

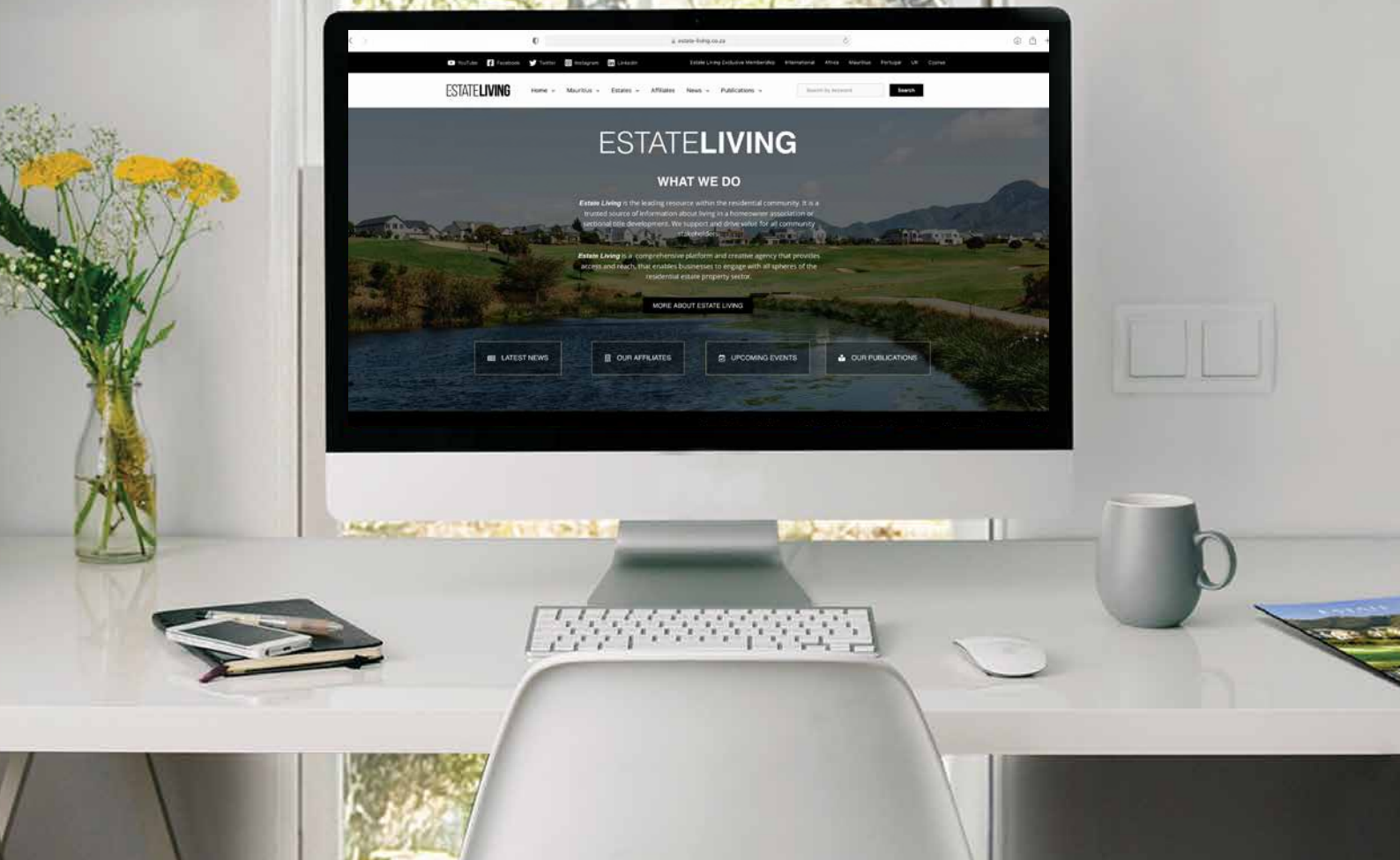
KINGSWOOD BUZZARD

OFFICIAL NEWSLETTER OF THE HOMEOWNERS ASSOCIATION



ISSUE #12 DECEMBER 2023

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Content



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Meet the Team



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From the CEO

Christmas is in the air!

It almost feels surreal that 2023 has come to an end.



It was an exciting year at Kingswood Golf Estate, with many projects being undertaken successfully and challenges overcome. Further on in the newsletter you will read more about some of the many successes achieved during this year.

When considering all of the turmoil going on in the world at present, I again become vividly aware of how truly blessed we all are to be living in a place where we are shielded, for the most part, from all the hardships experienced elsewhere, barring, of course, loadshedding. When entering this season of giving, we should all be mindful of those less fortunate than us and, when possible, pay it forward.

We are also proud to report that all the security upgrade projects initiated this year were successfully completed; more on this further on in the newsletter.



Since the general meeting in January, lots of hard work went into the planning and realisation of the new community centre/clubhouse project. The process, especially the financing, proved to be much more challenging than initially anticipated, but we are confident that all the hard work will soon be rewarded with the initiation of the community centre/clubhouse construction.

While reflecting on 2023, I must express my appreciation for the dedicated, hard-working and loyal HOA and HOA Properties staff; without your hard work, sometimes under difficult circumstances, Kingswood would not be the success that it is. I look forward to facing all the excitement and challenges of 2024 with you by my side. We will also welcome some new faces at the HOA next year, and further on in this publication you will meet Caron Manchest, who will ensure that all our security administration, registrations, reporting, etc. will be in good hands.

It would be remiss of me if I didn't also thank our devoted trustees, whose countless hours of hard work ensure that Kingswood runs like a well-oiled machine and that the future of our beautiful estate is well planned and funded.

I sincerely hope that you and your loved ones will have a restful Christmas period, filled with laughter, family and good cheer, and that when the new year begins you will be rested and ready for all the joys and challenges that 2024 may hold.

Merry Christmas to you all, and a Happy New Year!

Kingswood greetings,

Willem Jacobs

KINGSWOOD HOA

Progress report: Security Project Update

Regular readers of *The BUZZard* will remember the interview published in March of this year with KGE trustee Gerrit 'Fielies' Nieuwoudt – chairman of the estate's subcommittee for risk and security. At the time, he elucidated the upgrades worth in excess of R20 million that would be attained over the next five years.

These security upgrades are now in full swing, so Fielies was roped in once more for an update. We were fortunate to also catch Willem Scholtz, security specialist from Scholtz Consulting, in between his multitude of hands-on tasks and actions to ensure the safety of Kingswood residents.

To recap...

During a KGE trustees' meeting in March last year, Phase 1 of the five-tiered security project was approved, its main objectives including an upgrade of the perimeter fence, off-site monitoring of security cameras, and tighter access control at all gates, with unique criteria for homeowners, contractors, delivery companies and guest golfers.

Fielies and Willem concur that the process to secure the estate's 10km perimeter fence is totally on track, and were excited to share the progress of upgrades at access gates and other points of entry.

Let's start at the very beginning: Phase 1

The timeframe of planned security upgrades has been expertly plotted, and Fielies says as soon as budgets were balanced, Phase 1 – revolving mainly around fortification of possible vulnerable parts of the perimeter fence – was prioritised, and remains the area of focus.

'We are satisfied that the 10km perimeter fence will meet all official national electrical fencing regulations, after starting this process back in June. With relevant certificates of compliance (COCs) in hand, we are now able to thrash out final minor adjustments.'

Among the factors that contribute to making the perimeter project particularly challenging are several adjacent streets and river crossings, and the fact that KGE borders are shared with George Golf Course, Outeniqua Research Farm, and the new Mediclinic development now under construction.



Consequently, 12 security cameras have been distributed to cater for these possible hotspots: eight on the estate's river crossings, three on the southeastern border, and one in the vicinity of George Golf Course. Some of these cameras are fibre-connected and as effective at night as they are during the day.

A quick demo on Willem's cellphone proves the effectiveness of footage collected during the day, and the different picture displayed at night, when movement is detected through thermal imaging.

