



“MY SHOT” (Prince’s Grant Newsletter)

August 2007

Dear Homeowners

1) Security

It is with regret and a fair amount of anxiety that I have to report that our security problem of late has not been entirely resolved. Since informing homeowners of the incidents that took place on the night of the 17th August 2007, we implemented various measures to avoid a recurrence. All our staff and the gardening personnel were issued with ID tags to be worn on the estate. An extensive investigation including some polygraph tests on a number of workers on the estate, resulted in a further two staff members of our gardening service being dismissed. Unfortunately the above measures proved insufficient and we had another two cases of theft on the evening of 3rd September 2007. Once again there was no sign of forced entry and the perpetrators appeared to gain access through doors that were not locked whilst they were aware that the houses were occupied.

Additional measures that we will introduce from 04 September 2007 includes:

- Four extra guards at night shift, placed at strategic areas
- A portable electronic beam alarm to be used at certain areas
- A comprehensive access gate control system monitoring the entrance and exit of all contract workers on the estate.

Unfortunately we will have to apprehend the perpetrators before things will “return to normal”. We again request all homeowners to, during this time of uncertainty and until the perpetrators are apprehended, lock their doors when leaving their homes or going to bed.

We will continue to keep homeowners informed as the investigation progresses and hope to find a speedy resolution to this problem.

2) Golf Course

As if the problems with security are not enough, our greenkeeper Garth Munro has accepted the position as green superintendent at the Sahara Golf Country

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Club in Kuwait, Middle East. Garth made a very positive contribution to our magnificent golf course and his expertise will be missed. The opportunity offered to him however is too good to let go by and we wish him the very best for his future endeavours. The Board and his colleagues will say goodbye to him at an appropriate occasion.

We are fortunate to have some long standing members in Allan Dalzell and Albert Biyela who will stand in while we are searching for a replacement. Gary Barker, our long standing golf course consultant, indicated his willingness to spend one day per week at Prince's Grant to ensure things are kept to their normal high standards.

3) **AGM**

So much for the bad news. The Board spent, over the last year, a considerable amount of time in looking forward. The 2007 AGM that will be held on Sunday, 23 September 2007 (hope you have received your notice) will be significant for the future of the estate. Homeowners are required to consider a variety of resolutions that the Board feel imperative for a successful estate in future years. The reason we have had to focus our minds on the years lying ahead becomes clear if one considers that Prince's Grant took 12 years to develop it's first 200 hundred houses. Should the current pace of construction continue, the next 200 houses and therefore the remainder of the estate will be completed in less than 5 years from now. The above reality, coupled with some very significant developments that will materialise on our doorstep ensure that what we are currently enjoying as Prince's Grant will within 5 years be a very different proposition.

For this reason the Board, and I must acknowledge the leading role played by Don Schoeman in this regard commenced with a five year plan to identify the issues that will have a major impact on the quality of life that homeowners and visitors will enjoy.

These issues include:

- **Security:** The entrance gate and perimeter fence is a priority that must receive attention. The precarious situation of our fence line as well as the chaotic condition of entering Prince's Grant, particularly contract workers and service providers, has to be resolved if we wish to continue our peace of mind on the estate.
- **Amenities:** It's clear the amenities at Prince's Grant will have to increase significantly. In this regard the Board is proposing a beach facility that will give access for most homeowners to our beach in pleasant surroundings. We will also provide further amenities along the various roads through the estate to take off the pressure from the existing amenities.
- **Staff Housing:** It is imperative that the housing problem experienced when attracting senior staff be resolved.
- **Members Bar and Club House:** This is a long term project which will only be looked at if the current facilities become oversubscribed in busy periods.

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It is not proposed that this will be run separately from the lodge but merely be an annex or an additional facility that will compliment the facilities we currently enjoy.

- **Municipal Water & Sewerage:** Finally the Estate will have to look at municipal potable water and a sewerage reticulation system as developments increase around Prince's Grant.
- **Offices:** In addition to the above, we did not include an approved office facility for the Homeowners' Association although the Board is currently considering such a facility, we have not yet reached a stage where a formal proposal in this regard is possible.

Many homeowners may think that the above is self-explanatory and do not require a significant amount of time to discuss. The problem however will be the funding of these important projects. The Board is therefore presenting to homeowners, at the AGM, various funding options that can be considered.

For it to be a successful AGM, it is important that as many homeowners as possible participate in the discussion and decisions. Historically only 25- 35 % of homeowners participate and ultimately decide on issues before the AGM. We know that not all homeowners can attend the AGM and therefore are appealing to those that will not be able to attend to please make use of their proxy votes to ensure their voices will be heard in these important deliberations.

All homeowners who will not be able to attend the AGM on the 23 September 2007 are therefore encouraged to contact the Homeowners' Association Offices to ensure that their votes be recorded through proxies.

4) **Website**

Homeowners will note that after some delay we are in the process of loading a database for the controlled information part of the website. The information that will be displayed on this web page will be for homeowners only and not for the general public to peruse. This will include issues such as budgets, minutes of meetings and other confidential information that are of interest to all homeowners. The process of loading the database is an onerous task and as soon as this is completed, which we anticipate to be by the 10 September 2007, all homeowners are encouraged to log on to this part of the website and peruse the information available. We will include in this area also all the resolutions and motions for the annual general meeting.

In conclusion, although some of the above is not the news that one would hope to send out to homeowners, please be assured of our best efforts to resolve the security problem.

We hope to see all homeowners at the AGM and please do not hesitate to contact me or Vani should you have any queries.

Regards
Chris

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