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NEWSLETTER

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San Lameer



**May 2024**

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Your own Tropical Paradise

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# NEWS FROM YOUR MANAGING DIRECTOR

It has come to the attention of the Homeowners Association (HOA) that there seems to be some confusion or uncertainty with regard to the scope of work of the grounds and gardens service provider, Countryline Horticulture, and the independent contractors involved in this sector of the estate, for example, Greenbelt Africa.

## **Countryline Horticulture:**

As the major service provider Countryline will control the following maintenance tasks for common and private areas specified below;

- Cutting of lawns and edging of pathways, flower beds and roads – common and private property;
- Pruning of hedges- common and private property;
- Weeding of flower beds – Common and private property;
- Mulching and fertilizing of high focus common property – ie Beach front, main entrance, front office, Country Club, bird and fishing dams, Hotel gardens, Lamain and Villa Sales gardens and road verges;
- Maintenance of waterways throughout the estate – common property;
- Replacement of plants and new flower bed development – common property;
- Minor Pruning of trees and shrubs encroaching on infrastructure – common and private property;
- Removal of dead organic matter from private and common property;
- Maintenance of foliage, undergrowth, natural pathways and tree canopies on walking trails and mountain bike trails;
- Control of weeds on roads, pathways, parking areas and hard surfaces – common property;

Any request to plant new plants or transplant existing plants elsewhere on the estate requires permission from the HOA and is not an obligatory task for the service provider to carry out.

Permission to have this task carried out must be requested in writing from the HOA and thereafter the

cost can be negotiated with an approved landscaping contractor. Payment to Countryline staff for private work is not allowed.

## **Scope of work for independent approved landscaping contractors:**

- Approved landscaping contractors may only work on private property unless requested by the HOA to carry out works on common property;
- Should a request to alter the flora on common property be made by a homeowner, permission firstly has to be obtained from the HOA, in writing, before the work is carried out;
- Sea, Golf Course, valley views and aesthetic pruning – again the owner is to obtain permission from the HOA, in writing, and any other neighbouring villa owner that may be affected by such pruning. Please note that no protected species may be pruned without first obtaining a permit from the Department of Agriculture, Forestry and Fisheries (DAFF). Please also be aware that the trees are constantly growing and in consideration for your surrounding neighbours, some professional advice on what and where to plant your trees should be sought to reduce neighbourly conflict going forward;
- Felling and heavy pruning of trees and shrubs affecting infrastructure – owner to obtain permission from the HOA, in writing, and the cost of works can be negotiated between the homeowner and the approved contractor;
- Removal of organic debris from the estate, after work is carried out, is mandatory;
- Landscaping (hard and soft), replacement of plants in existing beds and new flower bed development require permission from the HOA, in writing. This can be done by the approved landscaping contractor on behalf of the homeowner – general maintenance thereafter will be carried out by Countryline. Should the homeowner require more detailed and specific maintenance than offered by Countryline, this service can be negotiated between the homeowner and an approved landscaping contractor;

# NEWS FROM YOUR MANAGING DIRECTOR

- All requests from homeowners for the supply and planting of plants and landscaping, must comply with estate regulations;
- Gutter cleaning is the responsibility of the homeowner to appoint an approved independent contractor;
- At full title units, the removal of weeds in private paved areas or courtyards is the responsibility of the homeowner or approved landscaping contractor to maintain;
- Maintenance of interior pot plants and atriums (or areas where access has to be obtained to the unit), is the responsibility of the homeowner or approved landscaping contractor;
- The installation of Irrigation systems in private gardens is to be done by the approved independent contractor. Should irrigation be requested, it is suggested to use drip irrigation in flower beds, as this reduces water usage exponentially, but maintains the plants successfully;
- Countryline will maintain existing lawns. Should an existing lawn be damaged by the contractor appointed by the homeowner to do alterations or additions at the unit, it is the responsibility of the homeowner to have the lawn repaired or replaced by the approved landscaping contractor.
- Permission for the planting of new lawns (in previously paved areas etc) has to firstly be obtained from the HOA, in writing.

Important note –The need for water-wise planting (more succulents, aloes, cycads etc) is highlighted. Also, the removal of exotic plants and the replacement with indigenous plants, as this again reduces the chance of plants dying back and the need for excess water.

Only indigenous plants may be planted on the estate (by Countryline or approved landscaping contractor), as the estate is a registered conservancy.

Kindly contact Duncan Pratt, the Countryline Garden & Grounds Manager on 078 176 4034, should you require clarity regarding Countryline's scope of work.

