

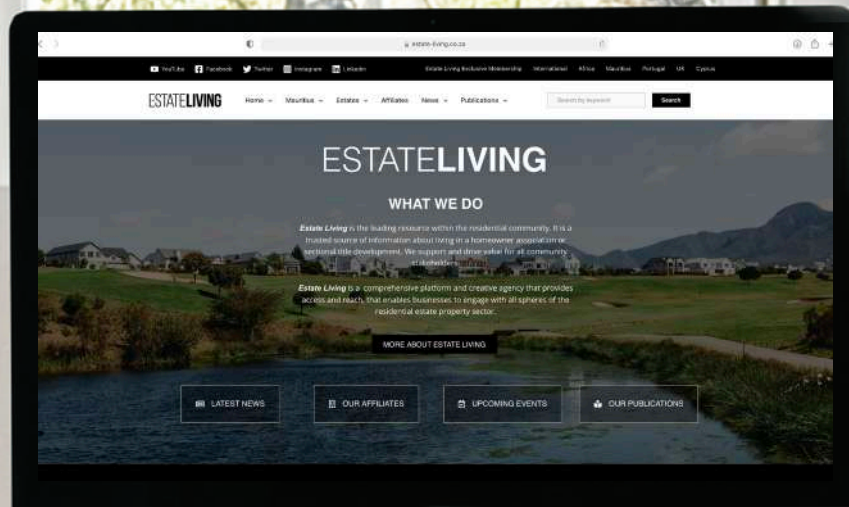
KINGSWOOD BUZZARD

OFFICIAL NEWSLETTER OF THE HOMEOWNERS ASSOCIATION



ISSUE 14 DECEMBER 2024

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The festive season is upon us



From left to right Daniel de Wet, Ivan van Heerden, Mornay Stoop, Marina Flear, Willem Jacobs, Lize van Heerden, Masadi le Roux, Charleen le Roux, Caron Manchest.



We have officially entered into the final month of 2024, and these are the last few days of this year before we embark on the new journey of 2025. When we look back, it seems the time went by very fast. Throughout the year, we might have made several mistakes, achieved several milestones, walked on some uncovered paths and made a lot of memories. As the year comes to a close, we look at what we've achieved, and remind ourselves that it was just the beginning.

It has been a privilege for me and my team to serve you, the homeowners of this magnificent golf estate, during the past year and we look forward to a new year where we can continue to make Kingswood the most sought-after residential golf estate on the Garden Route.

Our maintenance teams worked tirelessly to prepare the estate for the many visitors coming to grace us with their presence during the festive season. We know that they will leave Kingswood in the new year rested and with a warm heart, having experienced the tranquil serenity of our estate; maybe some of them will even consider moving here.

As the year fades, may your spirit soar with the excitement of what's to come. It's time to say goodbye to 2024 and welcome 2025 with open arms. The Kingswood HOA team will take a well-deserved break from 21 December 2024 to 6 January 2025, but should there be any need for urgent attention, our on-site security control room and site security manager will be very happy to assist.

From the
CEO



I am reminded of the following quote by Vern McLellan:

'What the new year brings to you, depends on what you bring to the new year.'

Wishing you and your family a blessed Christmas and a happy new year!

I hope you enjoy this edition of *The BUZZard*.

Kingswood greetings,

Willem Jacobs.



A magical festive evening at Kingswood Golf Estate

Kingswood residents

This past weekend, the Kingswood community gathered under a canopy of clouds with twinkling stars peeking through for a truly memorable Christmas event that brought residents together in the spirit of the festive season.

With around 130 residents in attendance, it was a night filled with music, laughter, and the kind of camaraderie that turns neighbours into friends.

The Kingswood HOA team had set up the driving range for the evening festivities.

Residents arrived armed with picnic chairs and baskets, ready to embrace the relaxed atmosphere of the evening. Blankets were spread across the lawn, baskets unpacked with care, and an assortment of home-made treats and beverages set the scene for a picturesque gathering. The sight of friends and neighbours sharing bites and stories added an endearing touch to the occasion, reminding everyone of the simple joys of community living.

The evening was graced by the enchanting melodies of Carry and Trudie Canninga, known as Music for Lovers. Their heartfelt performance created a warm and intimate atmosphere that drew families closer together. Whether it was a familiar Christmas carol or a soulful melody, their music seemed to weave a magical thread through the crowd, uniting everyone in the shared joy of the season.

As the melodies filled the air, the Kingswood Golf Operations team kept appetites satisfied, serving up delicious boerewors rolls and refreshing drinks. Residents mingled, enjoying casual conversations while savouring the simple pleasures of a hearty meal. The scent of the sizzling braai added to the festive ambience, a nod to our South African summer Christmas traditions.

Children brought an extra dose of energy and joy to the evening, their laughter echoing across the lawn as they ran and played with carefree abandon. Their delight was contagious, painting the event with a vibrant spirit of youthful exuberance.

As the sun dipped below the horizon, a cool evening breeze set the perfect stage for the night's climax. Residents gathered to sing beloved Christmas songs, their voices harmonising beautifully under the glow of twinkling lights. The moment was both nostalgic and heartwarming, as 'We Wish You a Merry Christmas' and other seasonal favourites echoed into the starry night.

The event was an undeniable success, with attendees sharing glowing feedback about the wonderful atmosphere and sense of community it fostered. It was a celebration of togetherness, joy, and the traditions that make the festive season so special.

Given the overwhelming response, plans are already in motion to make this an annual tradition at Kingswood Estate. For now, residents will carry the memories of this magical evening with them, a shining example of the vibrant, welcoming spirit that defines life at Kingswood.

To purchase music or book the band *Music for Lovers*, please contact them directly at canninga@musicforlovers.co.za



CHARITY BEGINS AT HOME with the Kingswood

Ladies' golf team's year-round charitable drives



Kingswood residents: David and Carla Eveleigh promotional picture

Many Kingswood Estate residents and golf members have dug deep into their pockets to help the less privileged in the George community this year. Over the course of 2024, the Ladies' golf team helped a number of charities raise funds. In this edition of the Kingswood BUZZard we are reporting on two special events.

On 2 November, Kingswood members David and Carla Eveleigh competed in the town's 'Strictly Come Dancing' charity event, which raised funds for the Sports Academy and George Royal Academy. The former is an NPO that has uplifted underprivileged kids through sport since 2008. In 2019, they opened the George Royal Academy – a private school offering free tuition for needy kids.

Kingswood came out in numbers to support David and Carla in their brave effort of dancing in front of hundreds of people to raise funds for this worthy cause.



Soup Angels/Sop Engele

'When the soup is distributed, the gratitude on recipients' faces makes it all worthwhile,' says Wanda.

There is always a need for donations of soup ingredients and containers, and for more soup makers. Volunteers can make soup once a month or even every two months to spread the load and help to ensure that soup is in constant supply.

This project would not be possible if not for the generosity of many Kingswood residents. Any donations of soup ingredients, food, clothing, blankets, money, or frozen leftovers for dogs and cats will be deeply appreciated. Call Wanda on 082 553 9157 if you would like to get involved.



On the same level of community-mindedness, if a little less glitzy, is the work done by Kingswood local Wanda Harris and friends under the Soup Angels/Sop Engele umbrella.

'The group was initiated by Desiree Calitz on 16 June 2023 to help tackle the overwhelming challenges faced by poorer communities,' explains Wanda.

'Kingswood residents started getting involved in Soup Angels by contributing plastic tubs and ingredients for the soup. A team of five or six volunteer soup makers prepare nutritious and healthy soup on a regular basis.

'Last November, Desiree joined forces with Pastor Frans Lucas and his Pacaltsdorp congregation and they now distribute delicious soup to the members of the Moeggeploeg and Moeggehuur townships.



Volunteers Soup Angels/Sop Engele



A word on Kingswood's subcommittees
and clubhouse progress

KINGSWOOD HOA

The governance of ongoing projects at Kingswood Golf Estate rests in the hands of its trustees and the various subcommittees established for each purpose, and in this edition we give ample page space to the work involved in the progress of the new Community Centre/Clubhouse.

There are currently eight subcommittees tasked with the management of key sectors that ensure the smooth running of Kingswood Golf Estate. Each of these is being chaired by one or more of the four trustees currently fulfilling their terms of service.

