



GOOSE VALLEY GOLF ESTATE
Home Owners Association

Spring 2017
Newsletter

Welcome to the latest Goose Valley Home Owner's Association newsletter – it has been a while and we would like to update you with the latest happenings – enjoy this edition!



Goose Valley Gardens

Spring is upon us, bringing the promise of more sunlight and warmer times, opening more opportunities to appreciate the wonderful outdoor environment at Goose Valley and Plettenberg Bay in general.

During these winter months, much effort has gone into sprucing up the flower beds and garden areas and the results are showing. Some of the decision-making of how to improve the flower beds has involved the commitment and dedication of the gardeners, granting them ownership in deciding what to plant, and where, and a big "thank you" to them for their efforts.

With the recent fires we have had visits from the Fire and Forestry Departments instructing us on fire protection and prevention. One of their concerns is that we don't have a sufficient fire break between the units and the fynbos, and we still have quite a few pine trees on the estate. These are considered to be alien vegetation and the department has requested that we embark on a program to eradicate these trees over a period of time and that we remove pine tree seedlings as we see them.

The cost of removing these trees is high (\pm R25,000 per tree) so it is not an overnight project, rather more long term and initially the dying trees will be removed. Approaches are being made to timber yards, offering for them to remove the straight trees and keep the wood for their use, at their cost. These trees are not ugly but their effect on soil is very acidic and once they are removed, the ground has to then "stand" for a period to recover before anything can be planted.



Goose Valley has made the commitment to replace any trees taken out with other trees and in particular Waterbury trees which will be cultured as they are quick growing trees. Your concern for this environment must certainly match ours – why not donate a tree to show your commitment? Goose Valley HOA will even put your name on it! - contact Derél Human at the HOA office about this.

A process of "chipping" the dry fynbos (and leaving it to germinate) will be undertaken shortly, thus reducing a fire risk.

Waterberry tree

Security

One of the lifestyle highlights in the Goose Valley, Fairway Close, Turtle creek and Lynnwood estates remains the secure environment in which we live, and it is vitally important to uphold this high level of security. In line with improving the security was the decision to bring the management of security in-house, with all staff reporting to Goose Valley HOA.



Kevin Meiklejohn was appointed in October 2016 as Security Manager and has embraced his role wholeheartedly, running Security very effectively.

Thereafter a review and risk assessment of the security infrastructure revealed that upgrades in three areas were necessary, namely the Cameras/Hardware, the Electric Fencing and the Entrance Scanning Systems.

Cameras/Hardware, etc: The old camera setup is was approximately seven years old and needed to be replaced as a matter of urgency. The Estate was experiencing ever increasing rates of failure and loss of image quality. This project is completely finished and working extremely well. The quality and clarity of the feeds are exceptional, and the intrusion detection system works very well.



Electric Fence: The entire perimeter fence was risk assessed and found to be deficient in several areas. Due to the Estates proximity to the lagoon the original electrification of the fence over the last twelve years had deteriorated to the extent that it could no longer carry the required voltage at all times.

The project is more than 50% complete, and going very well, completion is set for middle September.

Entrance scanning systems: In order to comply with the new POPI regulations the Estate is required to update the existing manual system to a POPI compliant system. The scanners have been delivered and software installed. The system is not yet in use as Entelli is still in the process of setting the system to our needs. All indications are that the system will be fully functioning before the November POPI deadline.

It is very evident that these upgrades were totally necessary and will cater for our security needs for the foreseeable future. It is an established fact that good security adds significantly to maintaining and improving your lifestyle and investment.

Our Animals

The birdlife is abundantly amazing, tortoises, mongoose and other animals live side by side, the odd little bokkie can be seen now and then. Some time ago there was a concern that the numbers of animals had decreased and to ascertain why, a local vet was asked to visit our estate. After an assessment was made, the vet reported that the numbers had *NOT* decreased. Rather, the animals had become "swallows"!!! In the height of the season with the estate being very busy with visitors, the animals retreated to quieter areas of the estate to avoid the busyness of the estate! How clever is that!



Goose Valley was very fortunate to escape the wrath of the Fire Gods in the recent devastating fires, but nevertheless there was a lot of smoke about.

The office staff rescued a little bokkie who had got separated from its mother due to the smoke, nurtured it for some time and then the bokkie took the initiative to return to its environment once it had recovered and was confident.

Some not so welcome visitors have been prevalent here, with the rat population growing rapidly. Mother Nature has inter-acted and cats from neighbours have been visiting the estate and doing what cats do – catch rats! They tend to come over at night, so the birdlife is not affected. Hopefully this solves the problem – remember that Rattex is a NO-NO, it affects other animals and birds drastically, hence the lack of owls.