'The electric fence has now also been divided into several sectors, and this zoning facilitates quick pinpointing of the exact area where a possible breach may occur,' Willem explains.

Off/on-site monitoring

Fielies reminds that the off-site monitoring of all perimeter video footage is now operational, so in conjunction with on-site monitoring, it results in 24/7 surveillance. For those not in the know: the control room is located in a temporary office within the complex, just past the service/contractors' gate, and is the hub of all cameras for on-site monitoring.

Which brings us to a quick introduction of Kingswood's latest team member (read the full story elsewhere in this edition): Caron Manchest has recently been appointed as Security Coordinator, and is stationed at the access control office outside Gate 1 – the main contractors' gate.

'Security needs administration,' says Fielies, and adds that Caron reports directly to KGE financial manager Marina Flear, who reports directly to CEO Willem Jacobs, so there is an open corridor to top management from this new HOA post created to enhance the smooth entry of contractors to the estate.

Access strictly controlled

After serious research into the best technology for the purpose, Scholtz Consulting and members of the KGE risk and security subcommittee decided on a user-friendly system that simply requires residents to download and register an app on their mobile phones.

'Management of change' is now the operative phrase, as switching to a new system invariably





presents challenges. 'A dual system will apply until all glitches have been sorted out,' says Fielies, adding that residents should familiarise themselves with all correspondence disseminated by management in this regard.

Said information includes instructions to residents to register and enrol on the new access control platform. Guests will work through the existing My Estate Life system, while staff and pedestrians will use the turnstiles with the designated access-control system installed there.

The programme works in conjunction with the My Estate Life app to enable easy access for those authorised accordingly, while ensuring that any unwanted traffic is denied entry.

'When considering the diversity of visitors arriving and leaving the estate – from staff to guests to Mr Delivery – this new system is of the essence. We realise that people are set in their ways and that it's harder for some to kick old habits, but this all works towards our common goal of optimum security.'

He emphasises that a dual system will operate during the holiday season to accommodate those not yet on



track with the app, but urges readers to register at their earliest convenience, since the old windscreen-sticker system will have been phased out completely by the end of January.

We've got the power!

On the subject of loadshedding and its impact on these hi-tech security systems, Willem confirms that inverters have been installed at all entry gates. Most exciting, too, is that around the time you read it here, the new solar system at the gatehouse will have been switched on.

But rather than dwelling on the scourge of loadshedding, Fielies and Willem opted to talk about the bright future of security at Kingswood – notably the onset of Phase 2 of the project which, pending budget constraints, will be tackled early next year.

'When it comes to surveillance, the plan is to finally have about 140 cameras in place on the estate's perimeter. But our priority next year will be the infrastructure required for this purpose, starting with trenches to be dug along the perimeter for laying of fibre optic and power cables,' says Willem.

The trenching exercise is an expensive one, running into millions of rands, but this is why their budget planning is as important as any work being done on the ground. And Fielies is proud of the fact that, thus far, all works have been effected within the framework of available funds – 'with 10 cents to spare!'



Fielies reminds once more that 'security is a moving target', but, with this motto in mind, all involved are working towards ensuring that Kingswood Golf Estate is being monitored for 24 hours each day, seven days a week, every day of the year.

Keep in mind, however, that security is every homeowner's responsibility. Report any suspicious behaviour to Dan Buys on 078 159 4079 or Mornay Stoop on 084 523 7739, and call Caron Manchest on 087 537 9725 if you need assistance with your access-control registration.



Build@KINGSWOOD



This new feature is speaking to buyers planning to build a new home at Kingswood, as well as residents wanting to renovate. What are the processes and rules, how do the penalties work, who is responsible for site management? Lindy Bekker of KDC Architects sheds some light on the subject, and Daniel de Wet gets the final word ...

The Kingswood Architectural Review Committee (KARC) was established to provide easy access to information for new residents building their dream home, or existing homeowners ready to renovate.

Kingswood CEO Willem Jacobs serves as chairman of the committee and is supported by a handful of KARC members, notably architect Lindy Bekker who, together with colleague Virgil Townshend, runs the KDC Architects office at the Kingswood gatehouse.

The BUZZard: Serving as architectural consultants on the Kingswood review committee, you're in the best position to advise on the starting point for both new-buyer builders and current residents wanting

to renovate. Do they simply study the 27-page Architectural Guidelines and Design Manual, or just make a date with KDC Architects for advice from the word go?

Lindy Bekker: New owners receive the Architectural Guidelines and Design Manual as part of the purchase agreement, along with other pertinent documents for Kingswood Golf Estate. It is in their interest to study these guidelines, particularly if they wish to build or renovate.

At KDC Architects, we are often asked for help in this regard, to explain what is achievable on the property within the bounds of the Architectural Guideline and Design Manual. The homeowners association also provides guidance for those looking to renovate or build.

TB: Once this process has commenced, what are the next steps?

LB: Owners need to schedule an appointment with their architect to draft the necessary plans, but are also welcome to make an appointment with me on 082 770 3280 or at lindyb@kdcarchitects.co.za with a view to involving KDC Architects.

We work closely with clients on their design requirements and, once we have client approval of the architectural plans, we submit these on their behalf to the Architectural Review Committee. As soon as the HOA has communicated their approval, we submit the drawings electronically to George Municipality for approval.

TB: The rules and regulations are extensive, but is it possible to provide a nutshell version of design guides, i.e. the most important considerations when planning your home?

LB: All estates have design guidelines. It is important to go through these really carefully to ascertain what one may or may not do. At Kingswood Golf Estate, the height restriction, building lines, 50% coverage, and ground to first floor ratios along with stormwater control are important factors.

In terms of the Cape Vernacular style requirement, the Architectural Review Committee looks specifically at roof pitch, window style – given that these need to be in



vertical proportion (taller than they are wide) – and there is an external colour palette one needs to be cognisant of.

When it comes to gardens, there is an approved plant list on the Kingswood Golf Estate website, and planning your garden with this list in mind is an absolute requirement.

TB: Who is responsible for site management?

LB: Normally, individual site management is done by the homeowner, or alternatively by the owner's representative. This is most often the architect or builder engaged to do the work on the property.

When referring to Kingswood in general, the HOA is responsible for ensuring that building contractors comply with Kingswood requirements relative to all building activity.

TB: What are the core rules for building at Kingswood and, when these rules are broken, what are the penalties?

LB: As with all estates, there are penalties for those failing to adhere to the rules. These may be viewed on the Kingswood Golf Estate website – refer to the Kingswood Home Owners Constitution, House Rules, Environmental Compliance and Builders Code of Conduct.

There is a Schedule of Penalties for construction infringements on the website as well. Homeowners are really encouraged to make contact with the HOA before making amendments to approved building plans, lest they incur penalties as a result thereof.



Don't mess with the man

Daniel de Wet has been part of the Kingswood furniture since the estate's early days, and in his capacity as Facilities Manager, he is also particularly concerned with the estate's aesthetics.

'Keeping Kingswood in good nick – starting with building right and then maintaining your property to an accepted standard – is the shared responsibility of every homeowner and resident.

'When one property is being neglected, it affects all other properties in the vicinity as well as the greater estate.' Dan adds that it's not only a case of cared-for homes being softer on the eye; the truth is that property prices within an estate may plummet when the general perception is one of neglect.

'The odd bad apple affects all properties. Not only is it an eyesore when gutters are overgrown with weeds, but it's also counterproductive on a practical level. Residents are urged to report such cases and the offending party will then receive a letter advising of the complaint and possible penalties,' explains Dan.

He says that everyone concerned about the general wellbeing of the estate and its residents can contribute towards policing this matter. 'All the way down from CEO Willem Jacobs, HOA members are keeping an eye out for transgressions to be addressed.

'We also take responsibility for active building sites, making sure that these are properly fenced and secured. Silt fences are erected to stop erosion and to try to ensure that no papers or plastic or other rubbish is blown onto the estate.'