Who's who in the subcom zoo

- * The Audit & Risk subcommittee is chaired by Jonathan Witts-Hewinson;
- * Fielies Nieuwoudt is in charge of the Security subcommittee;
- * Jonathan Witts-Hewinson and Tony Jacobsen share responsibilities for the Community Centre/Clubhouse subcommittee;
- * The Golf Operations subcommittee is chaired by Tony Jacobsen;
- * Pietman van Heerden is charged with overseeing the Gatehouse



Repurposing subcommittee, which was created when plans for the new clubhouse were realised;

* Fielies Nieuwoudt chairs the Remuneration subcommittee;

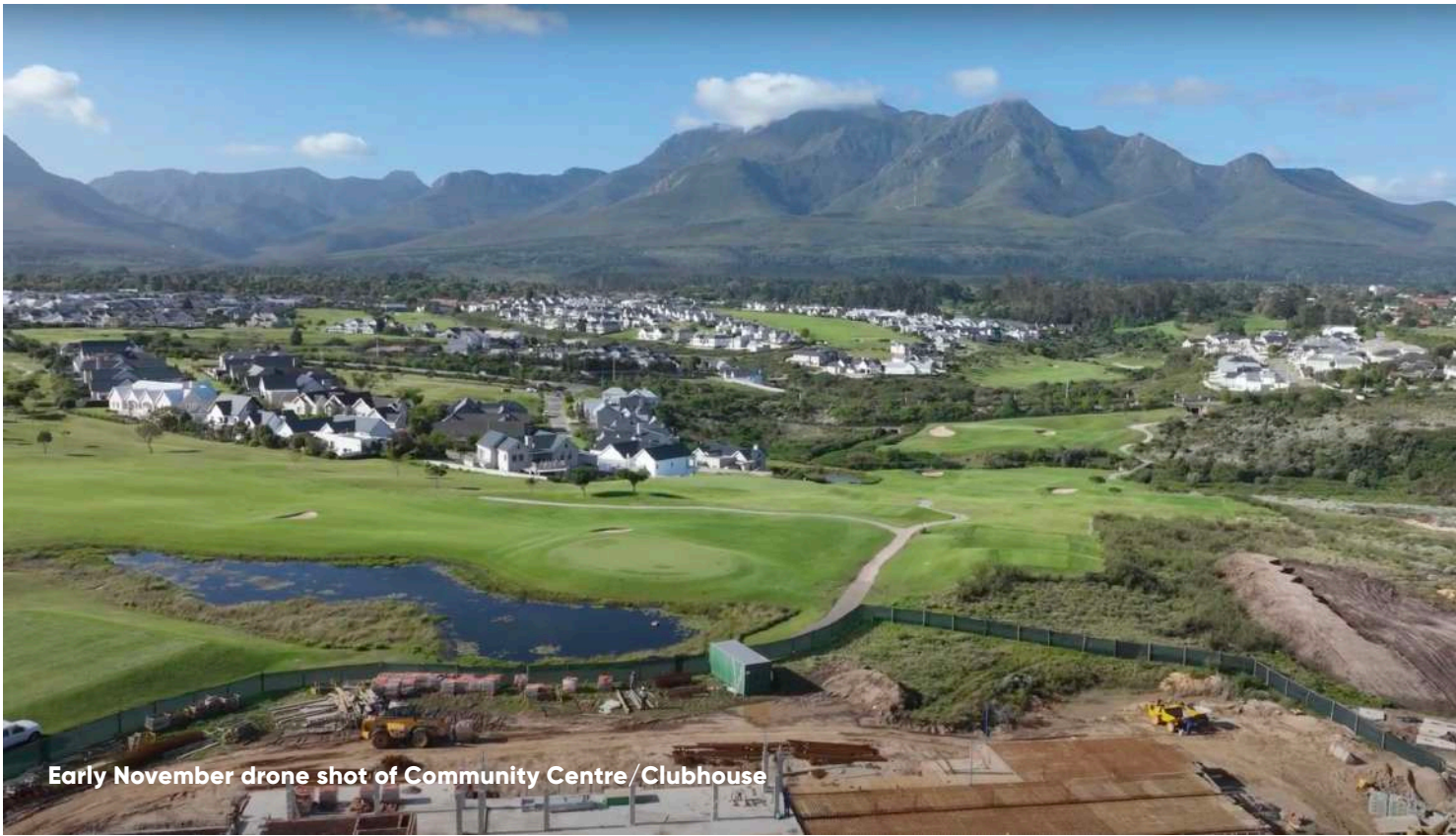
* Tony Jacobsen is in charge of the Communication subcommittee;

* The Wildlife Management subcommittee is chaired by Pietman van Heerden.

Kingswood CEO Willem Jacobs, who forms an integral part of all the above-mentioned subcommittees, is especially excited about the progress made and milestones reached by the subcommittee in charge of the Community Centre/Clubhouse now under construction.

Willem was excited about the progress made in terms of interior decor selected for the facility, and smiled when recounting subcommittee members' hands-on





Early November drone shot of Community Centre/Clubhouse

experience of testing the comfort of chairs for the purpose, weighing up practicality versus aesthetics of table tops and light fittings – the list is very long!

Suffice it to say that all samples of furniture considered for adorning the Community Centre/Clubhouse facility will have undergone close scrutiny before final selections are made and confirmed with the chosen interior architect.

Focus on Kingswood’s latest greatest addition

It’s no doubt a source of major excitement to witness the progress unfolding at the construction site of the

new Kingswood Community Centre/Clubhouse facility.

As many homeowners will already have noticed, the civil engineering works and the basement structure are considerably advanced, and the brickwork on the ground floor has progressed to a stage where one can already get a proper perspective of what the finished product will ultimately comprise.

The builders’ holiday will commence on 13 December and by then it is expected that matters will have advanced to a point where, at a fairly early stage in next year, work on the erection of the roof will become possible.

In addition, significant progress has been made on the separate erf on which the main parking facility is to be located – and it won’t be long before the paving work on that site will be completed.

Construction work on the practice putting green, to be located on the northwest corner of the facility, will commence soon after the builders’ break. This will ensure that, by the time operations from the facility kick off, the practice putting green will have matured to a point where it will be ready for its intended use.





Phase Four development

A separate tender process has been undertaken in relation to the necessary joinery and related work, and it is expected that the contract relevant to this work will shortly be awarded.

In addition, it can be confirmed that the process of sourcing, identifying and selecting the furnishings for the new facility has advanced to a point where there is good reason for additional excitement and enthusiasm for this project. A 3D depiction of the expected end product

has been erected at the site, to whet the appetite of homeowners and visitors alike.

It is expected that practical completion of the construction works will be achieved by the second half of July 2025, and the project remains on course to permit operations to commence at the new facility on 1 September 2025.

 Esther de Villiers



If you have any questions, you are welcome to email golfbookings@kingswood.co.za or call 0861 72 71 70



SECURITY

ON TRACK

Experts and equipment join forces to keep everyone at Kingswood safe



The *BUZZard* chats to Kingswood trustee and chairman of the Security subcommittee, Fielies Nieuwoudt, for an update on the estate's ongoing protection plan.

When arriving on a bright Friday morning, a queue of bakkies and bigger trucks loaded with equipment and staff – its number increased by construction operations at the new clubhouse site – stretches from the turnoff to the service gate, where vehicles and individuals await their turn to be processed before entering.

This serves as a reminder of the massive task it is to control access and monitor the movements of everyone living and working at Kingswood Golf Estate. There are plenty of decision-makers, security operators and on-

the-ground personnel to ensure that this remains the case.

Interviewing Security subcommittee chairman Fielies Nieuwoudt regarding security at Kingswood, it is clear that the sound constitution of body and mind is essential for the task at hand.

Just the previous day, on Thursday 21 November, the Security subcommittee deliberated for half a day with consultants and contractors involved in current processes that keep Kingswood's five-year security plan on track; as has been the case in previous reports on the subject, deadlines are being met within the set budget.

As 2024 concludes ...

'We have reached our target with all facets planned for completion before the end of the year,' says Fielies. He reminds that the third phase of Kingswood's five-tiered security project focused mostly on fortifying all fencing and streamlining the access-control process. The latter was the subject of a spread in the previous edition, and it's good to hear that the process is running smoothly as the festive season influx dawns.

'We thank our residents for the fact that they have been cooperating and responding so positively to the renewal and upgrading of this comprehensive process. Making such a big change requires planning, patience and cooperation from everyone involved.'

Much has been written on these pages about the friendly but no-nonsense efficiency of Caron Manchest – Kingswood's security coordinator in charge of access control, which includes processes such as residents' cellphone registration and facial recognition enrollments. Caron continues doing a sterling job at her service-gate station.

Fielies also thanks Willem Scholtz of Scholtz Consulting for his ongoing advice and professional implementation as the final phases of the security plan are being rolled out. He adds that on-site security manager for Fidelity, Pieter van der Walt, has been finding his feet during the past quarter and can be contacted on 071 321 0774 for any on-site assistance.