## **Insurance Cover:**

It is important to note the limited Power Surge cover offered on the current policy. The sum insured per incident is limited to R50 000, this will mean that if there is one Power Surge incident that affects 5 Villas, the R50 000 will have to be distributed between the 5 Villas keeping in mind that an excess of R10 000 will also apply to the incident. The solution to this challenge would be for each Villa owner to purchase additional Power surge cover, herewith premium options for the following sums insured:

- R25 000 Power surge cover = R90 per month
- R50 000 Power surge cover = R115 per month
- R100 000 Power surge cover = R167 per month
- R250 000 Power surge cover = R287 per month

Please email [REIHANA](#) should you want to increase your cover.

## **Rules Transgression Schedule**

Please take note of the following Rules Transgression Schedule that is applicable within the Estate, as ratified by the Board of Directors

**Click Here for the RULES TRANSGRESSION SCHEDULE**

Pine Pienaar  
Managing Director





R 595 000 to R 10 900 000

**VILLAS**

There is an option for one and all! Bachelor Villas to 5 bedroom Luxury sea-view Villas are on offer. Live on the Estate permanently or use it at your own leisure when the heart desires. Exciting rental opportunities, with favourable returns that can be achieved.



R125 000 to R620 000

**SHARES**

Own a Share in a Holiday Home in Paradise at a Fraction of the Price, With a selection of Villas to choose from in a Secure, amazing Lifestyle Estate. Anything from 28-40 days per annum, single to double week Holidays that rotate from one year to the next. **Contact your Shares Agent – Travis Smith – 072 630 9359 – [travis@villasales.co.za](mailto:travis@villasales.co.za)**



Price R350 000 to R3 300 000

**LAND**

SAN LAMEER ESTATE OFFERS YOU VACANT LAND AS AN OPPORTUNITY to build your dream Villa for permanent living or alternatively your own Luxury Holiday Villa on a well positioned sea view stand. If you prefer golf course or views out over Africa, Villa Sales will gladly assist you with your choice.



**VILLAS, STANDS AND SHARES AVAILABLE**

**On-Site Sales Team**

Derek Thomson | 082 774 7784 | [derek@villasales.co.za](mailto:derek@villasales.co.za)

René Smith | 082 571 1789 | [rene@villasales.co.za](mailto:rene@villasales.co.za)

Travis Smith | 072 630 9359 | [travis@villasales.co.za](mailto:travis@villasales.co.za)

Villa Sales | 039 313 5146 | [www.villasales.co.za](http://www.villasales.co.za)

# Hotel News

As the winter season approaches, San Lameer Hotel and Spa is gearing up to provide an unforgettable experience for its guests. With the onset of chilly weather, the hotel has added a new menu to its culinary offerings, crafted by the talented Chef Talent who has an innate understanding of the seasonal ingredients and flavours.

Chef Talent has carefully curated a menu that is both hearty and delicious, perfect for the winter season. The menu includes a variety of dishes that are sure to please every palate. Whether you are in the mood for a warm bowl of soup, a comforting plate of pasta, or a delicious roast, the chef has got you covered. One of the highlights of the new menu is the deconstructed Steak and Kidney Pie. This dish is cooked to perfection, with the rich flavourful sauce complementing the tender meat. The chefs use a combination of herbs and spices to give the dish a unique, savoury flavour that is sure to satisfy your taste buds.

For those looking for something lighter, the chefs have also added oxtail soup to the menu. The combination of sweet and savoury flavours makes this soup a perfect appetizer or side dish. If you have a sweet tooth, the chefs have created some mouth-watering desserts that are perfect for the winter season. One of the most popular desserts is the apple and ginger pudding, made with fresh, locally sourced apples. The pudding is served warm, making it the perfect comfort food for a chilly evening.

Apart from the new menu, San Lameer Resort Hotel and Spa is also known for its exceptional customer service, and the staff goes above and beyond to ensure that guests have an unforgettable stay. From the moment you step into the hotel, you are greeted with warmth and hospitality, and the staff is always ready to assist you with anything you need.

San Lameer Resort Hotel and Spa is the perfect destination for a winter getaway, with its new menu, cozy atmosphere, and exceptional service for guests to enjoy. Whether you are traveling solo or with your family, the hotel offers something for everyone. So why wait? Book your stay or a table today and experience the magic of winter at San Lameer Resort Hotel and Spa.

