

# KINGSWOOD BUZZARD

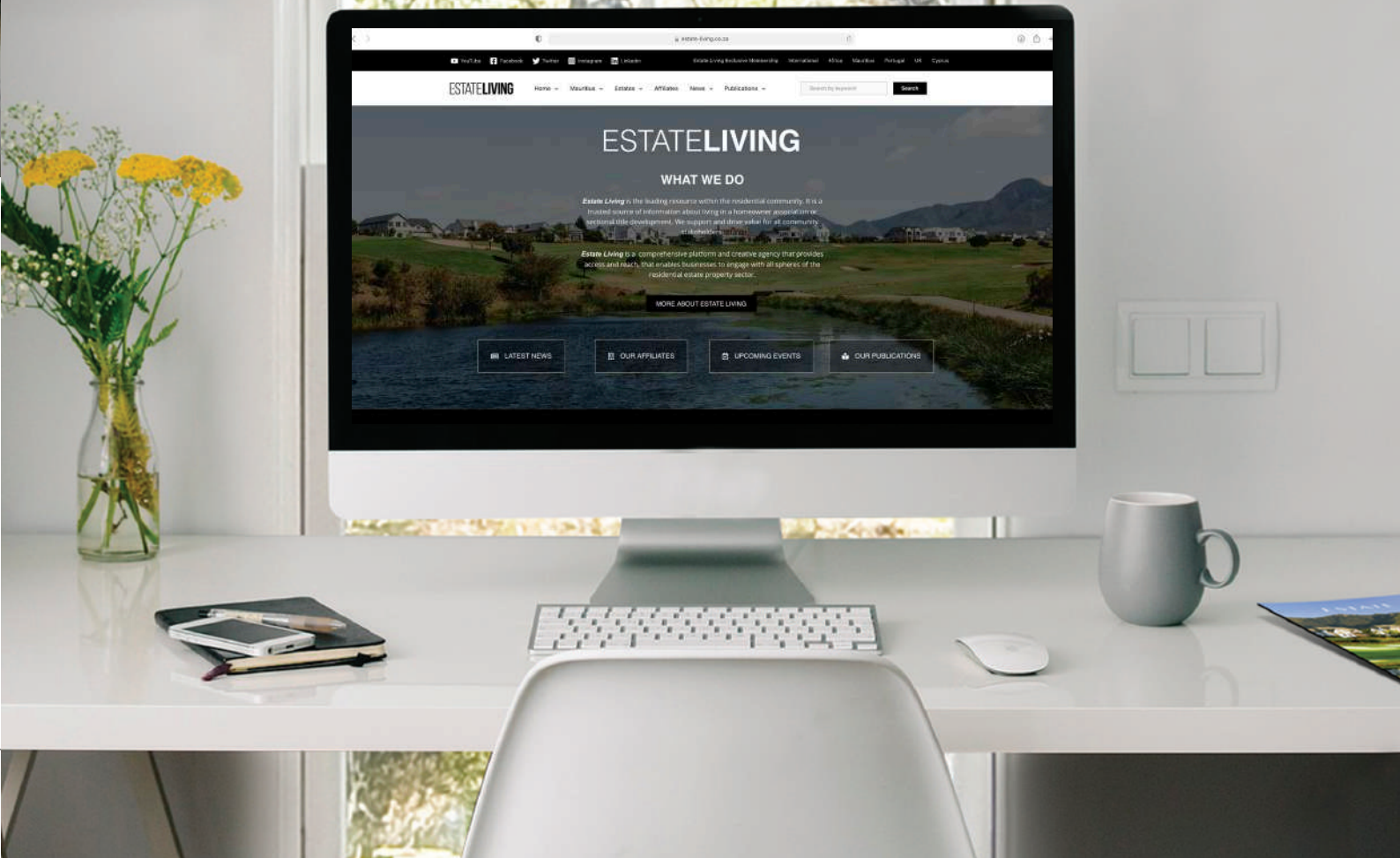
OFFICIAL NEWSLETTER OF THE HOMEOWNERS ASSOCIATION



**KINGSWOOD**  
HOMEOWNERS ASSOCIATION  
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## Community living



### ESTATE LIVING TEAM

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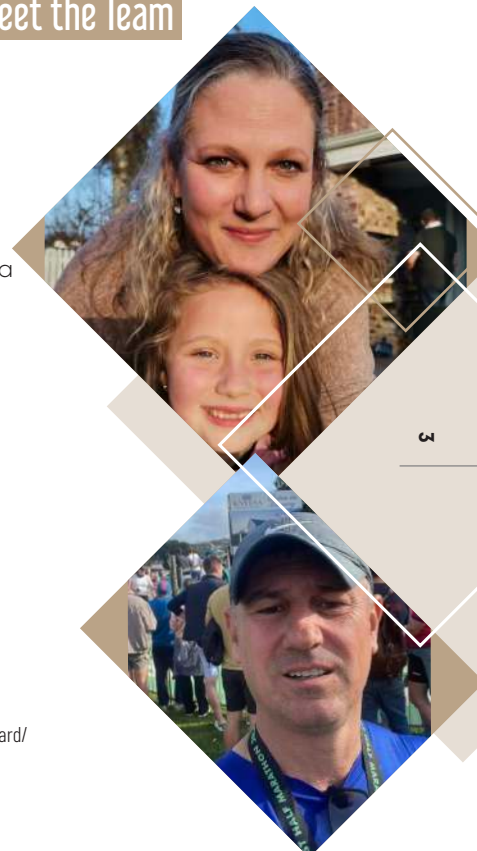
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# From the CEO



Welcome to the latest edition of  
*The BUZZard* – your gateway to all the  
exciting happenings in our vibrant  
community.



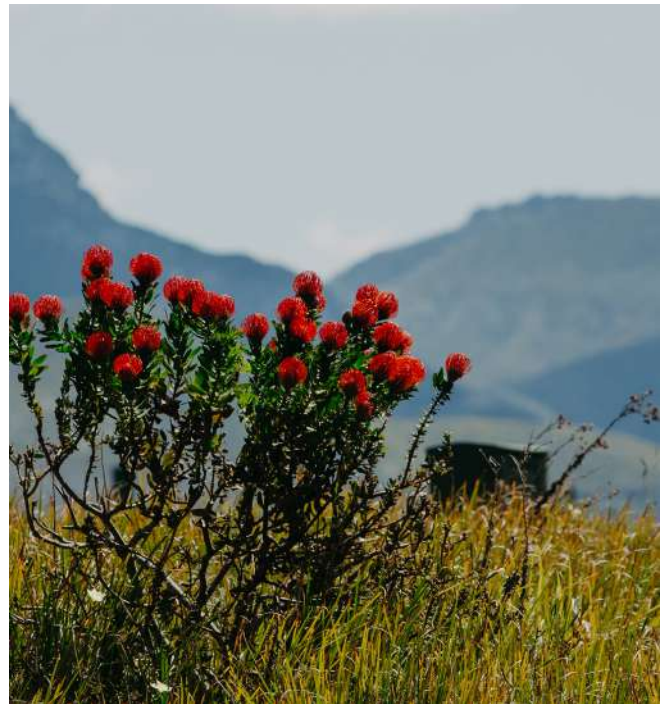


As autumn's golden hues paint our estate, we are reminded that change is not just inevitable – it is beautiful.

As the leaves begin to turn and the crisp air of autumn settles in, we want to take a moment to celebrate this season of change and gratitude with all of you, our valued community members.

Autumn is a perfect reminder of nature's beauty and resilience – and the strength of community. Whether you're enjoying cozy evenings at home, strolling through the neighborhood to admire the fall colours, or gathering with friends and family for seasonal festivities, we hope this time of year brings you comfort, connection, and joy.

As the seasons change, so too does the rhythm of life at Kingswood. Whether it's enjoying a morning round of golf on our pristine fairways, gathering with neighbours for an evening of dining (maybe a braai) and laughter, or simply soaking in the tranquillity



of our breathtaking surroundings, there's always something special to celebrate here.

This newsletter is more than just updates – it's a reflection of the lifestyle we cherish. Inside, you'll find highlights of upcoming events, community news, and ways to make the most of the exceptional amenities at your doorstep. I encourage you to explore, engage, and take full advantage of everything our estate has to offer.

Easter is a season of hope, renewal, and new beginnings. It reminds us of the power of love, sacrifice, and the promise of brighter days ahead. Whether celebrated through faith, family traditions, or simply by welcoming the beauty of autumn, Easter offers an opportunity to reflect on growth, kindness, and the joy of community.

Wishing all who celebrate a peaceful and uplifting Easter season.

Thank you for being part of this remarkable community. I look forward to seeing you around the estate soon!

I hope you enjoy this edition of *The BUZZard*.

Kingswood greetings,

Willem Jacobs





# KINGSWOOD HOA UPDATE

## COMMUNITY CENTRE/CLUBHOUSE



Kingswood's new community centre/clubhouse now rapidly taking shape

Construction of the community centre/clubhouse facility has progressed to a point where it's easy and exciting to envisage the finished building, and residents can now start counting down the months to opening week in the first days of spring 2025.