Contact Dan de Wet on 086 172 7170 to report any transgressions, and pop in at KDC Architects for guidance before building or renovating your Kingswood home.



Meet the team

Caron is sure to capture your attention

The most recent appointee in the security sector of HOA is Caron Manchest – a George lass born and bred, and never readier to tackle her role as Kingswood's new Security Coordinator as soon as January dawns.

In this capacity, she is in charge of all access control registrations at the service gate adjacent to the Kingswood gatehouse. An immediate priority is the registration of residents on the new security system, as well as capturing data on contractors, gardeners, cleaning staff and the like.

Caron has been perfectly prepared for her permanent appointment in this challenging environment while fulfilling two temporary contracts with the Homeowners Association – first as receptionist, and then as information processor since September.

Willing and able to protect and serve

Meeting Caron in her neat and cool standalone office at said service entrance, you'll find that she's a picture of calm efficiency – no matter how busy the never-ending traffic flow of contractors' vehicles and crews to be registered.

It comes as no surprise that she worked her way up to the rank of sergeant in the South African Police Service during a 13-year career in the force.

Among her duties at the Crime Information Management and Analysis Centre counted everything from client service and complaints to managing policies in the CIMAC environment.

Other duties during her SAPS career, which will stand her in good stead at Kingswood, are the capturing and processing of information, data quality checks, penning statistics reports, and dealing with the control of highly confidential documentation.

Life after the thin blue line

'I resigned from the police because I wanted to help people in a different way – not only when something bad happened. I felt it was time for a change and with the help and support of my family, I managed to make the big decision in 2022,' explains Caron.

'I was born in George and went to school at Rosemore Primary and George High School. But in Grade 10 I changed to South Cape College to study Administration Management. After working for a handful of companies, I joined the police in 2009.'

After graduating from Oudtshoorn Police College in June 2009, Caron did her practical training at Conville police station. 'I also got married that same year, while I was still at the police college – a quick informal ceremony while home for the Easter weekend,' she smiles.

Family blessings

Caron says she is the quintessential family fan: 'This is what I do in my free time; I spend it with my loved ones. I am also the youngest of four children, with two brothers who are my protectors and a sister who, despite an age difference of 15 years, is my best friend.



'We lost our father in 2005 but are still blessed with the most wonderful mother who cooks the most delicious food. She is the reason why I know my way around the kitchen.

'I'm a proud mother of two: a teenage daughter, Faith, and almost-teen son, Josh. My husband Angelo is an independent life practitioner at EMS (Emergency Metro Service) George, and we are looking forward to celebrating our 15th wedding anniversary next year.'

The essence of this conscientious new member of the Kingswood team, apart from her tried and tested work ethic, is clear when Caron ponders what's most important in her life: 'My relationship with God, my husband and children, and my family – in that order!'





GOLF

Golf Course in Team Van Heerden's good hands

Image of before settlement and clearing at 6th hole

Kingswood greenkeeper Ivan van Heerden provides an update on work done on the golf course of late, and plans for the year ahead.

Settle on six

It's always interesting to visit the work space of Kingswood Golf Estate's greenkeeper – or, more correctly, 'Senior Course Superintendent' – Ivan van Heerden. Let's just say there's never a dull moment, with tractors and bakkies and their able operators buzzing about from early morning onwards.

In terms of recent work done on the golf course, Ivan goes all technical when telling about settlement operations successfully carried out at the 6th hole, where an embankment to the side of the green had been threatening to collapse after sporadic heavy rains throughout the year.



Image of after settlement and clearing at 6th hole

'We went for what's called the marine option, which entails an MC-grid being stretched over the bank, before being anchored on each side to tighten the earth underneath it.'

Ivan explains that an MC-grid looks a whole lot like chicken wire – except that it is manufactured from plastic and designed to react to friction. 'So if there's any shifting of the bank, then that grid pulls everything together.'

The next step was to install a flow drain on top of the grid to divert all water from the foot of the embankment. And then followed the heavy-lifting part of the operation: about 300 sandbags weighing 40kg each were tightly positioned to secure the bank, helping the settlement process along and ensuring that it does not wash away in heavy downpours.

'This method has been tested on a variety of beaches and in other marine locations where the sea and other waterways wash turf away, and it seems to work very efficiently.'

He adds that examples of this system can be seen at beach hamlets such as Gouritz and Klein Brak

River, where it has kept the ocean at bay in settled areas for over 10 years.

'We researched the subject extensively before embarking on the settlement project, as working with this system was a first for us. Apart from the fact that we're confident it will stand the test of time, we also managed to get it at a very reasonable cost.'

He says that, for the price negotiated, it was by far the most economical option. 'Gabions, for instance, would have been extremely expensive. But we wanted to do something drastic to remedy the eyesore in front of the 6th hole before our seasonal guests arrived.'

When looking at the before and after photos posted here, it seems that Ivan and his team are allowed to say 'mission accomplished!'

A look ahead

Of course, said holiday season will first have to be survived, with all the essential maintenance necessitated by increased traffic on the course, before projects in the pipeline for 2024 can be tackled.



Image of before settlement and clearing at 6th hole



Image of before settlement and clearing at 6th hole

'These will include remedying drainage on the 16th hole, while we are also planning to desilt all dams in order for us to return water capacity to the 15th and 16th holes especially,' says Ivan.

'Finally, we are exploring the possibility of sinking two boreholes – and are doing this in consultation with the environmental guys – to see if more water can be accessed to assist us in keeping the golf course irrigated during dry spells.'

More than just a course

The BUZZard had learnt from a little bird that there is a vision afoot of working towards Kingswood's inclusion in the list of Top 50 courses in the country. But how will this objective impact Ivan and his team?

'Yes, being part of the country's Top 50 golf courses has always been a plan. But it's a difficult plan that is sure to present some challenges. However much I would like us to be there, the reality is that it involves much more than just the golf course.'





Image of after settlement and clearing at 6th hole



Image of after settlement and clearing at 6th hole

Ivan explains that the Top 50 criteria focus to a great extent on external issues, way beyond just the condition of the course. Included are adjudication of amenities such as the clubhouse, memorability, playability, and design.

‘Surveys will typically include golfers’ experience of the facilities enjoyed before and after the game, what is it like to play there, and what your lasting impressions are. How do you remember the course – does it play easily for average golfers, or is it geared for the most competent of players only?’

‘We plan to meet with a representative from *Golf Digest* to ask exactly what we need to do, where we stand, and what we can work at to get into the Top 50. But it will also take some time to get in place all off-the-course facilities that are required for making the list.

‘From our side, we will be giving our very best to elevate the condition of the course to such a standard that we can compete with the best in the country.’



December/January events + instructions on how guests and visitors can book a game

A whole lotta golfing going on

When perusing the lists of competitions and golf days and special events hosted by Kingswood Golf Operations over the last quarter, it's clear that there have been way too many notable occasions for all to be included here.

Readers are reminded to keep an eye out for the newsletters and social media snippets regularly disseminated by the team at KGO, based at the Kingswood gatehouse for maximum accessibility and other practical reasons.

Among these notifications count frequent invitations to join fellow diners at the gatehouse restaurant's Friday Dinner Special, where old favourites such as Fish & Chips, Peri-peri Chicken, SpagBol and Juicy Ribs are on offer, often with live tunes by the likes of Davey Mac and Geoff Carter.



Captain Michelle's hole in one at the 6th

If you've missed out on these special evenings during 2023, diarise those Friday nights for early next year when the seasonal madness has abated – and read on for some of the highlights of the past few months.

Mysterious giveaways can win you a round

The first Mystery 4-ball Giveaway took place on Saturday 16 September, and was followed by giveaways twice weekly thereafter – and this is how it works: Every Wednesday and Saturday, a lucky 4-ball of players are chosen at random to receive a free round of golf.