Anisha Mambudzi  
Deputy General Manager



# Gardens & Grounds

With days becoming shorter and shadows lengthening it is clear we have shifted from the oppressive heat and humidity of summer into a more comfortable period on the estate. While we experienced windy and unseasonably dry conditions in February and March, some late summer rains have kept the grounds green and healthy to survive the upcoming drier season.

Countryline have changed over to organic fertilizers and the results are very encouraging as the lawns are evidently in good health and the improvements to the soil biome will be an added benefit over time. Similarly, the ongoing application of mulch to the beds achieves a similar effect and ensures long-term vitality.

Part of Countryline's continuous improvement program currently includes various upgrades on the estate. Over the coming months, we are working in lots 19, 20 and 21 to thin out vegetation that has become overgrown and restricting sunlight from reaching the under planting. We are removing exotics, replacing them with indigenous species and splitting and dividing existing planting to neaten up the overall area. We are also busy with this process at various higher-visibility locations across the estate.

Apart from the flora at San Lameer the fauna also appears to be thriving. The antelope are in excellent

health and the newborn Impala have settled into their environment well. We are planting over a thousand plugs of *Isoglossa woodii* (buckweed) in shady areas along forest fringes to provide a nutritious additional food source for these antelope.

Recently there has been great interest in the frequent sightings of Palm Nut Vulture on the golf course. This species is spreading their range southward from the far north coast of KZN and the occurrence of one of their main food sources on the course, the *Raphia* palm, will hopefully allow them to settle in the area. There will be an effort to plant more of these palms on the golf course to maintain a food source for years to come. In a similar vein, we are actively planting coastal species in the fore dune area at MTB4 to continue the rehabilitation of some parts that were previously damaged by fire. These actions should all have positive effects on the overall biodiversity for years to come.

As we approach the quieter winter months rest assured Countryline is working on various programs to continually improve the natural areas of San Lameer for visitors to enjoy. We hope you notice the difference!

Duncan Pratt  
Countryline Manager



# Villa Rentals News

In the vibrant landscape of San Lameer, where holiday dreams come to life, what sets your villa apart amidst the array of choices? With approximately 250 villas available for rental, competition is fierce. While amenities may mirror those of neighbouring villas, it is the ambiance and character of your villa that truly captivates. As they say, 'a picture is worth a thousand words.'

Once guests step foot onto the estate, they're captivated. It's no surprise that 60-70% of our clientele are repeat visitors. A remarkable experience at your villa inspires loyalty, leading guests to enthusiastically recommend it to their friends and family. This positive word-of-mouth drives the popularity of certain villas, prompting clients to rearrange their plans to secure a stay in their preferred villa, acknowledging the exceptional value it provides.

Here are some key enhancements we suggest implementing to ensure your villa stands out from the rest:

- **Interior Enhancements:** We're thrilled to introduce the integration of Smart TVs as a notable upgrade. Streaming DSTV not only enriches entertainment

options but also offers significant cost-saving benefits, enhancing the overall guest experience.

- **Gas Stove Tops:** In recognition of the challenges posed by load shedding, we understand the critical need to provide viable alternatives for our clients. Gas stove tops have emerged as a popular choice, offering the flexibility to continue cooking even amidst unpredictable power outages.
- **Backup Inverter:** To guarantee uninterrupted access to essential services such as TV and Wi-Fi during load shedding, we're diligently exploring the implementation of backup inverters. This solution is highly effective, providing guests with peace of mind during uncertain times.

For more details on these suggested upgrades, please don't hesitate to reach out to your housekeeper.

Thank you for entrusting us with your property. As part of our commitment to excellence, we've recently sent out a survey to all Villa Rentals homeowners, seeking feedback and service ratings. While our daily focus remains on ensuring every client's stay is exceptional, we also value the feedback from homeowners like you.

Your satisfaction is paramount, and we want to ensure that you're not only pleased with our service but also have a platform to share any recommendations or suggestions you may have. We're here to listen and continuously improve to meet your needs and expectations.

Marieta Brierley  
Manager



# Club News

Dear Members and Homeowners,

They say time flies when you are having fun and boy did, we have fun so far in 2024. The first half of the year is flying by and if I look back, we managed to get so much done.

As always weather has been a challenge, we either get too much rain or no rain at all. In a way, it helped us to identify and improve on areas we needed to improve on. The team managed to re-design the 7<sup>th</sup> tee box complex where they lifted the normal club tee so that water could run around the tee box. They also added a new tee box and more drainage around that area. They finished it off with a beautiful flower bed in front of the rain shelter. When the rain finally came it was very pleasing to see that the re-design worked, and the tee boxes stayed nice and dry.