For anyone who hasn't recently visited the Kingswood gatehouse and surrounds, it's a most pleasant surprise to see the rapid progress of construction on the new community centre/clubhouse facility when gazing past the driving range towards York Street. In the mid-distance, the roof trusses tower and shine in the light of a bright autumn afternoon.





In the December 2024 edition of *The BUZZard*, it was reported that civil engineering works and the basement structure had advanced considerably, and brickwork on the ground floor had progressed to a stage where one could already get a proper perspective of what the finished product would ultimately comprise.

Today, construction work has advanced to a point where it's clear that this much-anticipated addition to the estate's offerings will be an aesthetically pleasing landmark that residents and golf members will delight in using, and proudly show off to guests and their families.

It has always been a priority for the Kingswood management team to become the Garden Route's preferred, secure, family-friendly residential golf estate. This new community facility will enable KGO to take great strides forward in its efforts to achieve this vision.

Trustees Jonathan Witts-Hewinson and Tony Jacobsen share the responsibility of leading the community centre/clubhouse subcommittee; below, they update readers on the current state of clubhouse affairs.

### **Real progress now utterly evident**

Construction works pertaining to the new community centre/clubhouse facility are proceeding in line with the construction programme.

The erection of the roof sheeting is well advanced, and final work to ridges will be done in the coming weeks.

It is exciting to see how much real progress has been made to date.

Great headway is also being made with the works pertaining to the new practice putting green facility, which will be situated immediately to the north of the community centre/clubhouse site.

All things being equal, practical completion of the facility will be achieved by the third week of July and, barring anything unforeseen, the new centre – including the restaurant, players' facilities and the like – will be operational with effect from 1 September 2025.





### Bracing for opening week festivities

The subcommittee is in charge of plans to have an exciting first week of opening events for all homeowners. It is hoped that every homeowner wishing to experience the new facilities – irrespective of whether or not they might be golfers – should have a special opportunity to use the facilities at the new community centre/ clubhouse during the course of that opening week.

In addition to an opening golf day for homeowners only, to be played on 1 September 2025, and a members-only golf day to be hosted on Saturday the 6th, a series of evening events is planned to introduce all homeowners to the new facility.

Because of a number of constraints, these events will be split over three separate evenings, and further news in regard to which phases within Kingswood will be expected or invited on the different evenings will follow in the near future.





### Don't enter, but feel free to appreciate

When in the vicinity of the community centre/clubhouse building site, the bustle of dozens of construction workers, machinery and vehicles of all shapes and sizes is wonderful to behold. But please take note that this is a working construction site and no public entry is allowed.

When looking at the 3D depiction of the expected end product erected at the site, it's amazing to see how the real-life walls and roofs and outside areas of Kingswood's newest addition are taking shape to resemble that attractive artist's impression. Kudos to Jonathan and Tony and their subcommittee members,



as well as everyone else responsible for keeping this Kingswood pride project on course.

 Esther de Villiers





# SECURITY'S ALL SYSTEMS GO – and these stats show the vast task at hand

Chairman of Kingswood's Security subcommittee, Fielies Nieuwoudt, furnished *The BUZZard* with the freshest stats on impact factors, and the latest news regarding continued initiatives to enhance resident safety.

## Daily data captured in monthly reports

'What's new?' was our question to Fielies Nieuwoudt when sitting down to exchange info for this edition of *The BUZZard*.

His response had rather a few addenda – suffice it to say, Kingswood's entire security system is now successfully digitised, allowing for a minimum of human error. 'We're making the most of technology, since security is a moving target,' he says.

The Security subcommittee's work is recorded meticulously in a monthly report distributed among role-players before they gather to discuss the past month's progress and



possible challenges. Fielies had the February edition of this important doc on the table to demonstrate the task at hand.

'These monthly meetings give everyone a chance to contribute. The estate is represented by CEO Willem Jacobs and data are provided by maintenance manager Mornay Stoop, with Fidelity site manager Pieter van der Walt attending on behalf of security personnel.

'Information is received daily and processed by security coordinator Caron Manchest. Data typically include info such as which camera captured unwanted traffic, or the frequency of alarms going off, as well as facts and figures on traffic at access gates, equipment used, and incident reports. Finally, this information is shared with our trustees – we have to show how our budget is being sensibly spent.'