Contracts and control room functions

'Our arrangement with Fidelity Security Services currently runs on a two-monthly basis as we thrash out final points on the contract, going into 2025,' explains Fielies. On the table are issues such as drone surveillance, and the ongoing matter of guard training to attain the objective of a security control room that is operational 24/7.

The intricacies of drone surveillance are summarised on page 17, but fitting in with the flight scene, Fielies says the control room's interior 'resembles the cockpit of a Boeing!' Of course, all those lights and buttons serve the purpose of detecting movement in every corner of the estate – a function aided by OmniVision site monitoring.

Another non-human component connected to the control room is the Smurf monitoring system. 'This mobile surveillance bot has optic and thermal photography capabilities, and is powered by batteries that last for up to four days, but it's dependent on a solid signal – and this is where fibre steps in,' says Fielies.



Security Team: Nqoba, Nondwangu and Magadla

Into the future

'The strength of Wi-Fi signals can vary for a number of reasons, but optic fibre is as constant as you can get and there's no technology today to beat it. So the next step for us is the digging of trenches for cables to connect our safety equipment to the hub – a basic but expensive job,' says Fielies.

Taking into account the costs involved when laying fibre throughout an estate as vast as Kingswood, these considerations may result in an extension to the original five-year timeframe. 'It's impossible to know exactly what the duration would be, but as is always the case, budget will dictate,' he explains.

Apart from labour-intensive fibre installation, the programme for 2025 will include the continued placement of approved camera equipment along the perimeter fence. 'Cameras currently in place have recently detected three incidences of undesired traffic that we could immediately act upon. But additional equipment will further fortify the estate.'

Another issue under discussion is that of internal booms to regulate traffic to and from the new clubhouse. 'But this is a longer-term project, which involves the widening of roads and additional access issues,' he explains. Watch this space for more news on these booms in a future edition.

Control contained

Fielies says the security control room will remain housed in its temporary container home for as long as necessary, and until there is clarity on the repurposing of the gatehouse. 'Important to note is that the fully geared control room with all its software and equipment has been designed in such a way that it can be moved quite easily.'

Kingswood trustee Pietman van Heerden is in charge of the gatehouse repurposing subcommittee that will finally decide on the most practical and cost-effective location of the control room. The plan is to accommodate as many paying tenants in the current gatehouse once golfing operations housed there have moved to the new clubhouse.

Finally, Fielies thanks everyone involved – management and residents alike – for contributing towards making the past year's security upgrades a smooth and pleasant process. 'I wish you a blessed festive season at Kingswood, and know that our systems and guards will be in place, 24/7, to keep you safe.'



South African drone rules

The South African Civil Aviation Authority (SACAA) provides several guidelines to guarantee the safe and responsible operation of drones for private use, including:

- Operators must keep their drones within sight at all times and should not fly drones over 120m above the ground.
- Operators must stay clear of obstacles such as buildings, trees and power lines.
- Drones must be kept at least 50m away from people, vehicles and animals, and should not be flown over populated areas, national parks or sensitive infrastructure.

'Commercial drone operations' refer to the use of drones for economic gain, such as aerial photography, surveying, or providing inspection services, so commercial operators need to register their drones under Part 101 of the Civil Aviation Regulations and acquire a Remote Pilot Licence.


Civil aviation regulations state that no unmanned aircraft shall be flown in South Africa unless the Director of the SACAA has given it a registration certificate.

On top of registering the drone, operators need these documents:

- Air Service Licence
- RPAS Operator Certificate
- RPA Letter of Approval
- Remote Pilot Licence

Drone operators who fail to adhere to these regulations may face severe penalties, such as a prison sentence of up to 10 years, a R50,000 fine, or both. Any drone flight must obtain the following approvals beyond the SACAA:

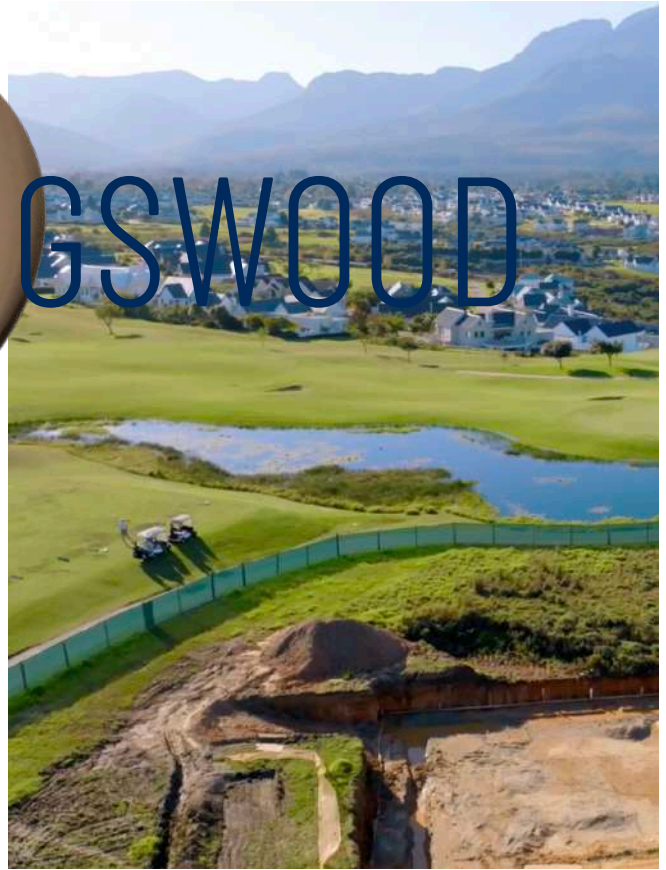
- Permission from individuals: Approval must be obtained from any people being flown over or near.
- Landowner consent: Permission must be granted by the landowner where the flight is happening.
- Neighbouring sites approval: Authorisation must be acquired from neighbouring sites that may be impacted by the drone operation.

 Esther de Villiers



Build@KINGSWOOD

Steady flow of construction at Kingswood now taking a Christmas break



The biggest building operation on the estate is the site of Kingswood's new Community Centre/Clubhouse, but dozens of other projects took place during the year – read on for some stats and reminders of rules during the summer holidays.

'Tis the season to be merry, and even builders need a break. Residents of Kingswood Golf Estate would have noticed that construction operations are grinding to a halt, with the official end date for building activities being Friday 13 December.

But there's nothing unlucky about this day; in fact, residents and holiday visitors will from that Friday onwards experience less commercial traffic, clamour and the general bustle associated with the construction of new homes.

A summary of building operations and transfers over the past year was provided by Lize van Heerden, who busies herself with calculating levies and related processes. 'There are currently 35 building sites on Kingswood Golf Estate, including the clubhouse site.

'A total of 36 completion certificates have been issued – but take note that this number includes alterations and additions as well as new builds. Finally, 66 resale transfers took place during the year,' says Lize.

Emergency work only!

According to Daniel de Wet – in charge of keeping an eye on these matters from his HOA office, and as chief of the Kingswood Management Services team – most builders and their crews are taking a month-long break from 13 December to 13 January 2025.



'If pressing work is required earlier in the new year, Kingswood HOA are allowing contractors to commence on 6 January, but most builders only take up their tools again on the 13th – a full month after the deadline for contractors to secure their sites and ensure that no one's safety is compromised in the period of inactivity.'

He explains that contractors are required to cordon off all building sites, and that it's a case of no access at all, to anyone. Dan adds that the only instance in which builders or construction workers will be allowed on the estate over the next month is in case of emergency work required.

This may include emergencies such as severe electrical problems or issues relating to water supply, such as a burst pipe that could cause havoc both in terms of damage to homes' interiors and water bills. Report any such emergencies to Masadi at the management office on the ground floor of the gatehouse.



General best practice and seasonal considerations

There's a constant flow of alterations to Kingswood homes during the year, and residents have access to guidelines when it comes to the maintenance of existing homes, such as the height of exterior walls, preferred material for roofs, and colour schemes for painting.

To protect the look and thus the Kingswood brand for the benefit of all owners and investors, Dan says it's easy enough to follow the general architectural pointers provided, and to keep your property neat and clean on a daily basis.

'If everyone sticks to these guidelines from the construction process onwards, all owners and investors reap the benefits. Working together to keep the estate looking pristine increases the value of all properties and the reputation of Kingswood in general.

'What you do in your garden is up to each individual owner, but before effecting any work on verges, for instance, please consult with the HOA first. Always take your neighbours into consideration – when it comes to alterations of any kind, communication is key.'

