



## ***“MY SHOT” (Prince’s Grant Newsletter)***

### **October 2007**

Dear Homeowners

After our successful AGM at the end of September, and in particular, the excitement in the office leading up to the AGM, things have quietened down here at Prince’s Grant. No doubt, it is “the lull before the storm” as we are gearing up for the December holidays.

Before discussing all our plans for the holidays, here is some general information on the affairs of the estate.

### **Finance**

Our finances continue to be in excellent form despite a rather disappointing month in respect of golf revenue. The cause for the drop in golf rounds is a point of debate with, the rugby world cup, the weather, and the general economic situation in the country being offered as reasons for lesser people playing golf. Whatever the cause, it has certainly affected all the courses in KwaZulu- Natal and it appears, even the rest of South Africa. In comparison to our immediate neighbours, it seems as if Prince’s Grant has come off lightly thus far.

Fortunately, our overall performance in respect of finances is significantly better than budget with a year to date surplus over budget of just more than R650 000, some 101% better than the same time last year.

### **Projects**

Our stronger than projected financial position presents us with the opportunity to fund all our capital projects internally, avoiding costly interest payments.

I am pleased to inform homeowners that the new cart path bridge along the 7<sup>th</sup> green has finally been completed. Inclement weather has kept Roy and his team busy for a couple more weeks than planned. The result and, in particular, the fact that we could do this project in-house at a cost of less than 50% of our lowest quotation, is just fantastic.

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The revamp of the Pro Shop is another project that is nearing completion and we hope that all homeowners will be pleased with the new "high quality" look in the Pro Shop. The remaining projects which we hope to complete before the December holidays are the second phase of the cart path parking in front of the Lodge and the new swimming pool on Blink Bonnie Lane.

## **Lot 215**

Lot 215 at Prince's Grant is a significant piece of land situated between the 18<sup>th</sup> fairway and the swimming pool/ squash court area. This lot, in terms of the Prince's Grant Town Planning Scheme, is referred to as the "**village centre**", and currently carries inter alia, the right to develop 25 residential units as well as a variety of commercial and recreational uses. After months of deliberation with the owners of Lot 215, the Prince's Grant Building Committee approved their concept layout, a downloadable copy of which you can view on our news page on the Prince's Grant website. The Building Committee is particularly excited about the continued use of a portion of this land as a village centre and, in particular, the notion of the development of a community "piazza". The developer is currently applying for an amendment to the Town Planning Scheme, which amendment will allow them to sub- divide lot 215 in essentially 16 free standing residential units and a single large unit which will ultimately accommodate the mixed use village centre. Homeowners who require more detailed information of the proposed scheme may contact our offices where a copy will be available.

## **Golf Course**

We have said goodbye to Garth Munro at the AGM, and feedback from Kuwait is that Garth has settled in nicely at the Sahara Golf and Country Club. Although we have advertised Garth's position, we have not yet found a suitable replacement for him and Allan Dalzell, who is doing a fantastic job thus far, will continue as greenkeeper for the foreseeable future.

## **December holidays**

It is that time of the year again and the excitement for the 2007 December holidays can be felt at our offices, the golf course and the Lodge. Prince's Grant has grown significantly over the last 12 months with some 27 new houses being completed since December 2006. This, of course, means an extra 120 to 170 people on the estate during December 2007. To ensure we all continue to have a world class holiday, we appeal to all homeowners and their guests to observe and abide by the rules of the estate. The following new matters must please be taken notice off:

- 1) Please ensure all golf carts have the new Prince's Grant registration number displayed. From the 1 December 2007, our security will not allow any use of a golf cart which does not have their individual Prince's Grant registration number displayed.
- 2) Everyone over the age of 13 who does not have a valid driver's license must get a Prince's Grant drivers permit before such person drives a golf cart on the estate. This rule will be very strictly enforced and to avoid any unpleasantness during your holiday, please ensure that all children over the age of 13 make an

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appointment with our golf director to complete both the theory and practical tests for a golf cart driver's permit.

Additional arrangements to make your stay more pleasant will include a small convenience store with limited stock items such as "charcoal", "blitz", etc. that will be operational next to the Pro Shop. The Prince's Grant coffee shop will again be operational in the Jeremy Stubbs Conference Centre and the Lodge plans to have outlets for confectioneries and beverages at both the main swimming pool and the beach.

## **Website**

We will place on our website more information on the December 2007 program as well as the additional facilities that will be available to homeowners and their guests. While I am discussing the website, I am pleased to inform homeowners that the confidential section of the website should be complete by the 9<sup>th</sup> November 2007. Homeowners who are interested in this new addition to our website must please contact Natasha for further details.

In conclusion, it is our experience that the difference between a relaxed family estate, where families can interact in a free and safe environment without the restrictions of overbearing rules, and regulations, and a place where anarchy reigns. We will require co- operation from every homeowner and their guests to make sure Prince's Grant remains true to it's slogan "**The way life should be lived**" during the busy December period.

Regards  
Chris

**PS.** I am extremely fortunate to be able to visit Scotland for the first 2 weeks in November. It will be an excursion which I've dreamt of for many years. Should homeowners require any assistance in my absence, please do not hesitate to contact our Director of Golf, Brendon Main and/ or our Estate Manager, Vani Moodley.

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