### Smile for the camera

First up, when perusing graphics contained on the early pages of this monthly KGE security tome, it's telling that 'all the yellow bits' are provided with camera equipment, these points covering a vast portion of the estate's 9.6km perimeter.

Also indicated in bright colours are kiosks reticulated with power and fibre cable, and data communication points that lead to the server room located alongside the contractors' gate, to which it's connected with Wi-Fi equipment and network cables.



'The fibre currently installed measures 2,734 metres and enables camera coverage of an area spanning 2,621 metres,' explains Fielies. He reminds that the security team is also in charge of all points where access is managed: four homeowners' gates, the contractors' gate and one connecting gate to George Golf Course, all of which are furnished with multiple cameras.

'We worked all December to perfect and refine this plan, keeping in mind the estate's non-homogeneous exterior – rivers, neighbourhood streets, green belts and more.

'When considering cameras on the fence bordering the golf park, for instance, we have to respect those residents' privacy.' He adds that, although all cameras are mapped, it's not in the interest of good security practice to divulge their exact locations.





KGE currently comprises 763 stands, on 630 of which building has been concluded. The gatehouse and new clubhouse/community centre now under construction form part of the estate's fixed built facets.

'The reality is that Kingswood Estate covers 220 hectares and therein exists the challenge of safeguarding the entire area, its borders and surrounds. This includes the Outeniqua Research Farm; roads comprising Plattner Boulevard, Airway Road, Meent Street and Barkhuizen Drive; links with Fancourt and George golf courses; green belts and other bushy areas.'

### On equipment and other staggering stats

Figures pertaining to electrical wiring and CCTV cameras on site are as follows:

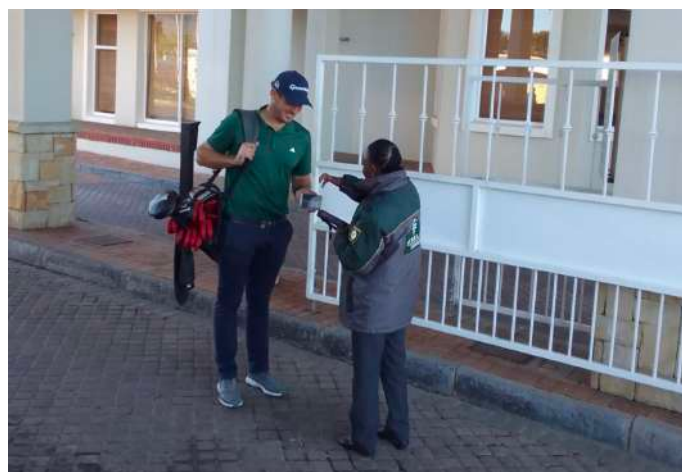
- Gate 1 – 18 cameras
- Gate 2 – 12 cameras
- Gate 3 – 10 cameras
- Gate 4 – 18 cameras
- Contractors' gate – 9 cameras
- Perimeter – 26 thermal cameras
- Inverters (gates and control room) – 6
- Inverters (fence) – 4
- Lithium batteries (fence) – 4

The current permanent perimeter fibre fence coverage comprises 400m at Phase 1 and 900m at Phase 2, while the mobile Smurf security camera covers a radius of about 300m of the area in which it's strategically placed.

Tools that assist KGE's human security crew are countless, including everything from a base radio to handheld radios, torches, batons and mobile phones. The control room is manned by Fidelity staff – the company currently fulfilling its five-year contract – on a 24/7 surveillance basis.



**Natasha van Wyk is one of the security staffers who monitor the control room during 12-hour shifts, typically from 6am to 6pm; she was part of the security team at McCain Foods until its closure in February 2014, and has been in the safety business since the late 90s.**