Be merry, be nice

Kingswood CEO Willem Jacobs confirmed the above-mentioned guidelines and is confident that residents and their guests can look forward to a memorable festive season at Kingswood.

'Please inform your Christmas visitors of rules that apply throughout the year, and that may be even more crucial in the context of added feet on the estate during the summer holidays,' he says.

Among these are the basics: Don't walk on the golf course if you're not playing; do keep your dogs on leashes; don't play loud music until all hours of the night. 'Apart from protecting the Kingswood brand for the benefit of all investors, it's important that everyone is allowed to optimally enjoy all that Kingswood has to offer.'

Email Daniel de Wet on daniel@kingswood.co.za with queries on building or alterations.

 Esther de Villiers

GOLF COURSE update

Kingswood course is ready for festive traffic,
and future golfing fun

A chat to super-committed Kingswood Greenkeeper Ivan van Heerden is always interesting and informative – and as 2024 fast draws to a close, it's great to hear that his team's many projects have been bearing fruit in time for a smashing summer.

Compliments abound for the late-November look of Kingswood Golf Estate's extensive course. And this may well be a big part of the inspiration for Ivan van Heerden and his 20-strong team to sign up for duty by first light each weekday.

'It's the best we've come out of winter for the five years of my involvement at Kingswood, and that makes it easy to get up in the morning! It's a combination of good weather and the payoff of programmes that we've been implementing over the past few years,' he says.

Taking into account that climate conditions are invariably beyond one's control, Ivan has seen worse than what the weather gods have delivered over the past four quarters. A quick look back to previous *BUZZard* editions will remind of extreme flooding in November 2021, and several remedial projects necessitated by meteorological impacts on the course.

Prevention beats cure by far

In anticipation of the coming season and increased player numbers on the course, most of the year's maintenance and remedial projects would have concluded by the time you read here. But Ivan hopes for a little bit more rain in December to ensure that fertiliser used on the course has the desired impact.

'With some rain over the coming weeks, it will carry us through the height of the summer. It's quite staggering

to see how quickly the winter's rainy season has passed and although the majority of the course is healthy and bright green, the past year has been comparatively dry.'

On the day of this interview, 20 November, the tally was standing at 689mm; the figure on the same day in 2023 was 1,150mm of rainfall received, pushing a 40% decline in water gifted by the heavens. So it's a very good thing that the greenkeeping team works within a preventative frame of mind.

'The programmes we've been implementing over the past three to five years are not designed to come to fruition overnight, but it's satisfying to see that they've helped us to deal with unexpected or undesirable conditions,' says Ivan.

The work that worked

Apart from post-flood fixing and drainage maintenance in several areas on the course, fertilising all over and creating green screens in select locations, some of the past year's projects include:

- The settlement with dozens of sandbags of an embankment at the seventh hole, to lessen the risk of water damming up after extensive showers.



- Continued spraying and maintenance of Kikuyu patch – a turf disease that appears as rings or patches of blighted turf grass that impacts the appearance of an otherwise good-looking golf course. Fortunately, if kept in check, the patches generally disappear by the onset of summer.

'We have also just completed a new bay at the putting green, which now allows parking for up to 5 golf carts. But the bigger projects were concluded towards the end of spring, allowing us to now concentrate all our efforts on course maintenance.'

Ivan says that this encompasses sodding along golf-cart tracks, doctoring young plants that may have suffered over winter, and a process known as verti-draining that involves punching small holes into the surface of greens, ensuring effective drainage of what golfers often refer to as the 'dance floor'.

Beat that sell-by date

Less to do with living matter – but as important in the greenkeeping team's universe – is the equipment required to pull off their task with aplomb. So one of the projects they're looking forward to early in the new year is an equipment-replacement drive.



Wessex CR 320 rough mower

'Next year will see our first renewal of equipment that is due for replacement. This ensures that we can work with optimum productivity, which of course translates into cost efficiency in the greater scheme of things,' Ivan explains.

Examples of the specialised machines used by Ivan and his team, and which will be in line for replacement before reaching their sell-by date, include:

- Wessex CR 320 rough mower;
- John Deere 5045D (that pulls the Wessex);
- Toro 3250 for greens and tees;
- Toro 3300 Workman for spreading sand and spraying chemicals.

The Toro 3250 will be replaced during 2025, and other machines will follow suit during the course of 2026.

Bracing for festive four-balls

As a bucket-list course for many golfing visitors to the Southern Cape during the festive season, Kingswood can expect around 6,500 to 7,000 rounds of golf to be played over the next six-plus weeks.

'With so many extra feet, we've been doing our best to get the grass as strong as possible on all sections of the course. If the grass is not resilient at the onset of season, you have to start from scratch come January.'

'Of course, the influx of players makes it harder to follow the normal daily maintenance schedule. The day's first golfers tee off around 07:00 and the last at 14.30 in order to complete their 18 holes – taking into account that they have to leave the course half an hour before sunset.'

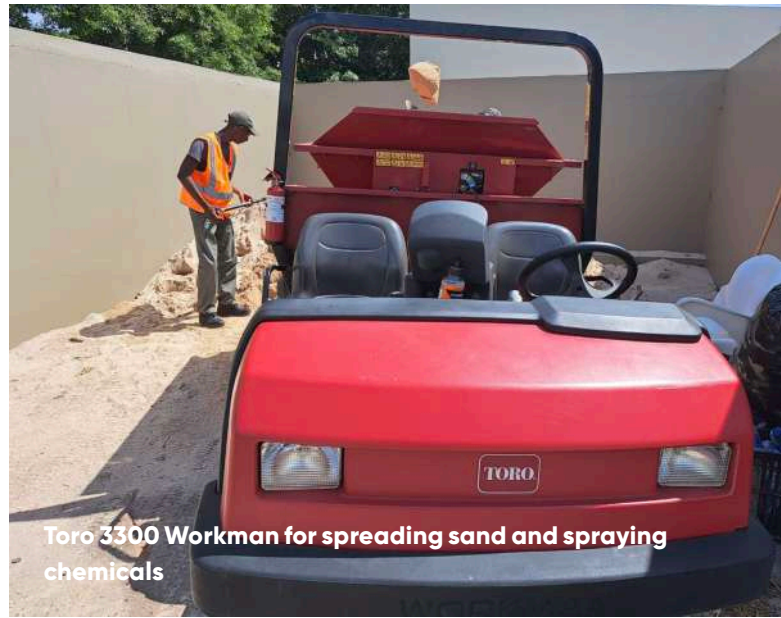


John Deere 5045D (that pulls the Wessex)

In the weeks to come, the sun sets around 20.30 and, whereas a normal round of 18 holes takes an average of 4.5 hours, seasonal games are known to last longer. So while players enjoy the fruits of their labour, Ivan and his colleagues will be labouring from 04.30 daily to ensure that the course is a joy to behold throughout the season.

But his days are not all work and no play, and Ivan grins when recounting his experience of the Kingswood club champs during the last weekend of October. 'It was an extremely successful event enjoyed by everyone present, most of whom commented on the great condition of the course.'

Another memorable gathering was the recent Kingswood Member Guest event, themed 'Around



Toro 3300 Workman for spreading sand and spraying chemicals



Toro 3250 for greens and tees

the World in 18 Holes'. One of the teams painted an Argentinian flag next to the 18th green, causing smiles and continuous positive comments long after the day's conclusion.

But isn't that a blight on the course that the greenkeeping team takes such care to keep pristine? 'Nee wat,' says Ivan, 'the one thing we can be sure of in George is that the grass will continue to grow and in no time that flag will be mowed away. But our memories of a great day on a healthy Kingswood course will stay.'

K Esther de Villiers



Argentinian flag

Good governance is the **BACKBONE** of a successful community

Residential community associations are vital in shaping the quality of life for residents and safeguarding property values within their neighbourhoods.



Whether in homeowners associations, sectional title schemes, or other types of residential communities, effective governance is key to maintaining harmony, transparency and functionality. This article explores the significance of governance in community associations, the best practices for implementation, the challenges that may arise, and the different governance models available to associations in South Africa. Understanding and applying these principles are essential to fostering thriving, harmonious communities that benefit all residents.

Understanding governance in community associations

Governance in community associations refers to the structures, processes and principles that guide decision-making, accountability and overall management. It ensures that an association's activities align with the interests and wellbeing of its members while upholding legal and ethical standards. Effective governance is the cornerstone of maintaining harmony and transparency in a residential community.

