



Photo by Ruan Smook (STM)

HOA

Dear Homeowner

ANNUAL GENERAL MEETING REMINDERS

2023 HOA ANNUAL GENERAL MEETING

We wish to advise that the AGM will be a hybrid (online and in-person) meeting to ensure that anyone who would like to participate in the meeting will have the opportunity to do so. The venue will be the Orca Room at the hotel on 8 December 2023 at 17:00, tea/coffee and finger food will be available from 16:30, so arrive early to register and enjoy a cup of tea and a snack before the meeting. The link for the meeting will be distributed shortly.

The Meet and Greet will be held in Barnabas Bar after the AGM.

AGM PACK AND PROXY FORMS

The AGM pack was emailed on 16 November 2023, inclusive of the proxy form. If you have not received your AGM pack, please contact the estate office. Proxy forms can be dropped off at the estate office or emailed to admin@arabellaestate.co.za to be received by no later than 18h00 on Wednesday, 6 December 2023. Please refer to the proxy form for details.

RF TAGS

Please ensure that RF tags used to enter and exit the estate are permanently stuck to the windscreen. Should anyone be found to have an RF tag that does not belong to them, the tag will be removed from the person and cancelled immediately.

ARABELLA COMMUNITY INFO WHATSAPP GROUP

It has been noted that homeowners have been using the Arabella Community Info Whatsapp Group to report incidents i.e. discoloured water, snakes, etc. Please report these incidents to the HOA office directly during office hours and to the security control room after hours. This will enable us to log the incident and have it attended to speedily.

SNAKE SEASON IS HERE

Due to the warmer weather, there is an increase in snake activity. Should anyone need a snake relocated, please contact the control room at 028 050 2477 or 028 284 9966 and they will attend to it.

HOLIDAY REFUSE COLLECTION

Please be reminded that it is the responsibility of homeowners to ensure their wheelie bins and recycling bags are placed on their driveways by 07h00 and the bins removed once the bags have been collected. Note that from 1 December 2023 to 15 January 2024 refuse/recycling will be collected on Mondays and Thursdays. Garden refuse (in own bags) will be collected from Monday to Friday during working hours. Alternatively, it is the responsibility of homeowners to dispose of their garden refuse.

CONTRACTORS: CLOSED PERIOD

We wish to remind you that the 14th of December 2023 is the last day for contractors to work on the estate. Contractors will only be allowed to carry out emergency repairs after this date with the Estate Office's approval. Only garden/pool maintenance and house cleaning services will be allowed during the above period. Normal contractor activities may resume again from 15th January 2024.

CANOE IDENTIFICATION

Numerous communications have been sent to try and identify the canoes with the last one being an email on 3 November 2023. There are still a substantial amount of canoes that have not been identified. Please contact the estate office for a sticker. Should these canoes not be identified, we will assume that they have been abandoned and will be removed. Please note that it is the responsibility of the owner to ensure that their canoe is identified, numbered and secured.

TRANQUILITY ON THE ESTATE

With the holiday season just around the corner, we kindly request that all homeowners and their guests adhere to the rules and be considerate towards neighbours, thus ensuring no undue disturbance or anything that may constitute a nuisance to other residents.

UNDERAGE GOLF CART DRIVERS

We would like to take the opportunity to remind homeowners that golf carts may only be driven by persons who hold a valid current international or South African driver's license. Should any of your staff have access to your golf cart, please ensure that they comply with the conditions above.

SHORT-TERM LETTING

Please be reminded that no short-term letting is permitted. The minimum letting period is 6 weeks. This will be closely monitored by the HOA during the holiday season.

Fine Living!
HOA

EVENTS REMINDER

Dear Neighbours,

The following events are planned, and we would like to invite all our residents to join us:

21.11.2023	14h30	Hotel Lobby	Ladies Tea
06.12.2023		Hotel	Ladies Christmas Lunch
08.12.2023	16h30	Orca Foyer	Tea/Coffee and Snacks
	17h00	Orca Room	AGM
	18h30	Barnabas' Bar	Meet & Greet
23.12.2023	15h00	Village Square	Volleyball
	17h00		White Night Picnic
			Pop up Pizza
			Live music
			Creation wine tasting
01.01.2024	15h00	Village Square	Champagne Reception With Fingerfood

Let's CONNECT ...
Engagement Committee

Trust



CHRISTMAS APPEAL!

Christmas is just around the corner, and we are asking for your help!

The Trust has traditionally collected small items to donate to children and old people in Kleinmond and Botrivier who won't have anything special for Christmas.

With the current economic climate, coupled with damages from the recent extreme weather, many small businesses – who would usually commit to giving contributions – are now not able to do so. We have received many more requests this year for Christmas donations and hope to meet as many of these as possible.

We therefore ask homeowners to donate any of the following:

For children in both communities: Packets of sweets, chocolates, packets of crisps, fruit juices etc.
For older people in both communities: Anything that won't require cooking e.g. tea, coffee, sugar, long life milk, biscuits, fruit juices etc. Small, useful items e.g. toothbrushes, toothpaste, soap etc.

Any donation, however small, will be greatly appreciated. Donations can be left in Michelle Wood's office or at Diane Nurse's home (298)

Monetary donations would also be most helpful and may be effected either via a once off amount on the monthly levy or paid directly into the Trust's bank account: Arabella Homeowners Community Trust, First National Bank, Swift Code FIRNZAJJ, Account number 62903716019

We plan to distribute everything by the 14th December, so it would be really helpful if we could receive donated items before that date.

Any queries, please contact Diane on WhatsApp 0605872739. **Thank you so much!**

GOLF COURSE ETIQUETTE

The golf course opens at 07:00 in Summer and closes once it becomes too dark for play(no official closing time). It is important to remember that the golf course is not a safe area to walk or drive on during the hours of play, not only does it impact the golfer's game to have people walking on the course but should you be struck by a ball it could cause serious injury.

To allow homeowners to walk on the golf course we ask that they use holes 10 – 18 only between the hours of 06:00 – 09:00. Please ensure dogs are kept on a lead at all times and that all excrement is removed and discarded in a packet.

Should you come across a golfer please remember they have paid a high price to play our beautiful course and should always be given the right of way to enjoy their game.

The driving range and putting and chipping areas are exclusively for golf club members and golfers playing that day. Strictly no non-golfers permitted.

Please ensure any visitors you have are made aware of the above request.

Many thanks

Mike Munro
Director of Golf