To be eligible for this attractive prize, simply book to play a round of golf at Kingswood on Wednesdays and Fridays. The winning group will be announced on the day, so secure your tee times for a chance to win – and remember, no one has ever won the lottery without buying a ticket.

Top of the province

Also in September, KGO extended major congratulations to the Southern Cape golf team on winning the South African Inter-Provincial Tournament at East London Golf Club from 18–22 September.

Kingswood golfers had cause for immense pride and excitement as they celebrated the achievements of two remarkable members who form part of the Southern Cape team. Well done to Wendell Bossenger and Pieter Coetzee for their part in this victory.

'Their skill and unwavering spirit have propelled Southern Cape to glory, earning them a well-deserved promotion to the A-section for 2024,' according to the KGO communiqué.

Also in order were congratulations to six Junior Kingswood members for being chosen to represent Southern Cape Golf at the Nomads Nationals at Magersfontein Golf Club from 4–6 October.

Hats off to FC Els, Wynand Roeloffze, Luca Viljoen, Jordan Groenewald, Jonty Milne, and JP du Plessis for contributing to the Southern Cape Junior team's sterling performance.



Ladies Club Champion 2023 Sandra Winter



Mens Club Champion 2023 Wendell Bossenger



Peter Brown, Wednesday Meat Competition Winner

Hats on!

Amid events such as the SCGU Kingswood Open Sunday on 15 October, and another successful edition of The Trifecta on 12 November, the humdinger among late-spring events at Kingswood was the Ladies @ Home Day on 16 November.

All the dames in question came prepared for serious golf and serious gaiety – not to mention decked out beautifully to the 'Beach Hats on Parade' theme. But along with the jollifications, a serious cause was being furthered.

Proceeds from the raffle on the day went towards supporting Phambili Refuge for Battered Women and Children in George – a worthy cause indeed. Look out for the report on Kingswood achievements elsewhere in this edition to find out more about Ladies' section successes.

And talk about donning a hat ... and a coat, and best grab a brolly: Due to foul weather predicted, the Club Championships set for the last weekend in October had to be postponed to 25 and 26 November, and the Senior Division to 19 and 26 November.

A little more manly ... and then there's Ginny

When hearing about bouts between golfers attached to different parts of the district or province or republic – such as the rocking good SWD Eagles vs. Pumas Golf Day on 17 October – it's not beach hats and unicorns that spring to mind.

Turn the almanac's page to 18 October, when the Meat Competition conjures up a whole different set of carnivorous contenders to cloud the mind's eye. But then you see the podium and among those victorious on the day is one Kingswood ladies' golfing stalwart!

Congrats to first-placed Arno Crous and Roscoe Nel (with 48 points), to Ginny Schoombie and Trevor Moldenhauer for their second place (47 points), and to third-placed Riaan Nel and Pierre Durant (44 points).

Holes and targets and '23 Champs

November notables include the 9-Hole Sundowner Challenge on the 17th and Target36 Tour on Sunday the 19th, marking the final edition of this event at Kingswood.

Says KGO head Liesel Niehaus: 'The day was filled with joy as kids showcased their driving skills, moms dominated the putting, and dads served as supportive caddies. A special thank you is due to Roelof Roeloffze for steering this incredible event.





impressive winners emerged, and we congratulate all champions in their respective categories.

KGO expressed its gratitude to everyone who played a part, from participants to organisers and supporters, including main sponsor Build it George, which was lauded for its enthusiasm and love for the game making Kingswood's golfing community truly exceptional.

In the Ladies' Christmas Competition on 23 November, the following teams took to the podium: 1st place winners (89 points) Marie Pienaar, Michelle Witts-Hewinson, Kathy Ahlers and Tienieke Rothman; 2nd place (89 points) Ronelle Ahlers, Marilyn Franklin, Lucia Jonck, and Paula Bester.

Also very much worth a mention is the fact that Ladies' captain Michelle Witts-Hewinson scored a hole in one on the 6th! What a way to wrap up a fabulous year of Kingswood Ladies' golfing fun.

Pointers for peak golfing season

Liesel and her team welcomed resident and visiting golfers on the eve of the festive season: 'We're excited to offer you some fantastic rounds. To ensure a seamless and enjoyable experience for everyone, we kindly request your cooperation.'

- * Book your tee times in advance: Peak season can get busy, so please secure your tee times well in advance to guarantee your spot and avoid disappointment.

- * Respect tee-time etiquette: Please provide a minimum of 24 hours' notice if you're unable to make your tee time. This courtesy gives fellow golfers the opportunity to play.

- * Consider fellow golfers: When booking as a group of two players, please don't book as a 4-ball. This helps keep the field moving and ensures a pleasant experience for all.

- * Secure your spot with prepayment: For bookings of two or more 4-balls, players are kindly requested to pay for these rounds in advance. Not only does this secure your tee times, but it also helps with streamlining the check-in process, allowing everyone to enjoy their golfing experience to the fullest.

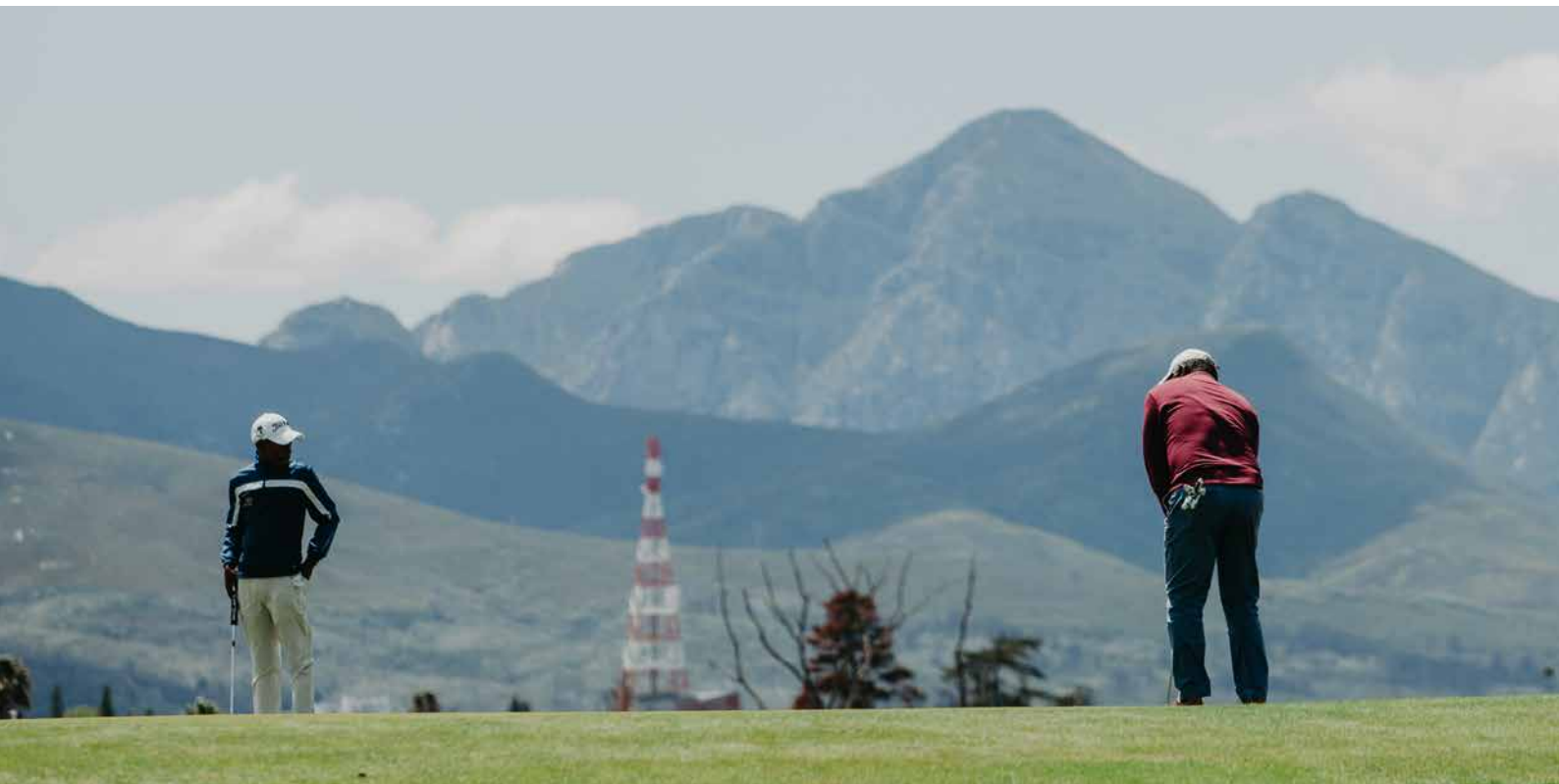
Says Liesel: 'Thank you for being a part of our golfing community. Let's make this peak season unforgettable, together.'