The importance of effective governance

Conflict prevention and resolution: Strong governance practices establish mechanisms for addressing disputes before they escalate. Transparent processes and open communication allow members to voice concerns and find resolutions, fostering a peaceful community atmosphere.

Property value protection: Governance ensures the proper maintenance of common areas, adherence to architectural guidelines, and enforcement of rules and regulations. This collective effort contributes to the preservation and enhancement of property values in the community.

Community engagement: Effective governance encourages residents to participate actively in community activities, committees and improvement initiatives. When residents feel that their opinions matter, they are more likely to be engaged and committed to the wellbeing of the community.

Resource management: Governance models help in allocating resources efficiently, ensuring that funds are managed responsibly and used for the community's collective benefit.





Legal compliance: Good governance practices ensure compliance with relevant laws and regulations, reducing the risk of legal disputes and penalties.

Long-term sustainability: By fostering a culture of transparency, inclusivity and accountability, community associations can build a strong foundation for long-term sustainability and success.

Challenges in governance

Diverse perspectives: Balancing the diverse interests, opinions and preferences of community members can be complex.

Communication: Ensuring effective communication between the board, management and residents can be challenging, especially in larger communities.

Decision-making complexity: Determining which decisions require resident input and which can be made by the board requires careful consideration.

Changing leadership: Maintaining consistent governance practices can be difficult as trustees and

board members change over time.

Key concepts and characteristics of good governance

Discipline: Corporate discipline involves senior management's commitment to universally recognised good governance principles, particularly at the senior level.

Transparency and accountability: Openness and transparency are crucial. Members should have access to information regarding financial reports, decisions, policies, and major projects. Accountability ensures that board or management decisions are justifiable and that those responsible are answerable for their actions.

Independence: Independence involves mechanisms to minimise or avoid potential conflicts of interest, such as dominance by a strong board member or large property owner. Decisions and processes should be objective and free from undue influence.

Participation and inclusivity: Inclusive decision-making requires involving as many members as possible.

Different viewpoints contribute to well-rounded decisions and prevent exclusion.

Responsibility and fairness: Responsible management involves behaviour that allows for corrective action and penalising mismanagement. Fairness requires that the systems within the association consider all stakeholders' interests.

Decision-making processes: Governance outlines how decisions are made. Routine decisions can be delegated to management, while major decisions require input from the board and/or members.



Social responsibility: A well-governed community association responds to social issues, prioritising ethical standards and being mindful of environmental and human rights issues.

Practical implementation of good governance practices

Implementing effective governance practices is crucial for the smooth operation of residential community associations. This involves clearly defined roles for trustees, transparent financial management, regular communication with residents, and the promotion of resident engagement through events and workshops. Establishing committees to manage specific areas such as finance and maintenance can also enhance community involvement and ensure that the association operates efficiently.

Legal and compliance considerations

Adhering to legal requirements is paramount for community associations. Understanding and complying with the Community Schemes Ombud Service (CSOS) Act, Sectional Titles Schemes Management Act (STSM Act), and other relevant legislation is essential. Associations must also ensure that their governing documents are up to date and that all stakeholders are aware of their implications.

Governance models for community associations

Community associations can adopt various governance models, such as the Policy Governance Model, Hierarchical Model, Representative Model, or Participatory Model. Each model has its advantages and challenges, and the choice of model will depend on the specific needs and characteristics of the community.

Effective governance is the backbone of successful residential community associations. By understanding and implementing best governance practices, community associations can ensure that they operate efficiently, maintain property values, and provide a high quality of life for all residents.

GOLF @KINGSWOOD

GOLF NEWS

A new duo of club champs crowned and other cool stories from the course and beyond

As is the norm, Kingswood Golf Operations kindly provided highlights of competitions and events that challenged and delighted both KGE members and visiting golfers during the past quarter.

Looking at the past three months' schedule as coordinated by Kingswood Golf Operations (KGO), it's clear that golfers, diners, birders and others in pursuit of entertainment on or off the course have been properly spoiled for choice.



Most notable among recent developments on the leadership side of things is that a new Men's Club Captain has been selected. Congratulations to Johan Breytenbach, who has taken over the reins from previous captain Ymke Schutte.

The list of weekly competitions and special occasions and golf fundraisers for a good cause is too long to include here, but the KGO team makes a point of keeping Kingswood members and residents, as well as members of surrounding golf clubs, abreast of past events and coming attractions.

Visit KingswoodGolfEstate on Facebook to be part of the social media family or choose your preferred platform from those below – and don't hesitate to share your stories, photos and videos:

* [instagram.com/kingswoodgolfestate/](https://www.instagram.com/kingswoodgolfestate/)

* [tiktok.com/@kingswoodgolfclub](https://www.tiktok.com/@kingswoodgolfclub)

* [youtube.com/@KingswoodGolfEstate_SA](https://www.youtube.com/@KingswoodGolfEstate_SA)

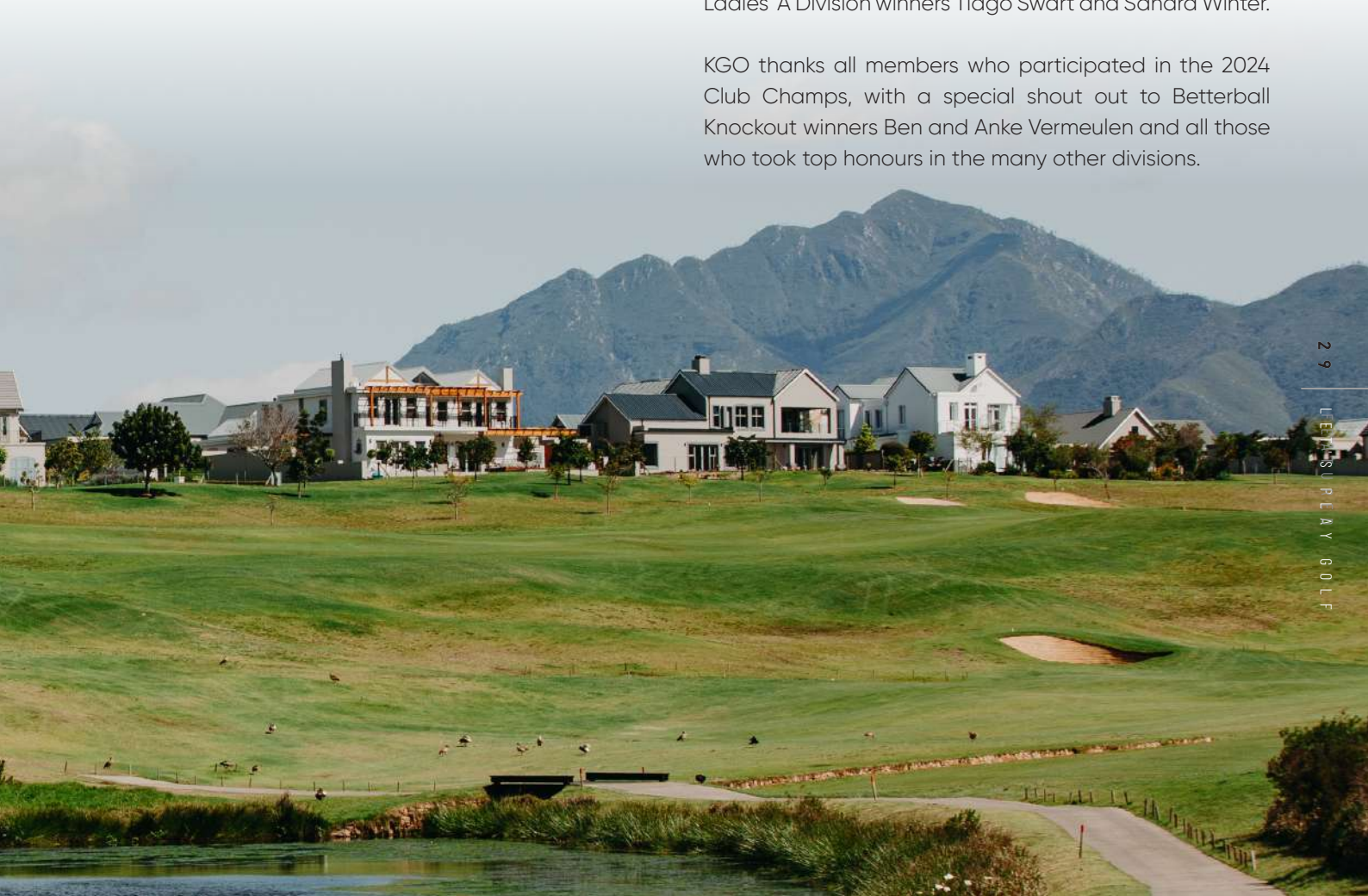


Johan Breytenbach is the new Men's Club Captain.