Golf News



Wesley Pain has taken over as Greenkeeper at Goose Valley and in a short space of time has made effective enhancements to the course, which is looking really good even though insufficient rainfall was a real problem – compliments to Wesley and his team!

Wesley Pain

One of the projects undertaken this year was to improve the drainage on the 3rd / 7th holes and a lot of work went into laying new piping, and a lovely new bridge was built over the water. It has improved the drainage tremendously and the bridge is a great improvement. Well done to the workers who painstakingly halted work each time golfers were in the area!



The Men's League team has done very well - Goose Valley are currently at the top of the log out of 5 teams in the area and have one game left in September at Goose Valley, and they hope that they will then qualify for the quarter finals – go Goose!!!

Our Goose guys in action:



Inter-Estate Competitions: These comps are being held differently this year, with the outlying courses being played back to back over two days. Goose Valley are currently lying 3rd out of 7 estates, we are proud of our golfers!

Golf in winter is busy with all the competitions, and the usual weekly ones continue: Captain's Roll-up on Mondays is very popular with the guys; the 9 hole Meat Comp on Friday afternoons is a winner and the usual Ladies and Men's comps on Wednesdays and Thursdays continue.

There is concern in the golfing world that golf is losing its appeal as a sport, especially amongst younger players. Several initiatives are being contemplated to help revive its appeal and one of them is the par 3 initiative by the Southern Cape Golf Union, amongst other unions worldwide. Its aim is to make the game quicker, cheaper and easier for the beginner and also for those that have stopped playing because it is too slow, too expensive or too difficult.

So Goose Valley joined in this initiative and on Friday 8th September we will be holding an all par 3 18 hole competition. The winner goes on to play at The Par 3 Championship Final at Pinnacle Point on 25th September where they stand a chance to win a luxurious weekend away to Monte Casino in Johannesburg. The first prize includes return flights, exiting George, transfers to and from Monte Casino, 3 nights' accommodation, Teatro tickets, spa treatments, food & beverage as well as a round of golf at Steyn City. Wow!! Maybe this can become a regular feature on the golfing calendar?

The Verandah



Andy and Emma Assink are new owners of The Verandah restaurant and are putting a positive spin on things, the menu has been revamped and they offer lots of specials with meals and drinks, also providing live music on certain nights. Musicians Davey Mac and John Craig have kept toes tapping whilst enjoying the specials on the menu for the evenings.

The Halfway House was refurbished a few months ago and with Spring being in the air, there are some amazingly fresh changes happening at the clubhouse – its bright and happy, really airy and fresh looking! Look forward to seeing a new look at the clubhouse/restaurant and support these young people in trying to make a difference for Goose Valley Estate.

Improvements on the Estate

The apartments on the estate are about 21 years old and as such, these old ladies need a facelift! Goose Valley has also become a very popular estate to buy into, and owners are keen to enhance their apartments. Just in this year alone, as many as 60 owners have applied for some kind of enhancement to be done to their property and the changes are looking really good. There are architectural guidelines as to how properties can be enhanced, and there is a due process to be followed before work can actually start, with building times and deadlines to be adhered to.

If you are looking to enhance your property, one of the important courtesies is to liaise with your neighbours on what you want to do, when, how it will affect them, etc. Ultimately alterations are approved/not approved at Special General Meetings or the Annual General Meeting by the members; so whilst your neighbour doesn't have the casting vote, its just general courtesy to consult with them. Failure to do so only results in unhappy neighbours, and that is the last thing you want.

The changes can be very effective, this is one apartment where the balcony was extended, new stacking doors replaced the sliding doors, a screen wall built up and an awning with drop down blinds erected – a dining room area has been created, a new view created, total privacy afforded!

Before on the left!



After on the right!



The balustrades are likewise about 20 years old too and some need to be replaced as a matter of urgency as some are currently unsafe due to the wood rotting – as can be seen from the photo on the left. Research has indicated that there is a severe lack of providers for the current product and after consultation with our architect on the right product to use, it has been agreed to change to stainless steel balustrades (SABS approved, a product that can sustain the seaside climate).

An example of the new stainless steel balustrades is shown on the right - this is the option that owners can follow if they are considering replacing their balustrades, with the first ones being erected soon. Please contact the office for details of the product to be used.



Well folks, enjoy the upcoming Spring, it brings new life to everything. We are always looking for special photos or interest items of a positive nature regarding the estate, so send these to Derel Human at info@goosevalleyhoa.com.

Goose Valley Home Owners Association

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Enjoy the beauty of the Goose Valley Environment - it's a feeling!

