



“MY SHOT” (Prince’s Grant Newsletter)

July 2007

Dear Homeowners

The July holidays have come and gone and it was great to experience the extra “vibe” on the estate. The excitement of “the Open” at Carnoustie could not have been script better. Adilson would feel disappointed, but we know he will have another opportunity. It was fantastic though to have a personal interest in the Open, well done to him!

July and August is generally some of our quieter months on the estate as most of our staff take their annual leave during this period. For both, the Golf Course as well as our estate employees and the gardeners, the summer months are just too busy to take leave and we “cram” all leave in during the winter months. Talking about winter months, Prince’s Grant is particularly dry at the moment and we can certainly do with a bit of rain.

The general feedback on the estate is as follows:

1) Finances

Our finances during June continued to improve. Of particular interest is the improvement in income. I’ve mentioned previously that it was a priority for us to ensure homeowners pay their levies on the due date. I’m very pleased to report that for the month of June a further improvement has been shown and the amount owed in levies for more than 90 days was a mere R1,686-00 possibly the lowest in the history of Prince’s Grant. We thank every homeowner for their diligence in this regard and from our side provide a firm undertaking to ensure financial discipline in all our activities.

2) Golf

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The Club Championships was played on the weekend of the 7th & 8th July 2007. This was the best turnout for a Prince's Grant Club Championship yet with 103 participants in the various divisions. It was a fantastic event and well done to Brendon and his team ably guided by Ivan Swaffield, our Golf Captain and the Golf Committee.

A heartfelt congratulations to everyone who made this such a memorable event.

Other news on the Golf front is that the custodians' committee has met. These revered gentlemen, who are responsible to ensure the integrity of the Golf Course is maintained, met infrequently but have some very important input in terms of our Golf Course. Some minor changes that were proposed by the custodians and that can therefore be expected by members during the next year include:

1. Slightly longer "rough" in particular behind the 11th and 14th greens
2. A more standardised approach to pathways, steps and bridges
3. An improvement in the 13th hole without "pulling the monster's teeth"
4. More trees and shrubs around the 15th green

To ensure the longer "rough" it will be necessary for the golf course staff not to cut the rough for a period of 6 weeks – 2 months. Members may experience an "un- kept" look during this time but please bear with us until this matter is resolved.

3) Estate

The Estate staff continues with the current major project being the Golf Cart parking on the Eastern and Southern sides of the Lodge.

Apart from the maintenance there are currently 35 sites on the Estate and for the last year this number oscillated between 31 and 35 as houses are completed and new ones are started. The building sites at Prince's Grant will remain an ongoing task that requires a large amount of attention and detailed input.

A large part of this work is done by our building committee who carry the responsibility to ensure Prince's Grant remain true to the code which homeowners bought into. The worth of the building committee is often questioned and the effectiveness of the committee discussed. Although we may all have different opinions on matters such as these, we cannot all have our own facts and I am glad to share these facts with you. From 1 July 2006 to 30 June 2007 87% of all plans submitted were approved within the prescribed period of 3 submissions. Two thirds of the plans were in fact approved within 2 submissions. Only 13% of plans did not make it through within the expected 3 submission period and only 3 of these 5 were not approved at all.

The lessons from the above statistics are:

1. Ensure you select an architect that is fully familiar with the Prince's Grant Building Code and;

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2. Despite some personal attacks on the committee they owe it to everyone at Prince's Grant to ensure the integrity of the building code is preserved. They are therefore unable to compromise on individual projects.

I hope the above statistics convince homeowners that in 85% of submissions, building at Prince's Grant is not unreasonably cumbersome. No doubt, there is more "red tape" and rules than should one develop a property in Stanger, but those are for the protection of all.

4) Golf Cart Licensing

The licensing of golf carts is progressing very nicely. Those that have not yet renewed their licences, please do so when next on the Estate. During working hours the licences are available at the Homeowners' Association Offices and during weekends homeowners can get these licenses at the Pro Shop.

Finally I wish to remind homeowners of the forthcoming AGM to be held on the 23rd September 2007. You will find herewith a notice inviting homeowners to submit any motion which they consider to be in the interest of Prince's Grant. Such motion has to be in writing and must state the motion, the reason for it and what the effect such motion is expected to have on the Prince's Grant Homeowners.

Those homeowners that will not be in a position to attend the AGM may appoint a proxy to participate in their absence. Please contact Vani, Natasha, or Mary of our offices for further information about proxy forms.

Please visit our website on www.princesgrant.co.za for up to date news, information or notices.

Chris

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