Congrats to the 2024 Kingswood Club Champs!

After two days of fierce competition on the course during the last weekend of October, two new Club Champions were crowned. Massive congratulations to Men's and Ladies' A Division winners Tiago Swart and Sandra Winter.

KGO thanks all members who participated in the 2024 Club Champs, with a special shout out to Betterball Knockout winners Ben and Anke Vermeulen and all those who took top honours in the many other divisions.





Ladies' Christmas winners

Another standout event on the course was the Member Guest Day on 16 November, themed 'Around the World in 18 Holes'. The photos on these pages tell the story, but suffice it to say that the festive reception and refreshments laid on by each new 'country' on the tees made for a thoroughly enjoyable event. Entertainment by Blackie Swart and a spitbraai complemented the generous goody bags and lasting memories gained by all players on the day.

Ladies' Christmas cheer

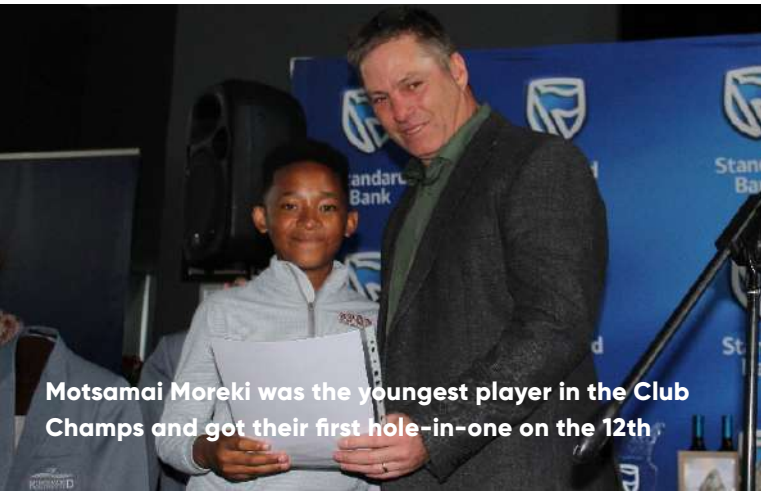
The festive season arrived early at Kingswood when its ladies' team hosted a Christmas competition on Thursday morning 21 November. Prizewinners in the mystery partner combined Stableford competition were as follows:

- * Fiona and Aletta took first place with 72 points – and Aletta also won the straightest drive on the 7th hole;
- * Miemie and Monique were the runners-up with 67 points;
- * Placed third with 66 points were Christa and Sandra.

The team at KGO reports that the weather played ball, the ladies looked wonderful, and excellent food was enjoyed by all. By the spin of a coin, it was decided that the best-dressed ladies were Melissa and Ilze – merry early Christmas!



Ladies' Club Champ Sandra Winter



Motsamai Moreki was the youngest player in the Club Champs and got their first hole-in-one on the 12th

Important note to all golfers

A new Kingswood Golf Club will take effect from 1 September 2025.

Please note:

- The contract of the current golf operator (KGO) will conclude on 31 August 2025.
- Any presold rounds or membership packages acquired from KGO must to be used before the end of August 2025 as there will be no rollover to the new golf club.



- Please register with the new Kingswood Golf Club at golfbookings@kingswood.co.za or on 0861 727 170.



Men's Club Champ Tiago Swart

The new club will be managed and operated by Kingswood HOA Properties (Pty) Ltd – an entity wholly owned by the Kingswood Golf Estate Homeowners Association.

LOCAL IN Iekka



The proud Watsons history of producing good meat products goes back nearly a century

Walking into the world of Kobus Watson – long-time Kingswood resident and fourth-generation commander-in-chief at Watsons Meat – gives a glimpse of local history and a taste of what it takes to attain commercial longevity.

The first impression you get when entering the understated office block where Kobus Watson wields the sceptre is the quiet order of things. Two friendly ladies greet from their respective workstations and point you to the top storey, where the desk in Kobus's spacious office is stacked with work files and personal memorabilia.

This local business leader looks much more farmer than office executive. During our chat it becomes clear that he'd rather be in the bush or among his 'pet herd' of cattle than spending time ogling a computer screen. But when you're in charge of a business as large as Watsons Meat today, it's impossible to shirk admin obligations.

Masters of hand-reared meat

The Watson name has been synonymous with the Southern Cape meat industry since 1915. Superior quality products and exceptional service are the

foundations that ultimately ensure the longevity of this business and brand name.

Watsons Meat consists of pig farms and production units in George and Mossel Bay, a meat processing factory and cold storage facility, plus two retail outlets in George CBD – the Cradock Street hub and a shop in York Street. A 140-strong team includes everyone from butchers to marketers, as well as drivers behind the wheel of 12 trucks and bakkies that comprise its distribution fleet.

'Retail has not really been our focus, but rather a necessary part of the business,' says Kobus, adding that from as far back as 1988, his mainstay has been processing and supply. 'We've found our niche in the production of pork products, with 95% of the meat sold coming from pigs reared at our farms.'

'This model of vertical integration gives us a significant competitive advantage. With no middleman involved, we can sell all products at a reasonable price. So we don't have a huge gap between retail and wholesale – it's quite similar to the concept of a factory shop.' Enabling this offering is the fact that they slaughter 300 pigs weekly.

Kobus explains that 90% of shops supplied by Watsons Meat are based in Southern and Eastern Cape towns, the Little and Great Karoo, Langkloof and Tsitsikamma, including Heidelberg, Graaff-Reinet, Beaufort West and Gqeberha. Products for distribution include everything from ham and other cold cuts to smoked sausages and more.

But the biggest benefit sprouting from Watsons Meat's modus operandi is bio-security, says Kobus. 'With the vast majority of our products coming directly from the farm, we never have to worry about diseases such as African swine fever or associated ailments. Pork has had a bad rap since Biblical times, but we've spent many decades trying to reverse that perception in both the local and national market.'

Pushing 100 years of plying the trade

Sticking to the 'days of yore' theme, it's necessary to revisit the roots of Watsons Meat – and these can be traced back to Kobus's Scottish ancestors. The Watson clan of the old country had a tradition of cattle farming, so when his great-great-grandparents set off to South





Kobie and Kobus Watson

Africa on a passenger ship from Aberdeen, that big love travelled along.

A fourth-generation meat fundi, Kobus recounts how his great-grandfather was the first official butcher in George who plied his trade from a shop, rather than selling from under the shade of a tree! The Cradock Street shop was opened in 1915 – in the same spot where Watsons Meat is located today.

In those early days the emphasis was on retail and meat was bought in before being processed and sold. The farms, buildings and other properties now forming

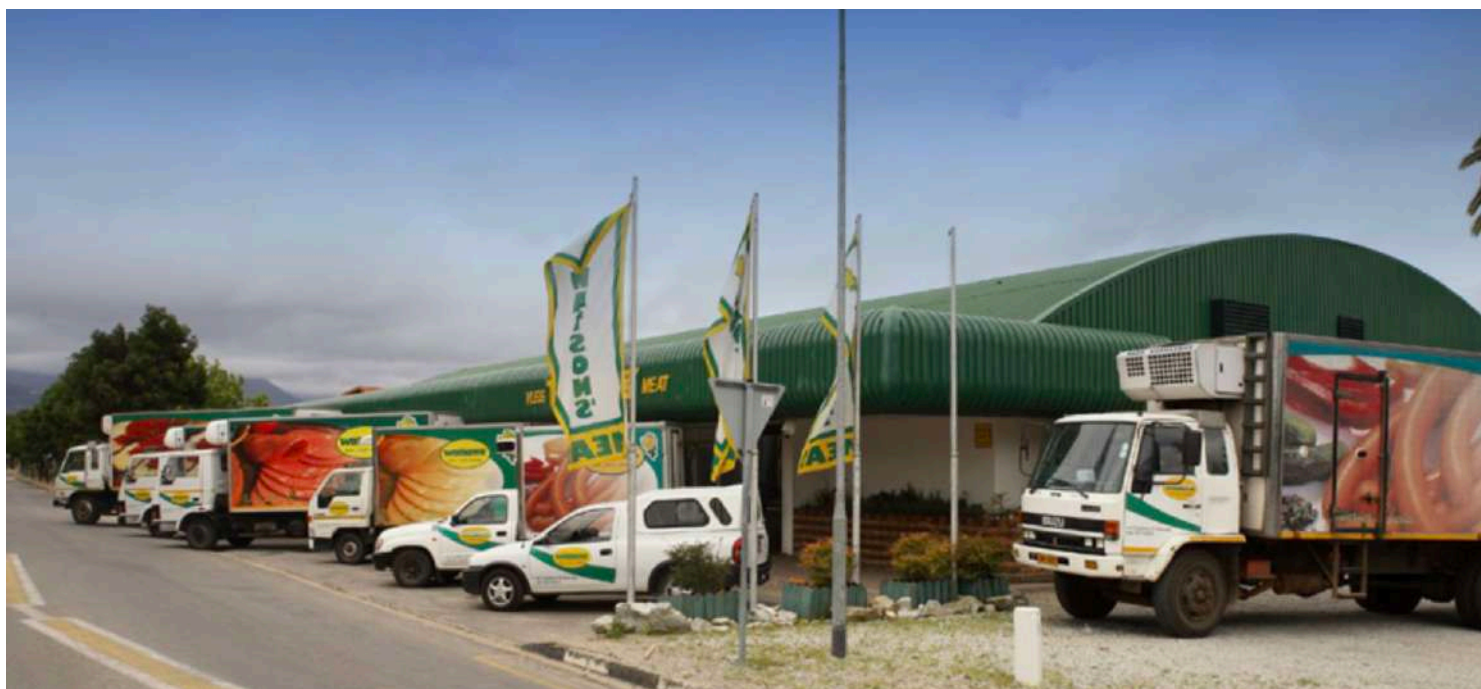
part of the Watson empire were acquired subsequently and today include various companies and shareholders.

