

Elements Private Golf Reserve

April 2021

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From the Trustees

The financial results for the year ended 28 February 2021 (unaudited at this stage) were most encouraging. Rounds played were curtailed to 9 651 for the year, down from 11 264 the previous year as a result of the Covid shutdown period, which in turn led to a R521 000 reduction in operating income. A concerted effort from everyone to reduce costs to a bare minimum resulted in a year-on-year saving of more than R3m and an operating surplus of R2m, indeed a magnificent outcome.

We wish to thank all our staff, owners and loyal suppliers for their unstinting support during these trying times, enabling the Reserve to emerge from the Covid crisis in a sound financial position and well placed to address the structural and maintenance items that were placed on the back burner during the past year.

From the General Manager

March 2021 has gone by and April with its beautiful autumn weather, has created a “new” environment at Elements Private Golf Reserve. The dense bush and green grass are changing color and is fading as winter approaches the Reserve.

After being nominated the 17th best golf course in SA through the SA Top 100 Golf Course Ranking, the increasing interest through correspondence and enquiries for golf days and accommodation, has again raised the “bar” to perform at such a level as required from being in that position.

Golf

The month of March has again emphasized the quest for individuals to get outdoors and participate in their favourite sport. Being in the sunlight, playing golf with a cold beverage at hand, has always been our South African “dream”. Man, are they enjoying it!!!!!!

EPGR has again exceeded the expectations and recorded 1 314 registered golf rounds versus 1154 golf rounds from the budget. Total golf revenue (vat inclusive) for March 2021, amounted to R 685 149 with food & beverage (vat inclusive) contributing R 356 395 adding to the total of R 1 041 545. This exceeds the budget forecast by R 210 776 and equates to an income of R 793 per golf round recorded.

Golf Course



We recorded 71mm of rain in March and with the change of season, the hope of late rain is still there. We are still in a position to manage our sources of water through the boreholes and have transferred 10 538 000 liters of water into the irrigation reservoir.

The greens surfaces are immaculate and the comments from players are very positive. We are still managing to cut the greens at 3.8mm and attaining an average stimp-meter speed of 11 m/s.

Home Owner Matters

We have addressed the security issues by an additional notice to the owners.

Various owners have now added their homes to a rental pool either by private arrangement or through the office at EPGR. Every guest and premises have been provided with a notice of security issues with requests to adhere to.

The Estate Rules of Conduct have also been circulated to the houses and guests are made aware of the requirements (please find attached). Rule 2 addresses the peace and tranquility on the premises as it is becoming more difficult in managing this aspect.

INSURANCE ON PREMISES at EPGR

As you will be aware, and in terms of the provisions of the Sectional Titles Act, the Body Corporate arranges insurance cover on the various house structures and other fixed improvements, as well as cover for loss of rental.

The loss of rental cover is restricted to the loss of current rentals and does not provide full rental cover being loss of anticipated rentals following damage caused by an insured event such as a fire, storm, lightning etc.

Should those owners who rent out their houses extensively require full commercial loss of rent/revenue cover, this should be arranged by them in their personal capacities.

If any owners require any further information or assistance on this matter, they can contact our broker, Mark Bush of Marsh at mark.bush@marsh.com or at 083 408 7393.

General

The Premises is in a good space and we will endeavor to keep it there for all owners and visitors to enjoy and use their own free will.



RULES OF CONDUCT

1. All guests are required to comply with the security procedures to gain access.
2. Any conduct which disturbs the peace and tranquillity and any activity that could cause aggravation or nuisance to fellow guests is not permitted. All noise must be kept to a minimum.
3. Camping is not allowed anywhere on the property unless authorised by Management.
4. Alcohol abuse will not be tolerated on the common property. Alcohol may be consumed in an orderly fashion at the Club House, on the golf course or at any residence.
5. Water is a scarce commodity and must be conserved at all times.
6. All guests are required to refrain from littering anywhere on the property.
7. The speed limit is 30km p/h throughout the Estate. Any person found guilty of speeding or dangerous driving may be fined or instructed to vacate the property.
8. Only drivers in possession of a valid drivers' licence may operate and drive vehicles on the property.
9. Care should be taken when hiking, jogging or cycling on the golf course. Golfers have the right of way on the golf course.
10. Unauthorised practicing on the golf course is not permitted.
11. Unauthorised fishing and hunting is not permitted under any circumstances.
12. Dead wood may not be collected on or removed from the property for any purpose.
13. No trees, bushes or grasses may be removed from the property.
14. Pets are allowed on the property but are required to be kept under strict control at all times.
15. Feeding of wild animals is strictly prohibited.
16. The use of any firearm, bow and arrow, slingshot or fireworks is strictly prohibited.
17. Fires may only be lit in a braai area, built or provided specifically for that purpose. All fires must be supervised at all times and are to be properly extinguished after use.
18. Game viewing and bird watching is encouraged and may be conducted either on foot or by vehicle.
19. Vehicles may only be driven on designated roads. No off road driving is permitted.
20. Management, The Body Corporate and Trustees do not accept any responsibility whatsoever for any injury, loss of life, theft of any kind or damage to any property caused to any person on the property.