



Photo supplied by: Jacques Gautley

NOTICE 44/20

23 October 2020

Dear Home Owners,

2020 ANNUAL GENERAL MEETING

We wish to advise that the 2020 AGM will be a Virtual meeting and is scheduled for 4 December 2020 at 15:00. A link and procedure will be forwarded at a later date. All documents for the AGM will be distributed on Friday 13 November 2020, by email.

The HO Director nomination forms were distributed on Friday 16th October 2020. Should you wish to nominate someone, please ensure that the nomination form is returned to Michelle Wood at acewood@mweb.co.za by Monday 10 November 2020.

If there are any home owners willing to act as an alternate to any of the HO Directors in 2021, please advise the office accordingly.

SUMMARY HOME OWNER BUDGET INFORMATION SESSION

Held via Zoom on 16 October 2020. The presentation slides were circulated beforehand and we had 22 home owners logged in for this.

Topics covered:

Financial Overview

Trade Name. The HOA has made application to the Registrar and we are monitoring the matter closely.

Budget 2021

We have had a number of meetings and Dirk has gone through the budget process with staff and the committees. We also had a meeting with members from the Business Strategy group and thereafter the ARMC did a further review of the Capex and Opex.

MOI and Legal Update

ARMC

The saving for home owners in 2020 has been put aside and will be utilised next year to have a 0% levy increase. The below risks have been worked through and many of them have already been addressed.

Interdependency HPF & HOA	<ul style="list-style-type: none">Marketing/sales/Social media plans not exploiting the value proposition of this estate comprehensivelySouth Africa enters a lengthy recessionHotel/golf course closed/deteriorates for a long period of time
Stakeholder engagement	<ul style="list-style-type: none">Ineffective Communication media/format/styleInfrequent engagement with managementLow level of community activities & supportDelink from our communities
Decrease in Income for HOA	<ul style="list-style-type: none">UtilitiesCosts impactEffectiveness of our services
Safety & Security	<ul style="list-style-type: none">Industrial/labour industrial action. Strikes/Security implicationsSocio-economic circumstancesHigh prevalence of Covid-19 infections on estate

Budget 2021

K'000	Budget 2021	Forecast 4	Deviation	%
Income	18 180	16 812	1 368	8.1
Total Expenses	17 912	16 195	-1 716	-10.6
Administration	881	849	-33	-3.8
Water, Reticulation & Sewage	1 256	1 157	-98	-8.5
Estate Maintenance	3 603	3 288	-315	-9.6
Estate Running Costs	9 473	8 779	-694	-7.9
Major Maintenance Costs	702	191	-511	-268
Legal Fees	100	129	29	22.6
Marketing	0	138	138	100
Depreciation	1 896	1 664	-232	-13.9
Nett Profit/(Loss) before Tax	269	616	-348	-56.4
Cash Flow	-232	231		

The draft Capex and Opex have been reviewed by a number of groups including the ARMC and will now be submitted to the Board.

Committees

All the committees met once since the last quarterly session and these meetings were mainly focused on 2021, preparing input on projects, expense lines and items of a capital nature. They have all been involved in the budget process and we have not had any further meetings this year.

Strategy/Business initiatives update

The Engagement Committee has been formed and a Charter drawn up. These will be recommended to the Board for approval.

A new App will soon be introduced and will we will advise once it is online and ready for download.

The alternative energy project is progressing and we will update all once more clarity is available.

We received various questions before and during the session that were answered. Some will result in further comment and investigation.

COVID-19 TRAVEL UPDATE

GOVERNMENT ISSUES A REVISED LIST OF HIGH RISK COUNTRIES

19 Oct 2020

People from high risk countries who may visit SA fall in the following categories: business travellers, holders of critical skills visas, investors and people on international mission in sports, arts, culture and science. In addition, we recognise that there are a number of regular visitors from mainly European countries that have been accustomed to long periods of visitation to our country during our summer season when it is winter in the Northern Hemisphere. Most of them own properties in the country.

We appreciate the significant economic contribution that they make through their activities in the country. To this end, we will also allow visitors, in whichever category, who are coming to stay for a three months period or more subject to Covid-19 protocols. People who need to apply must direct email requests to: Covid19BusinessTravel@dha.gov.za (link sends e-mail), supported by

- (a) a copy of passport and/or temporary residence visa;
- (b) proof of business activities to be undertaken in the Republic;
- (c) proof of travel itinerary; and
- (d) proof of address or accommodation in the Republic.