Tastefully displayed cuttings from ancient newspapers adorn the Cradock Street office corridors, and it's mesmerising to read about the accolades gained and excellent reputation enjoyed by the late great JJ Watson. An article dated June 1955 lauds the business on its 25th anniversary, with photos comparing the shop sites of 1930 and 1955.

It tells the story of how Edmund Charles Watson swapped his civil service job to explore the local meat trade shortly after the birth of young Jacobus Johannes on 8 November 1910. 'JJ left school aged 16 to 'spend his time among pigs, sheep and the oxen due for slaughter'.

Once JJ started running the shop, he would cycle from the family home in Porter Street and back four times a day, investing in meat scales rather than a car. One of the sections in the four-page broadsheet spread is dedicated to the role of 'Mrs Watson in the retail store'. And that's another facet of the business that's stood the test of time.





Team Kobus & Kobie traverse the continent

Kobus married Kobie in 1992 and, soon after, the new Mrs Watson got involved in the business. Having evolved by the end of the last century to include much more than a shop and factory, Kobie managed the Watson properties – by then a significant part of the business, as acquired by Kobus's forebears over the years.

'But now, some decades down the line, it's not really a family business any longer,' he says. After many years of hard grind and long hours, the Watsons are taking it a little bit easier. And when they're not in the saddle, the couple share a sense of African adventure. Apart from annual trips to foreign shores, to Kruger Park or the West Coast, a standout experience was their trek north from Cape Agulhas in 2013.

'We set aside three months to travel from the continent's southernmost tip with a plan to reach Cairo, inspired by South African author Johan Badenhorst and his Voetspore series.' Accompanied by two other couples and their sons, the trip was a most memorable expedition – despite the fact that their route was altered by civil war in Egypt.

'We had to turn around at the Sudan border, but that didn't take anything away from the overall experience. Of the thousands of kilometres travelled, only 400km

was on the same track. When I parked the bakkie back at our Kingswood home, there was exactly 25,000km on the clock!'

No place like home

The Watsons bought their first property at Kingswood 18 years ago and have never considered living elsewhere. It's an easy dash to their Herolds Bay beach house and a safe haven for Kobie when her husband goes hunting at Kruidfontein. After so many years of calling Kingswood home, the Watsons have a close circle of friends and golfing partners for Kobie's sporadic forays onto the course.

'I was never a serious golfer,' says Kobus, 'but mostly served as entertainment along the way. When my back started bugging me I gave it up for good – and no, I don't go on hikes around the estate. Why would you walk if you can get around in a golf cart?!'

The couple likes cooking at home but when they do venture out, The Fat Fish is a firm favourite. And when he's not at work, then the favourite pastime of this friendly local meat mogul is spending time with his 300-strong herd of French Limousin-breed cattle and commercial cows. Who needs house pets anyway?

 Esther de Villiers

KINGSWOOD wildlife

There's an all-black springbok that's making waves on the KGE course



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The unique black springbok suckling on his mom.
Photo: Alexander Stamrood

The birth of a rare black springbok in the early hours of 4 October warranted reams of page space in the local and national press – but remember that he’s not the only noteworthy member of the estate’s vast crew of wild and wonderful creatures.

When a wide-awake resident noticed a new baby buck finding its feet among the Kingswood herd in October, marketing and communications manager Charleen van Wyk at the HOA office was immediately informed of the happy news. Not only was it a joyous spring birthday among the resident herd, but this bokkie came out black – a fact that caught the attention of media houses across the land.

Apart from being announced on national radio stations such as RSG in the days to follow, some reports in the weeks thereafter included that of Kristy Kolberg in *George Herald*. Her story mentions that black springboks are ‘exceptionally uncommon’ and result from a rare genetic variation.

‘While exact numbers are unknown, they are significantly scarcer than their common counterparts. On Friday 4 October, the golf estate welcomed its “one in a million” – a black springbok calf that was born during the night.’

On Sunday the 6th, Kingswood shared a Facebook post about the birth of the black bokkie, and within minutes, responses brimming with good old South African humour started pouring in. Some of these included:



- ‘Dis nie ‘n Springbok nie, dis ‘n All Black!’
- ‘That mama has some explaining to do!’
- ‘All Black wat ‘n Bok wil wees.’
- ‘Hulle weet nie wat ons weet nie ...’
- ‘Now you gonna confuse the Springbok supporters. An all-black springbok?’

Providing further background was George-based veteran journo Jackie Kruger, who wrote on the Network24 platform: ‘It’s the first time ever that a black calf has been born here; the colour is attributed to a combination of recessive genes that result in a greater amount of dark pigmentation.’



'Springboks have been present on the estate for the past seven years. Dan de Wet, Facilities and Compliance Manager of Kingswood Homeowners Association, looks after the springboks and other animals on the golf estate in collaboration with a vet from George Animal Hospital.'

The vet in question, Dr Christiaan Blignault, has been instrumental in guiding wildlife management at Kingswood over the past few years, and during the last week in November ensured that the black springbok baby remained fighting fit by administering a general booster and deworming meds.

'The colour of the skin is all black except for the white facial stripe running up the front of the nose. The skin fold on the back is usually closed, but when the animal becomes excited it thrusts it open, fanning a length of stiff black hair. Both sexes have horns.'

Too many horns spoil the herd

Kingswood is home to what's generally known as a 'bachelor herd' – a term that usually refers to a group of juvenile male animals that are still sexually immature, or harem-forming animals that have been thrown out of their parent groups but have not yet formed a new family group.



Finally, to quote digital journalist Se-Anne Rall: 'The Western Cape golf estate boasts a large herd of springbok, often spotted along the property. It is unknown exactly how many black springboks are prancing about in the country due to how rare the genetic variation is.'

In her article, Se-Anne explains that a black springbok is not a subspecies, and goes on to quote experts at Winter Hoek Safaris, who explained that black springboks were developed by selective breeding, and gave a nutshell guide on this rare specimen's features.





This state of affairs has not been kind to the special baby bokkie at all times, as some of these horny bachelors have been bullying the young ram, necessitating human intervention. But even before his early October arrival, the folk in charge of Kingswood's animals intervened.

Chairman of KGE's subcommittee on wildlife management, Pietman van Heerden, explains: 'We got rid of 11 rams recently, because they started fighting to determine their ranking in the herd. Some months into the new year, we will bring in two new rams to get fresh blood in the herd.'

The rams in question are Damaras – a normal springbok, albeit a bit bigger and more in demand for breeding purposes. 'In future, when we have to reduce the numbers of the herd again, we will be able to sell them off at a decent price,' explains Pietman.

On settled herds and other animals

Daniel de Wet, at the helm of Kingswood community services, concurs. 'Vet Christiaan Blignault has suggested that we wait until the middle of next year to allow the herd to settle. In the meantime, residents can enjoy the sight of our famous free-roaming springboks and the herd's newest addition.'

Dan adds that there is an increased presence of small game such as bushbuck on the property, resulting from the vast Mediclinic property development cutting off some corridors on the KGE boundary.

'This creates added opportunities to view the wildlife that calls Kingswood home. Apart from the added number of bushbuck, residents have been spotting clawless otters and water mongoose in the vicinity of the estate's many waterways.'