'Target36 not only imparts the basics of golf to kids and beginners but also instils crucial values such as discipline, patience, and a collective passion for the sport.'

Sport was indeed in the spotlight when the Kingswood Club Championship 2023 provided a spectacular display of skill and sportsmanship.

Special kudos are due to reigning champions Wendell Bossenger and Sandra Winter, who once again claimed the titles of Men's and Ladies' Club Champions. In each division,



Appetiser for 2024

Corporate golf days, groups and Union events are all in the offing when the 2024 KGO season kicks off by end January. Round 1 of the PSG Wealth Outeniqua Cup is scheduled for Wednesday 31 January, and the dates below are now set for you to diarise.

February 2024:

- 7, Tuesday – Braai Cup
- 9, Friday – King of Ages
- 10, Saturday – King of Ages
- 11, Sunday – Sunday Mixed Competition
- 22, Thursday – Ladies @ Home
- 28, Wednesday – PSG Wealth Outeniqua Cup Round 2
- 29, Thursday – Cape Province Open





March 2024:

- 1, Friday – Cape Province Open
- 6, Wednesday – Braai Cup
- 7, Thursday – Emmaus Golf Day
- 10, Sunday – Sunday Mixed Competition
- 14, Thursday – Laerskool George Suid Golf Day



- 27, Wednesday – PSG Wealth Outeniqua Cup Round 3

April 2024:

- 3, Wednesday – Braai Cup
- 14, Sunday – Sunday Mixed Competition
- 24, Wednesday – PSG Wealth Outeniqua Cup Round 4



Book your round today

Golfers can contact the Pro Shop on 0861 72 71 70 to book their round, or alternatively click on www.kingswood.co.za – check for the timesheet under the 'Golf' category. Kingswood members have the option to use the Clubmaster app for convenient tee-time bookings.

What steps can a homeowner take to secure their water?

The daily news coverage contains a growing number of reports about the failure of municipal water systems. Of increasing concern, we are hearing of major metros in crisis. We hear that the Minister of Water and Sanitation has decided to mandate a policy of 'water shifting' as a response to the growing anger of residents unable to access water.

Think of loadshedding, but now applied to pipes moving molecules, rather than wires moving electrons.

Molecules must first fill the pipes and tanks, whereas electrons instantly dance across the wires, so a time delay separates these two applications of the same core logic. We hear of the leadership in Johannesburg, either shifting the blame onto Rand Water, or calling for a research programme that will make the city independent of its current bulk supplier. This ignores the collective wisdom of over 120 years of complex engineering, which progressively pumped water uphill to the centre of economic development, from



increasingly distant rivers (Tugela) and through mountain ranges (Lesotho Highlands). We hear that the bulk water supplier in KZN has been ordered to cut back delivery to Durban, because it is exceeding its licence allocation. Everywhere there is blame-shifting, and nobody accepts responsibility.

All this noise means one simple thing – South Africa has lost the water security it once boasted – but what does this mean to the average household?

For starters, we need to understand that three forces are colliding at present. Once we understand them, we can begin to develop a viable strategy.

The first force is population growth. In the last 30 years the population has doubled in South Africa, increasing demand for water.

The second force is urbanisation. When influx control was abandoned in 1994, there was a massive movement of people from rural to urban areas, exacerbated by foreign migrants entering across





the porous borders. This placed growing demand on the infrastructure, but most notably on water provision and sewage treatment.

The third force is the radical restructuring of the architecture of decision-making and governance that was triggered by the promulgation of the first two pieces of legislation in the post-apartheid era – the National Water Act and the Water Services Act. This happened while influx control was being abolished, driven by powerful rhetoric about the perceived imperative of ‘restructuring’ to achieve ‘equity’.

The collective result of the collision of these three forces is that at the very time when sophisticated design and planning were needed to upgrade infrastructure in urban areas, there was institutional instability and the loss of skills.

Stated differently, the infrastructure that existed was never upgraded, and has now been run into the ground. But, more importantly, the skills deficit in the various water management bodies (think Johannesburg Water or Durban Corporation) is such that the current leadership is simply overwhelmed by the complexity of the problem

they are now forced to ‘manage’. Self-correction is thus increasingly unlikely, which now places the emphasis back on the individual homeowner.

The simple reality is that water security can no longer be guaranteed by the state, so it is up to the individual to now decide what they must do to achieve what the state is unable to deliver. This is our New Normal. To assist the homeowner, think of the following three core elements.

Element No. 1 is on-site storage. Stripped to its core, the problem is about the loss of storage capacity in the municipal





systems, so this must be replicated at the household level. At a minimum there should be storage capacity to carry a household through a 48-hour period. This implies the prioritisation of water use, and a plan that has been formulated by someone, and agreed to by all. High-priority use would be things like water for food preparation, personal hygiene, and survival. This must, of necessity, be high-quality water. Next priority is toilet flushing, with lower-quality water such as bath or shower water that has been captured before it drains into the sewer. This implies some thought and investment into the design of greywater systems, because this is the ugly part of our New Normal, so a bucket with bath water to flush the toilet might not be the most elegant way forward. When considering such systems, it is best to engage with a professional service provider, to design and quote on the most cost-effective solution. Make sure that guarantees of design performance are included, for the consequences are unpleasant, and can be costly.

Element No. 2 is safety. It's a scientifically verifiable fact that the most immediate human health risk is directly associated with water that is stored on site in

temporary containers. This is why it makes more sense to consider our collective reality as the New Normal. In other words, your temporary solution is likely to become a permanent one, so plan it with the assistance of a professional service provider. Balance cost against effectiveness, health risk and convenience. Living in an estate, the most cost-effective solution is typically implemented at the level of the body corporate (BC) or homeowners association (HOA), simply because the economies of scale favour any collective solution over an individual solution.

Element No. 3 is pressure management. Having on-site storage implies the need to also provide pressure to the system. Nothing triggers internal conflict more than a scalding shower caused by someone opening a tap elsewhere in an under-pressurised system. This is a technically complex field, so once again it is best to make use of a certified professional service provider. The logical way would be for the HOA or BC to have a list of approved service providers within an estate, if the pressure solution is to be implemented at the household level. Once again, pressure management is best implemented as part of an integrated service, including on-site storage at the level of the estate.

In conclusion, the reader needs to reflect on the likelihood that the bulk service provider in their unique circumstances is going to be capable of securing water supplies into the future. If that likelihood is low, then the reader needs to accept that a New Normal is upon them.

Once that acceptance has been achieved, then the next step is to decide if this will become a self-help solution, applied at the household level, or a collective solution, applied to the whole estate.

The economics will generally favour the collective solution, but that implies the ability to gain consensus among all homeowners, some of whom are likely to reject the New Normal perspective. In this case, the individual homeowner needs to consider the three elements noted above – storage, safety, and pressure – when allocating budget to the harsh reality of their New Normal. Reach out to professional service providers, and don't be afraid to get references that must be checked, for nothing is more costly than a poorly designed system that over-promises and under-delivers.