CONTRACTORS CLOSED PERIOD

We wish to advise, well in advance, that 15 December 2020 is the last day for contractors to work on the estate. Contractors will only be allowed to carry out **emergency repairs** and only with the Estate office's prior approval after this date. Normal contractor activities may resume again from 11 January 2021. Only garden/pool maintenance and house cleaning services will be allowed during the above period.

2ND BEST TO ARABELLA? - SWALLOWS PLEASE TRY TO KEEP SPIRITS HIGH

Few words from Brian and Diana Davies

As you know we are always heartened when we receive photos from Arabella - in our opinion its scenery & nature are second to none We should be in SA now except for the problems in the UK at the moment - we understand why SA is still restricting international tourism & we are so pleased that the situation in SA has improved to Level 1. Despite the problems in UK we still have itchy feet but they have to remain in UK for now.

In early August we were in Scotland at Turnberry, Machrihanesh & The Machrie on the Isle of Islay - in good weather - very lucky (not included here but we many good photos from Scotland if you wish).

We are visiting our favourite hotel in England - Bovey Castle on the edge of Dartmoor. Even in poor weather it is good for walking & has an excellent golf course on which we played a few holes - but cold even in early Oct Social distancing possible in remote location with low occupancy for now- re photos - Diana in frame on our balcony & the treacherous par 3 3rd hole green from the balcony - not quite the view from 5th floor of Arabella hotel but a fine 2nd best - as good we can for now.

So message to All Swallows - we know how lucky we all are so please remain positive - hopefully we can all be allowed into SA & back to Arabella soon - keep safe & well. To all in SA we wish we were there - Arabella is our home - our thoughts are in SA every day.

Very best wishes Brian & Diana Davies



SNAKES

As we heading for the warmer summer months once again, snakes are coming out of hibernation and we can therefore expect an increase in activity. The peak season for snakes runs from September to November as this is the breeding season when snakes tend to be quite active, going around in search of mates. Snakes are still very active between December and February due to the heat. The most common snakes found on the Estate are the Cape Cobra, Puff Adder and Mole Snakes (see pictures below for easy identification)

Should you come across a snake:

1. Avoid and do not approach.
2. Contact security who will assist and endeavour to catch and relocate.
3. Should the snake be in your house or the security guard is not confident due the risk involved, kindly contact the following:
 - Klaus Kolodsky 072 904 3433
 - Mike Green 082 212 5115

Procedure to follow when and if someone is bitten by a snake:

1. Keep the patient as still and calm as possible and evacuate speedily to the nearest hospital (Stress causes blood to circulate faster, carrying the venom with it).
2. Ask someone to try to determine what kind of snake it was in order for the doctor to know what kind of serum to inject, but do not waste time. Pictures are always helpful.
3. Contact the hospital in order for them to prepare for the patient.
4. The nearest hospital equipped to treat a snake bite victim is:
Medi Clinic Hospital – Hermanus (028) 313 0168



Cape Cobra

Slender. Broad head. Smooth, dull scales, juvenile dirty yellow, speckled dark brown, has broad black band on throat. Adult colour varied: usually yellow-brown heavily flecked with dark brown, but may be plain yellow (Kalahari) or dark mahogany (Namaqualand). Hunts by day. Rears and spreads broad hood, bites readily but does not spit. **Venomous**



Puff Adder

Large, thick-bodied. Sluggish. Broad head covered in small scales. Tail very short. Body scales rough. Body yellow-brown to light brown with numerous dark, pale-edged chevrons. Belly pale with scattered blotches. Active at dusk. May give deep warning hiss. Bites readily. **Venomous.**



Mole Snake

Is a large, stout heavy snake with a small pointed head. This snake is extremely fond of Mole Rats hence the name and is probably one the reasons it has a head shaped for digging. The Mole snake comes in a variety of colours depending on the region it is from. **Not Venomous.**

SPRING 2020



Fine Living!
Dirk Uys

HOME OWNERS CORNER



**CHILD WELFARE SA:
KLEINMOND
GOLF DAY**

R 1 000 Entry Fee per group of 4 players.

When: 4 th of Desember 2020
Shot gun start @ 12:00
Where: Kleinmond Golf Course
Format: 4 Ball Alliance (2 scores to count)

TERESA ELS: 072 494 1310 MARETHA MÜLLER: 084 534 2601

HOTEL, SPA AND GOLF

Capelli Promotion:

Join us for a blow dry and receive an moisturizing sculpt treatment for free.
Available Wednesday & Thursday (Only available for home owners.)

Luanne Mcdermott
Spa Manager

t: 028 284 0000
Arabella Hotel, Golf & Spa
Arabella Country Estate
R44 Kleinmond | Hermanus | 7195

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