They also added drainage on the 13<sup>th</sup> hole to catch some of the stormwater from the villas. The 13<sup>th</sup> hole has always been a problem for us, as it is waterlogged every time it rains. Again, this proved to work as it stayed nice and dry after the recent rains.

In April we the club hosted the Men`s Senior Inter-Provincial Tournament. This is a match play event and provinces from all over the country battle it over four days. The course is a great match-play course, with so many risk and reward holes. We only received compliments about the course, food, staff, accommodation and about our beautiful Estate.

I am working hard to try and secure more GolfRSA events in the future.

The club kept our members entertained throughout with events like the San Lameer Open, Cupids Cup, St Patricks day, Masters Par 3, Quiz Night, Live music, braai evenings and the Adam Tas concert.

We are also very excited about the fact that we got our Mashie course sloped and rated. You can now open a round on the Mashie, get your course handicap and enter you scores. Welldone to the Pro Shop team for taking initiative and getting it done so quickly.

Coming up we have our annual Tee for Two, 4x4 Men`s Team Challenge and SA Kids Junior Africa Championship. To ensure that we successfully run and host these events our staff attended over 20 training webinars over the last couple of months. The training is conducted through the Club Managers Association of South Africa. It adds so much value to the overall San Lameer experience. We will continue to train, motivate, and encourage our staff to deliver daily.

Time waits for no one, and we are working tirelessly to ensure that our course, clubhouse and more are ready for your next visit to Paradise.

Happy golfing,

Pierre van Vuuren  
General Manager Club





# San Lameer Eagles



Right now, we are playing the waiting game. That happens in the breeding cycle of the San Lameer Crowned eagle pair. There comes a time when all the predictable events have run their course. Up to that point, we have learnt to expect certain events will take place in a particular sequence. For example, once the nest refurbishment activity starts, we can confidently expect the adult pair to busy themselves with that task for 6 to 8 weeks. During that time, we can also predict that mating will take place regularly. The initial copulations will be phantom ones, but the female will allow actual copulation to take place once she senses that an egg has descended from her ovaries and is ready to be fertilised.

We know that once she starts incubating, we can expect 48 to 54 days of her sitting on the nest with the male carrying in food to keep her in shape. Once the chick has hatched, we can predict that somewhere between 100 and 120 days after hatching, it will start to fly, first among the trees adjacent to the nest, and later, further afield. But the juvenile is now slightly more than 6 months old. That is when the waiting game starts.

We cannot predict exactly what will happen next. This year, the mystery of the game is further compounded by the fact that the male disappeared 10 days after the chick hatched and has not been seen since.

The female raised the chick as a single mom and had her hands full providing enough food to bring it to its current level of development. So, we wait to find out: 1) Will the male return? 2) Will the female engage in nest refurbishment? 3) Will she find a new mate? Although eagles mate for life, they have been known to take a new partner if one dies. 4) Will the female continue providing the juvenile with food? In the past the parents have done so for 8 months before they forced it to hunt for its own food. 5) If it is left to its own devices for feeding, will the juvenile survive beyond the age of 6 months? Yesterday its crop appeared to be totally empty and although I watched it for more than two hours, it only called in panic-stricken cries for the mother, who did not appear.

During this 6-month period of the waiting game, the pictures most commonly taken show it sitting on a

# San Lameer Eagles

branch and calling for food. Although the situation may lack the variety that relieves boredom, the images do allow the interested observer to study the bird's growth, its feather detail and its apparent condition. It seems to be in good shape, but I think I'm starting to see some of the effects of erratic and diminished nourishment as a result of challenging weather conditions that produced long periods of high winds and heavy rain.

So we wait and watch, together with the thousands of serious avian enthusiasts who monitor the San Lameer eagle stories on social media. More and more people are actually taking photographs of this juvenile and celebrated wildlife photographer Johan Croukamp even made the journey from Pretoria to take some magnificent images of BOB. Among the images I have attached is one of the female, taken a month ago, delivering the carcass of a very large dassie to the nest for the juvenile. The remaining images are of the kind that wildlife photographers generally sniff at as "just another bird on a stick" but unfortunately that is what is mostly on offer while we play the waiting game.



Jacques Sellschop  
Words & Photos



LAGOON

DAY SPA & WELLNESS CENTRE

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Includes a TheraNaka Re-mineralising or Moisturising Milk Bath Ceremony, full-body polish/scrub, hydro bath, and a back, neck and shoulder massage

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