LOCAL N lekka

‘Bringing joy back to movement’ is the life’s work of this dedicated biokineticist

When meeting Kingswood resident Anine van der Westhuizen, you would be forgiven for wishing you’d had a physical qualm she could check out and fix – such is the good energy flowing from this well-established George biokineticist.

Kingswood residents for the past 11 years, the family Van der Merwe/Van der Westhuizen (it’s a short story ...) counted two when they first moved to Kingswood; a decade ago that number grew to three, and three years later the family produced its fourth and final member.

‘We have lived in Kingswood Golf Estate since 2012 and our hearts and lives are firmly rooted here. My husband already saw the estate’s potential back in 2007 and we bought our plot in the Oval with big dreams for our future here,’ says Anine.

As a practising professional, Anine retained her maiden name when tying the knot with Jaco van der Merwe in 2009, and so their young sons Malan, seven, and Luan, ten, are both blessed with the Van der Merwe moniker – like father, like sons.

‘My husband’s family moved to George in 1989 and he attended Outeniqua Primary and High School. We met here in George and have been tackling our days with a similar type of enthusiasm: live fully and give your all in everything you undertake.’

When you walk into Anine’s practice, accessibly located at 8 Symonds Avenue (viz: down the road from Palm Tyres and McDonalds on the corner of Courtenay Street), it’s clear that Anine’s biokinetics biz has grown exponentially since she first set up shop in George back in 2001.



Swapping Jacarandas for Outeniquas

'I finished my high school career at Hoërskool Menlopark in Pretoria in 1995, before completing my BSc MBK in 1998 at Stellenbosch. Then it was on to Potchefstroom, where I attained my Honours degree in Biokinetics in 1999.'

Anine completed her internship at the Sport Science Institute in Cape Town (2000) before relocating to the Southern Cape. 'The move to George was a business decision – I saw potential for a biokinetics practice in this beautiful town, nestled in the shadow of the majestic Outeniqua Mountains.

'I bought a site in 2022 and we renovated the building to turn it into my dream practice, and we've been operating from there for a year now. Currently in practice are four biokineticists and two physiotherapists trading as Movement Solutions – a great team catering to many patients' diverse needs under one roof.'

Switched on since school days

Anine says that her interest in biokinetics was already piqued at school, due to her participation in sports and the resulting injuries sustained. 'I was



regularly exposed to the rehabilitation world by seeing physiotherapists and biokineticists,' she explains.

The most basic definition of her trade is supplied thus by Google: A biokineticist is an exercise specialist who increases a person's physical condition and quality of life by means of physical assessment and the prescription of healthy exercise habits.

'I already knew at a young age that it was my passion to become an active part of the process to improve people's quality of life, and return them after surgery or an injury to activities they enjoy.'

'They both like to play golf – and every other sport you can think of is being played every afternoon on the Oval lawn with a whole bunch of their buddies. That patch of grass becomes alive and buzzing with their play, and seeing it makes my whole being break out into a smile!'

She says the whole family loves jogging, walking and cycling, and living the active lifestyle that fits in so perfectly with everything that Kingswood has to offer.



She adds that, apart from the conventional rehabilitation and guidance provided at their practice, they also started using EMS (electric muscle stimulation) in 2013 as a tool to make the rehabilitation process more effective.

'Biokinetics is an incredibly satisfying profession, where every patient is unique. Almost every day I realise anew how we are psychically and emotionally connected, but that each person is wired differently,' beams Anine.

Life at Kingswood

'We wanted to raise our children in a safe environment with endless space to move about – and we are blessed with two sons who truly take advantage of every nook and cranny of Kingswood.'



Van der Enterprising

Anine's husband Jaco is an entrepreneur in the true sense of the word, with his finger in a handful of diverse George business pies. His BEng Electrical/Electronics degree from Stellenbosch University stands him in good stead today – not least when taking into account his involvement with development at Kingswood.



'The Kingswood Village project – comprising more than 60 houses and the Kingswood hotel site – will be developed by Jaco next to the new clubhouse facility through his development company, Lumacon,' explains Anine.

Jaco contributes to local employment opportunities through his businesses Laserxpress, Abel Equipment and Abel Energy, where world-class lithium batteries and related products are expertly manufactured.

This enterprising Kingswood resident sounds like apt material for a whole new 'Local n Lekka' feature in a future edition of *The BUZZard*, indeed. The Van der Westhuizen/Van der Merwe clan is a friendly force to be reckoned with, what with Anine getting her kicks from positive results with patients, and the couple's combined contribution to community upliftment ultimately helping people to help themselves.



THE GARDEN PERGOLA: ANCIENT AND AFRICAN

'Pergola' might be the one word more than any other in the language of gardening that gets us thinking of hot, quiet, lazy Mediterranean afternoons heavy with the scent of newly cut grass; afternoons filled with family and Chianti, fresh basil, and rich, ripe tomatoes anointed with the thickest, finest olive oil.

Consider this passage from *The Lady in the Palazzo: At Home in Umbria* by Marlena de Blasi:

It was Don Paolo's birthday and all the people of the village were gathered in the piazza to celebrate him. The band played, the wine flowed, the children danced, and, as he stood for a moment alone under the pergola, a little girl approached the beloved priest.

'But Don Paolo, are you not happy?' she asked him.

'Of course I am happy,' he assured the little girl.

'Why, then, aren't you crying?'

Even more than the 'piazza' in there, it's that 'pergola' that makes Ms de Blasi's passage so evocative, that places the scene so perfectly in its own particular part of Italy – and, since it puts everything into a cultural context, too, it even helps us understand the little girl's question.

Make the pergola African again

Italy isn't the only country in the world where long summer afternoons tend to become hot and lazy, and, while the word 'pergola' is Italian, they probably didn't invent it. It's more likely an African original. Proof of this comes from the world's oldest known garden plan, which dates back to Egypt in about 1400 BCE, and which shows that visitors would have entered the garden of one of the grandees at the High Court of Thebes through ... you guessed it ... a sheltering pergola.

And that makes sense. The pergola's welcoming shade would've lifted the simple act of entering the garden into one of entering a cooling piece of paradise.

Although, to be sure, pergolas would've been more than just entryways for the Egyptians: they'd have been invaluable supports for many of the crops they considered irreplaceable – grapes, for example, or pomegranates or figs.





But what is a pergola?