Porcupine have made their presence felt, sometimes to the detriment of residents' gardens – but there's no arguing that witnessing these spiky rodents in most cases brings joy to the beholder. Primarily nocturnal, they feed at night and doze during the day, but it's not unheard of to see them rummaging around while the sun's up.

And if you're really quiet and really, really lucky, you may just spot a caracal, sightings of which have been reported at Kingswood sporadically over the years. Call Dan on 086 172 7170 if you've been privy to any unique wildlife sightings, and in case of animals in distress.

Flashing back to the first arrivals

When comparing notes about the exact date when the first springboks were introduced to Kingswood, resident Christine Maree dug up these lovely images. She wrote: 'My youngest son, Eduan Maree, shared these images of the exact day the springboks were offloaded at Kingswood. The date on hubby Etienne's Facebook page was 12 August 2017. It was such a memorable day for our family and especially our sons, who were involved in the process.'

On the day, Etienne predicted that the herd would definitely produce a black springbok, and possibly even a copper split springbok in the future!



Photo of Eduan Maree taken 12 August 2017 by Etienne Maree



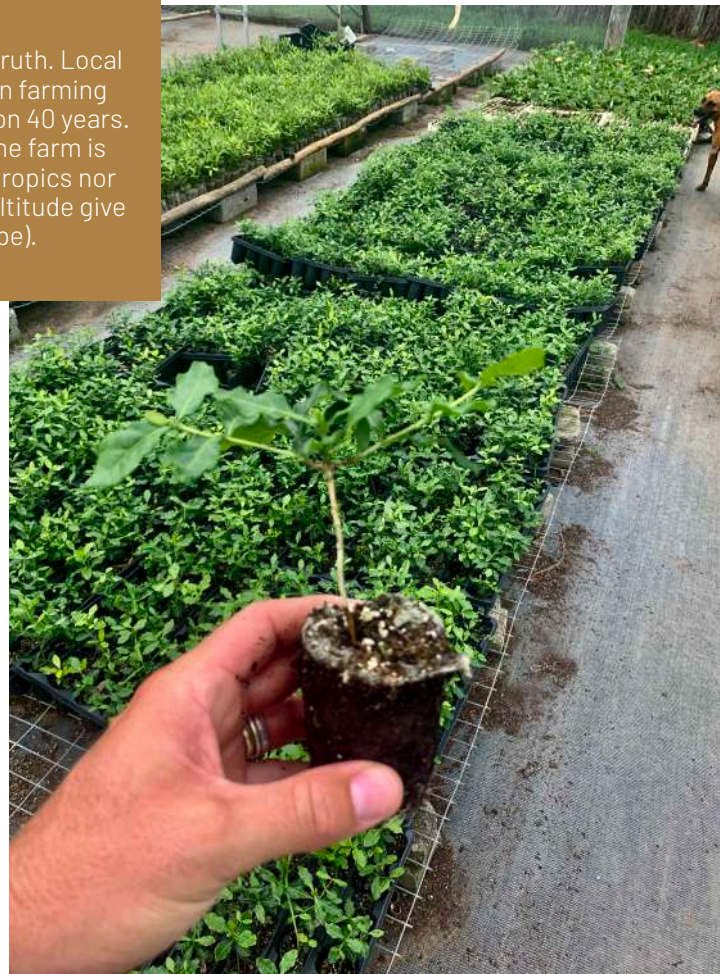
WAKE UP AND SMELL THE COFFEE

Everybody knows that coffee grows in a specific 'coffee belt' between the tropics, and that good coffee grows at that latitude at high altitude.

Well, sometimes what everybody knows is not necessarily the whole truth. Local coffee farmer Dylan Cumming thinks differently. His family have been farming coffee on their farm, Beaver Creek on the KZN South Coast, for close on 40 years. And here's the interesting bit. They grow great coffee even though the farm is only 200 metres above sea level, and it's at 31°S, so it's neither in the tropics nor at altitude. But you can balance them out – higher latitude and lower altitude give you the perfect laltitude (and if that's not a word yet, it should be).

And sometimes there are true things that very few people know. For example, consumers know that coffee prices are constantly increasing, so they assume coffee farmers worldwide are getting paid more. Sadly, that's not true. The journey a coffee bean takes from tree to consumer is one fraught with financial and administrative obstacles, and price increases are greater the further you get up the supply chain, which means the coffee farmer is paid a tiny percentage of what you as a consumer end up paying for your beans at the supermarket or your local roaster. So you'd think planting coffee is probably not a good business proposition, but that's defeatist. Yes, the market is not fair to the farmer in general, but that can change, and it is changing.

For the past few years Dylan has been spreading the word about coffee, persuading South African farmers and landowners that it's a viable crop – even in very small



quantities. Ten years ago, there were fewer than 10 coffee farms in South Africa, and now there are more than 50. Some are reasonably sized, and some are tiny. None is at altitude, and most are in KwaZulu-Natal or Mpumalanga, with a few in the Eastern Cape and Limpopo. And guess what? Two of those coffee farms in KZN are on residential estates – Fairview Estates and Elaleni Coastal Forest Estate.

Fairview Estates just outside Ballito is a community of like-minded people who live on smallholdings of at least two hectares and up to 40 hectares. Almost all of them grow at least a few veggies, but most also grow other crops – mainly macadamia nuts, litchis, papaya – and keep bees for honey. But one resident, Charli Denison, has planted 1,000 *Coffea racemosa* trees, and is about to plant 10,000 *Coffea arabica* trees. We all know and love Arabica coffee because it is by far the tastiest of the two most widely grown varieties. But not many people know about *C. racemosa*. 'It's indigenous to northern KZN and Mozambique,' says Charli, 'so it grows really well and is naturally pest-resistant, and drought tolerant.' It's very different to *C. arabica*, with a totally unique flavour profile that you either love or hate, but it is rapidly gaining a worldwide following and becoming a bit of a cult coffee.

There are a few hundred trees on Elaleni too, as part of the public landscaping – mostly *C. arabica*, but also some *C. racemosa*. Now this may seem like just a nice idea in the case of Elaleni, because coffee trees are as pretty as any others to plant, and you could be forgiven for thinking that Charli is being a tad over-optimistic planting 10,000 coffee trees, but – and here's where it gets really exciting – the whole South African coffee supply chain is in the process of being disrupted. In a good way.

Even the most avid climate change denialists are starting to rethink their stance, and the traditional coffee-growing areas are and will be experiencing more and more severe drought.

There are about 130 species of coffee but only Arabica and Robusta are so far being produced in serious commercial quantities, so the worldwide coffee industry is dependent on only two species. And Arabica is quite susceptible to disease, climate change and other stress, so the supply chain might become

constrained and could even break down completely. It's not unreasonable to say that life as we know it would be over if there were no coffee. This is why forward-thinking people in the industry are looking for alternative coffee species. And, so far, *C. racemosa* is one of the front-runners.

If you're keen on planting some coffee on your estate (or even in your garden), contact Dylan. He's mapped out the areas in which coffee will grow well – and it adds up to a whopping 750,000 hectares. He will help with getting your soil tested, and help you decide which cultivars (not species, cultivars) will grow best on your estate. You don't need a huge amount of space. Even 1,000 trees, which you can grow on a quarter of a hectare, are enough for a small but commercially viable crop. It will take three years from planting to harvesting your first crop.



But it doesn't end there. While Dylan can be considered a passionate coffee evangelist, he is also practical and realises there is no point in persuading people to grow coffee if there is no market. So that's the other side of the project – creating and sustaining a market. Starting small, Vida e Caffè is serving a 100% South African blend called the RedBerry Blend. I had some the other day and it is yummmmmmmmm. So, if you're still in doubt, head to your nearest Vida and try it. And give Dylan a shout – this is your chance to get on board this exciting industry close to the beginning.

And, of course, you don't have to buy into the collective. Just as with wine, you can choose to sell to the co-op or you can produce your own estate coffee.

ESTATE LIVING



ABOUT ESTATE LIVING

Estate Living is the go-to resource for residential community living, providing trusted information and value for all stakeholders. Our network channels engage investors, developers, businesses, residents, and management within all types of community schemes.

WEBSITE

With a monthly reach of 100,000, our website serves as a comprehensive resource for Estate Living information, catering to diverse audiences including investors, estates, developers, management, suppliers, and homeowners

DIGITAL COMMUNICATION

Our social media platforms extend our reach to 2 million users annually, while our email newsletters reach 60,000 subscribers and approx. 160'000 via our partnerships.

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