeding is possible.

Other interesting sightings on the estate were that of an African Fish Eagle and a couple of White-crested Helmet Shrikes, which are definitely not common residents on Elements.

Across the estate and in the neighbouring areas, the distinctive white flowers of the Dombeya (Wild Pear) can be seen at this time of year. The spectacular show of scented flowers is a true herald of spring.

As spring arrives, we look forward to the warmer and longer days, the arrival of migrant birds, the new offspring of the wildlife on the estate, and the summer rains.

With the rising temperatures, the hibernation period for the reptiles on the estate will also come to an end and we look forward to seeing them around too.



Water Status

The first phase of the water project is now effectively completed. The total cost was R1,4 million against an allocated R1,5 million. The Newburg borehole is complete but there are still a couple of startup difficulties that need to be resolved.

The reservoir has been installed and equipped on Waterberg, but cannot be switched over until the new transformer has been delivered and installed by Eskom.

There is one further opportunity we have which is to open, test and equip another old borehole on Newburg that has collapsed. If this proves successful, the water from this borehole can also be linked into the existing reservoir and pipeline for transfer over to Elements.

We have again noted that several houses exceeded the maximum consumption of 30,000 litres per month. Right now at the end of the dry winter season we are experiencing some water shortages and need to protect our available resources in every way that we can. Our borehole number 12 is out of service and is being repaired. The Waterberg borehole pump required maintenance and was out of commission for a week. The new borehole on Newburg has been brought into service but was delayed until the timing and settings could be properly adjusted. Both boreholes 8 and 18 have temporarily run dry and have to be rested in order to regenerate.

We have been monitoring the inflow and outflow of water to and from every source and now that we have

water meters fitted to every pump and every house, we have established that there are definitely some unacceptable water leaks in the underground pipe lines. We are working with a contractor who has the ability to detect these leaks using gas and these will all be repaired immediately they are identified. Add to this the fact that we are in the middle of the most difficult time of the year, with temperatures rising and before the rain season begins, when demand for water on the course is at its peak.

The Trustees are considering implementing an excessive water consumption penalty system, which will hopefully prove to be successful in reducing the monthly consumption.

We appeal to all owners and occupants to conserve as much water as possible during this difficult time.



Food and Beverage

Food and beverage sales are doing well and both currently exceed the business plan forecast. Prices are purposely set at competitive levels and we certainly do not receive any price-related complaints.

We are currently analysing sales by menu item and establishing what the more popular dishes and drinks are. We also plan to add a few more items to the meal menu, and to combine all menus in a proper menu folder.

The golfers buffet, offered on weekends, is proving to be popular and helps to reduce the stop-over time in the halfway house.

We have decided to offer a full bar service in the halfway house which will not only be faster to serve but will save on labour, with waiters not having to continuously run up and down the stairs to place orders. We hope you will take advantage of this enhanced service offering.

We welcome any comments you might have regarding the food and beverage service, variety, etc.



Property Marketing

Interest in property has continued but seems to have slowed down some.

We are in the process of developing a marketing strategy to get the information out into the marketplace and then to work both directly and through Property Sales Agencies to attract buyers.

Our Bushill stand prices are very attractive and certainly offer the best value of any Estate in the Waterberg region.



General

In the July newsletter we published the new golf rules which become effective on 1st January 2019. We apologise for an error that was reported on a lost ball. The actual rule has not changed, but clubs will have the option to play a local rule which is designed to speed up play. The rule on a lost ball remains that the ball should be replayed under penalty of stroke and distance.

The club may and we will introduce the new local rule allowing the player to drop at point of entry into the area where the ball was lost under penalty of two strokes. This is clearly explained in the link below.

<http://www.usga.org/content/usga/home-page/rules-hub/rules-modernization/major-changes/golfs-new-rules-stroke-and-distance.html>

As mentioned in the July newsletter, we are planning to decorate the clubhouse with appropriate golf memorabilia.

If you have any old trophies, golf clubs, photos, paintings, etc., that you believe would be appropriate and that you are willing to donate or loan to us, we would love to hear from you.

The fire season is upon us and we have already assisted at two fires in the area. Fires spread out of control in seconds in the current windy conditions and we simply cannot afford for a fire to break out on or to burn through the property. We all have a responsibility to guard against fires by extinguishing all boma fires before retiring.

Although we have experienced a relatively quiet period on the security front, we all need to be alert at all time of the threat of a break-in. Houses and motor vehicles should be kept secure at all times.

Important Dates

15-18 October 2018 Course Closed for Spring Hollow Tining

01 November 2018 SAGES Cansa Day

27 & 28 April 2019 Club Championships 2019