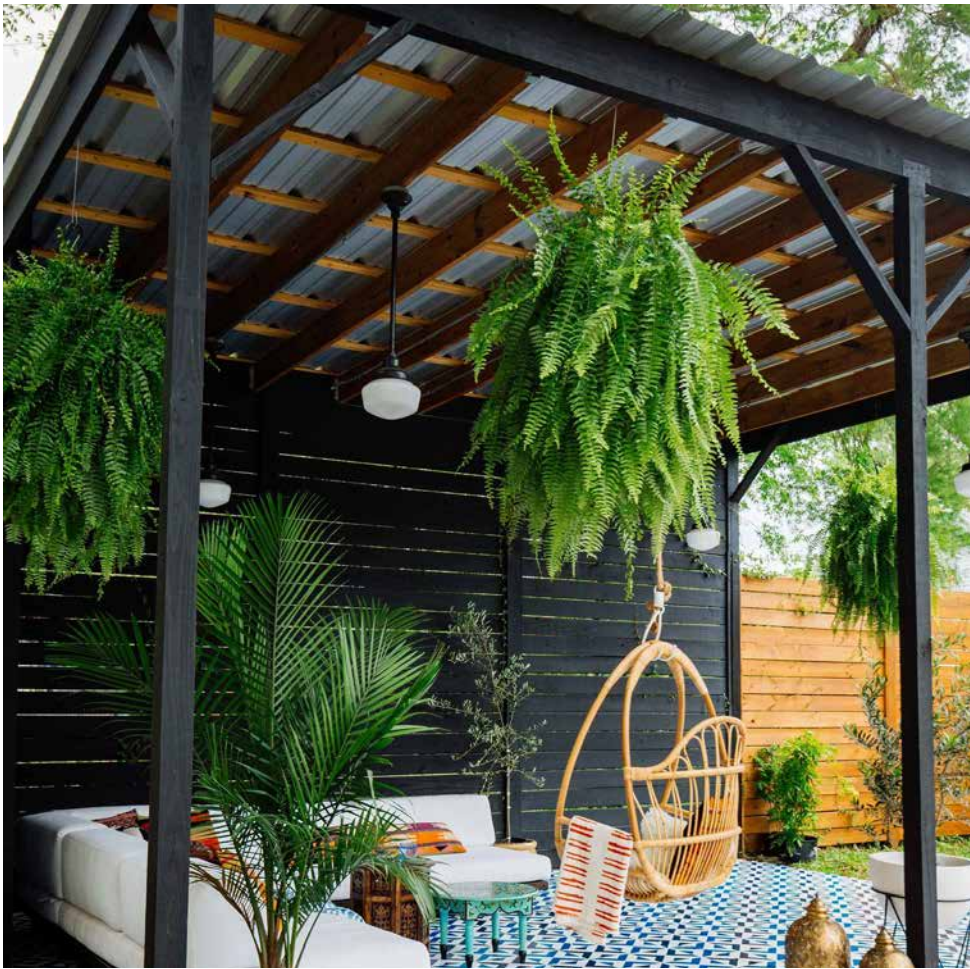
A pergola is almost any open-sided structure in the garden that's designed to support plants that provide shade. In early European gardens – in France in the 1400s, for example, or during the Italian Renaissance of the 17th century – pergolas usually consisted of two parallel lines of solid, classical stone columns that supported a latticework of wooden beams that, in turn, supported fruiting vines or decorative creepers. A green tunnel, in other words, often covering a pathway that led, perhaps, to a folly, or a classical pavilion or some other focal feature.

More recently, though, they've become far more varied and interesting. Now they cover our pathways as well as our patios, our Jacuzzis, our parking areas, our outdoor lounges and dining areas, and almost any 'garden room' that comes to mind. And it's this combination of being welcoming while at the same time being adaptable to almost any situation in even the smallest patch of sun that makes the idea of the pergola so essentially South African.

(But please, South Africans, it's a *pergola*, and not a *pagoda*, which, beautiful as it is, is really a tiered tower like you might see in parts of Asia. And it's not a *Pongola* either, okay?)

Multiple materials

Today's amazing selection of building materials – steel, stainless steel, aluminium, wood, brick, stone, even plastics or composites – makes building a pergola a pleasure. You can design, literally, whatever you like.



Ideal as links between different areas of your garden, for creating seclusion, for shading an inviting braai area, or for cooling a hotspot that might otherwise have been an uncomfortable, barren corner, pergolas are perfect for adding interest and usefulness to almost any garden, regardless of size. And, since they're usually less imposing than solid objects like walls or fences, they're less likely to make your limited space seem cluttered.

If you're planning a pergola, it's usually a good idea to begin by deciding what it's going to support: a lightweight, retractable, horizontal canvas awning probably won't need as much engineering as a heavy flowering creeper, say, or a hanging hammock for your life-saving Sunday siestas.

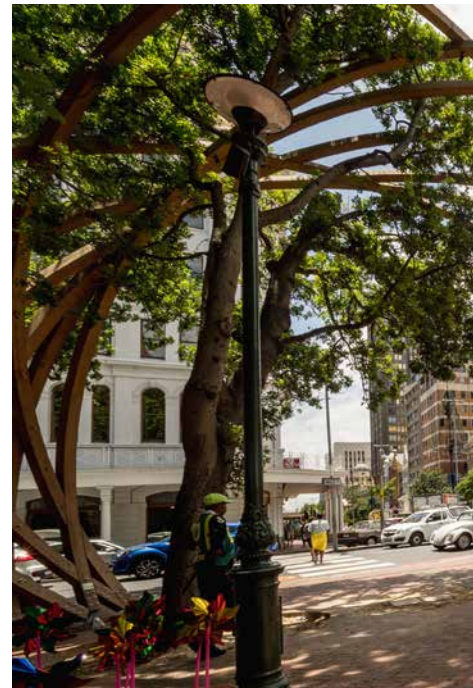
Pay special attention to the passage of the sun through your garden – Where's it hottest in summer? Where's it absent in winter? – and to the way you and anyone else using the garden are likely to move through it.

Think about it: who can resist an interesting and inviting path that leads to who-knows-where? Especially one that's covered and cool?

Let's make it our own

Although we usually associate them with plants, not every pergola is covered with creepers, of course, and one particular South African pergola is, quite literally, covered in glory.

Arch for Arch – a nine-metre-high wooden masterpiece alongside St





Arch for Arch

George's Cathedral, at the entrance to Government Avenue in Cape Town – is a wonderfully original take on this most ancient of garden bowers.

Designed by the Norwegian firm of architects, Snøhetta, together with Johannesburg-based urban designers, Local Studio, Arch for Arch commemorates the life and work of the theologian, anti-apartheid activist and human rights campaigner, Desmond Mpilo Tutu, while also paying tribute to the values of South Africa's Constitution. Unveiled* in his presence on The Arch's 86th birthday (7 October 2017), it consists of fourteen arched beams that together form a dome, and that correspond to the first fourteen lines of the Preamble to the Constitution ('We, the people of South Africa ...').

From that earliest entryway to an official's garden in Africa's northernmost country, to this striking modern construction at the gateway to the oldest garden in its most southerly, it's clear that, while it does look pretty good in those gorgeous Italian gardens, the pergola is most decidedly at home in Africa.

* A second, smaller version of Arch for Arch was unveiled at Johannesburg's Constitution Hill on the 22nd anniversary of the Constitution: 20 December 2017.

PERGOLA-FRIENDLY INDIGENOUS CREEPERS

Pride of De Kaap: *Bauhinia galpinii*

(Calm down. That's 'De Kaap', as in the valley near Barberton in Mpumalanga. Not 'The Cape'.) Yoh! You'll need a big pergola for this vigorous, scrambling, clambering, evergreen beauty. But if you have the space – and your garden's almost anywhere where there's almost no frost – it'll reward you with riots of orange flowers in the early summer, and towards autumn, too.

Traveller's joy: *Clematis brachiata*

This deciduous climber bears snowfalls of sweet-scented, creamy-coloured flowers with bright yellow stamens (centre bits) in the late summer or early autumn. The decorative, fluffy seedheads remain on the plant well into winter. It's suitable for most areas of South Africa.

Black-eyed Susan: *Thunbergia alata*

This quick-growing, usually evergreen creeper (it may be deciduous in colder areas) is indigenous to the eastern and northeastern parts of the country. It tolerates almost any soil type, is relatively frost-hardy and drought-resistant, and doesn't become rampant even under the most favourable conditions. It flowers almost all year round in warmer areas, and it's available in colour varieties that range from pale cream to yellow and orange. Black-eyed Susan? They should've called it Friendly Susan.

Wild jasmine: *Jasminum angulare*

This evergreen creeper from the central parts of the country (Karoo, Eastern Cape, Free State, Mpumalanga) produces beautifully fragrant white flowers in summer. It prefers fertile, loamy, composted soil, and does best when it gets at least moderate watering during the warmer months. Withstands moderate frost. It's a good choice for your pergola if you're gardening in containers.



KINGSWOOD 2023 SUCCESSSES

Ladies Golf at Kingswood

There's a long list of achievements that Kingswood Golf Estate can be particularly proud of when looking back at the year that was. Among these count repairs from extensive flood damage, a vast garden revamp, extensive maintenance projects, and making headway with the design and approval of the Clubhouse Project.

Some of these ventures are featured elsewhere in this newsletter, whereas the progress made at Kingswood Phase 4 during the past year deserves a stand-alone report early in 2024. So in this edition, we're shifting our focus from special projects to some of Kingswood's special people.

First up is an account by Ladies Golf captain Michelle Witts-Hewinson, who mentions some of the events that contributed to their superb golfing year. Think fun competitions and successful fundraisers and just generally spreading awareness of Kingswood's fabulous ladies' section.

'And a bonus add-on when reviewing 2023,' said CEO Willem Jacobs during a *BUZZard* information meeting, 'would be including the sons of two resident families, both of whom scored really big this year.'



So read on for ladies' golf news, an introduction to young Springbok indoors cricketer Hanno Swart, and a reminder that ace amateur golfer Christo Lamprecht is truly a son of Kingswood.

Ladies' golf at Kingswood Golf Estate

Ladies' golf at Kingswood Golf Estate has been formally running for about four years. Our member ladies join others on Thursday mornings, and each week different formats allow new golfers, and those who are more experienced, to mingle and enjoy our course and a fair share of camaraderie.

Our Sunday Mixed Competitions took off in earnest in early March. During the year, we managed one every month except in July, when the weather in George forced us to cancel.

Much fun was had by all, with teams enjoying proper golf formats planned for the year ahead. Our last one, the Christmas Mixed, was a secret flag competition where good golf was rewarded – and the secrets kept everyone trying their best to perform on the day.

Eighty-six women played in our Kingswood Ladies@ Home Golf Day on 16 November (we had to cancel our June date), and this time the weather played its part to ensure that everyone had a wonderful day. Beach hats were on parade as per our theme, and the Ladies committee decorated the facilities with fun and elegant home-sourced décor.



Ladies Golf at Kingswood



Ladies Golf at Kingswood



A big thank you is due to numerous sponsors for helping us to raise money for Phambili Shelter for Abused Women and Children in George. Local confectioners Prince of Tarts donated a wonderful dessert to complement a healthy meal, enjoyed once all the ladies had come in off the course.

Many women-run local businesses stepped in to sponsor products and prizes, and this was greatly appreciated by all. Between raffle tickets, competition fees, our auctions and several generous contributions, we raised a substantial amount for Phambili Shelter.

Kingswood golf course is a different challenge and a welcome change from other courses in the vicinity. As we look forward to the building of our new clubhouse facility, there is much anticipation for new and exciting developments for the homeowners to enjoy and be proud of in the near future. – Michelle Witts-Hewinson

Hanno Swart is on a roll – watch this space ...

Residents who live in the Oval would have seen Hanno Swart practising his fielding here over the past few years. Hard work and dedication have enabled the Kingswood teenager to excel to a point of attaining his Junior Springbok colours in indoor cricket.

Explains proud dad, Cor Swart: 'Hanno was the captain of the 13-and-under South African indoor cricket team



Hanno Swart

that won the silver medal at the Indoor Cricket World Cup held in Dubai in October.

'Seven nations participated in the World Cup. The South African team beat Australia in the group stages, and we beat England and New Zealand in the play-offs. But unfortunately we lost a very competitive final.'

What makes Hanno's achievement even more remarkable is that the indoor cricket arena in George closed in 2019. He thus only plays indoor cricket in the March school holidays, when he represents Boland.

Hanno also enjoys outdoor cricket. He captained the SWD under-15 invitational team at the Badger Festival in Oudtshoorn in last December, when his team won three of their games, including the final of the tournament.

Hanno attends Hoërskool Outeniqua and celebrates his 14th birthday on 10 December – congratulations, young star! Everyone at Kingswood wishes him all the best for a bright sporting future. And when he shoots the lights out at in/outdoor cricket tournaments in years to come, just remember: you heard it here first.

Christo cut his golfing teeth on Kingswood course

In a recent newsletter, Kingswood Golf Ops sang the praises of a 22-year-old South African golfer whose name has been on the lips of many an aficionado of the game during the past year.

'Christo Lamprecht, from our beautiful town of George, has made history. In a groundbreaking milestone move, he has secured the prestigious title of Number 1 in the World Amateur Golf Ranking.

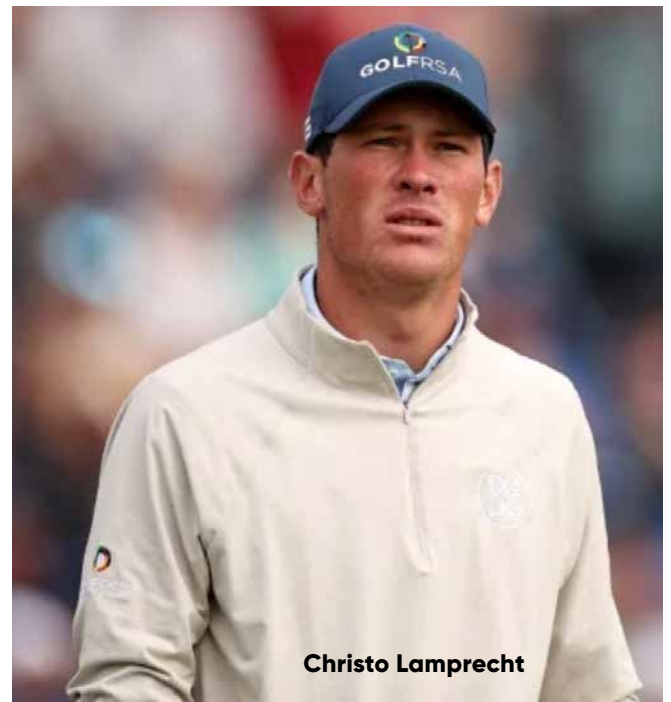
'But here's where it gets truly special for us at Kingswood Golf Estate: Christo's rise to golfing stardom began

right here on our very own fairways. As a young talent, he honed his skills amid the serene and challenging landscapes of our course. We take immense pride in being part of his incredible journey!'

That said, it's worth revisiting what the year 2023 meant for the future career of this young South African golfer, after his rise to the Number 1 spot of the World Amateur Rankings in September: Winning the Amateur Championship – the third South African to do so in six years – gave Christo exemptions to the 2023 Open Championship, 2024 Masters Tournament, and 2024 US Open.

So there's a lot for his family, friends and fans to look forward to, and for those lucky few who have witnessed Christo honing his skills on the Kingswood course over the years; you will once more be able see him performing alongside the world's best players on the planet's top courses.

Here's hoping this spotlight on our glorious golfing ladies and high-performing young stars will enable all Kingswood residents to share in some of the bragging rights attained by Kingswood during 2023.

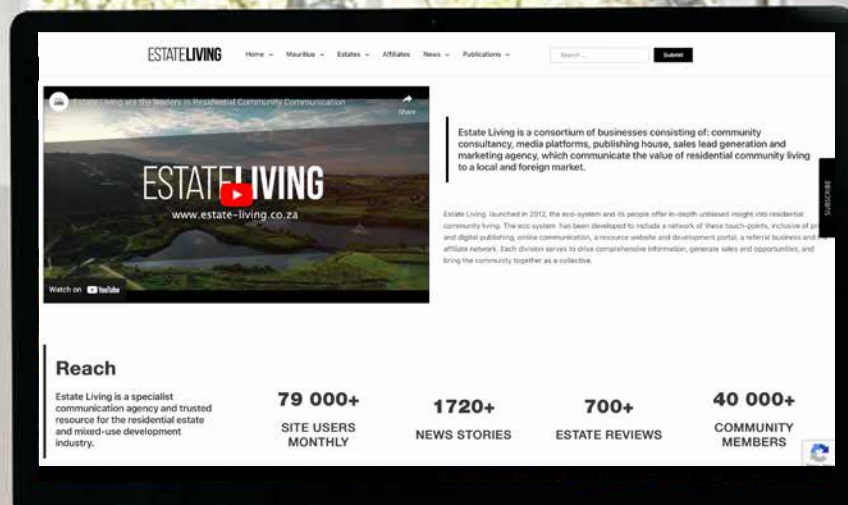


Christo Lamprecht



Esther de Villiers

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