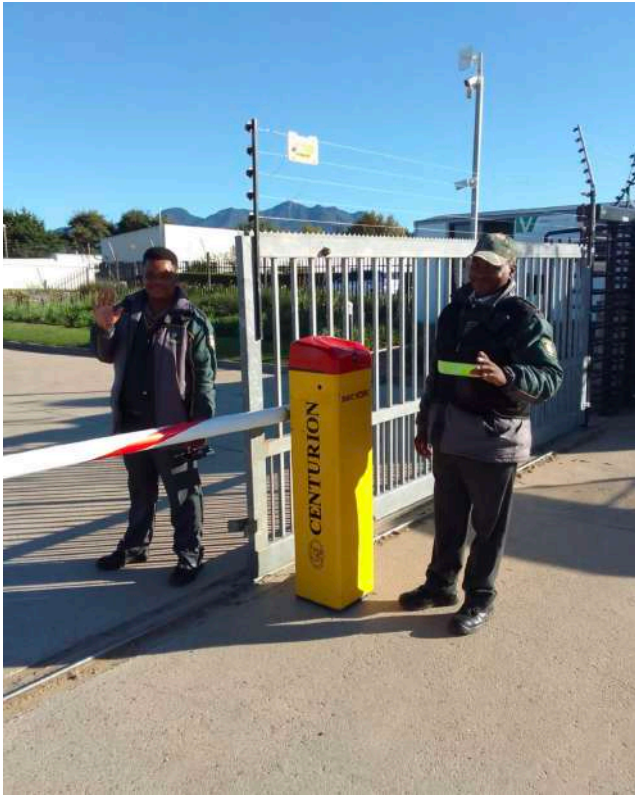


The site manager, supervisors, controllers and guards are equipped with paintball guns, body cameras and handcuffs, a four-wheel drive vehicle, motorbike and golf cart, as well as a drone, tablets and scanners. Access control is virtually managed by Gallagher, which operates via cellphone technology.

### Counting feet

Numbers of homeowners and golf members accessing the estate via the Gallagher app hit a monthly total of 46,066 during January, while over 32,000 visitors





**All contractors and their staff have to be registered for entry.**

entered via the My Estate Life app (MEL, i.e. those without Gallagher access).

Others categories entered for the month can be broken down as follows:

- Service providers and construction workers 9,592
- Deliveries 2,407
- Walk-ins through turnstiles (domestic and garden workers) 21,536

This last category of foot traffic also gains access via facial recognition tech at the gate – and when witnessing this process first-hand, one clearly hears the face-bot saying ‘thank you’ after each scan. During January 2025, the average total of thank-yous was 1,025 per day!

The number of those registered on the Gallagher app currently stands at 2,176 users, with MEL users at 1,011 and those registered for facial recognition at the turnstiles counting 9,377. These stats paint a vivid picture of the



vast task when considering daily and monthly access management at all of Kingswood’s entry points.

**Single incident an inside job**

There were no major issues to report in December, even in the context of increased seasonal visitors, and the only incident reported in January involved the theft of





garden equipment that disappeared from outside a house in the first week of the year.

Fielies and his fellow subcommittee members are convinced that this was an inside job. 'Take into account that trucks or vehicles leaving the property aren't searched to check the content of each box. We urge residents to be vigilant. Remember that criminals are innovative and have lots of time on their hands!'

This brings us to the necessity of Standard Operating Procedures (SOPs) regarding access control at all entry points, which currently stand at 16 and pertain to the multitude of ways that various visitors should be dealt with.

'A case in point is when someone enters the estate in an Uber, for example. The apt SOP in this instance is to grant access to the driver rather than via the resident's phone app, thus allowing the driver to exit the estate again. Our training in this context is non-stop, to ensure that all security personnel remain on top of this ever-evolving environment.'

#### **Note these numbers**

'The security control room remains in its temporary housing container, and will be resettled once the new clubhouse complex is completed and space in the gatehouse is repurposed for this control hub and other tenants,' says Fielies.

'Most importantly, the control room is operational 24/7 and the OmniVision staff will gradually be phased out.'

When we're one hundred per cent happy that our staff training is complete, we'll be able to do without any outside personnel.'

Residents are urged to have these numbers handy to report suspicious behaviour, and remember that there



is a panic button on the MEL app:

- Control room (landline): 087 537 9733; (mobile/WhatsApp): 083 522 0731
- Gate 1: 044 874 6877
- Gate 2: 044 874 4797
- Gate 3: 044 874 4597

Please be sure to use these numbers for security matters only. Remember that a puppy irritating you with its yelping is an estate management rather than security issue. Fielies and his subcommittee colleagues urge residents to call these numbers for security-related issues only, and to consult the house rules when uncertain. 'In case of a nuisance, please make sure your complaint gets to the right people,' he says.

### The luxury of troubleshooting

'All that remains for this year is the addition of cameras and the digging of trenches. By the end of May or early June, we'll have completed the expansion of fence



cameras, as well as the fibre and electrical cables feeding it,' according to Fielies.

'So approved projects for 2025 are on track and all steps are being taken to secure Kingswood residents.

'With no notable incidents to report, you can rest assured that nothing got over the fence or through our gates that we didn't know about. We are now in a position to handle troubleshooting, since all systems are doing their job!'

 Esther de Villiers





# Build@KINGSWOOD

Estate development update



Homes, roads and underpass are all part of current construction projects. Apart from the steady flow of construction on private properties, Kingswood residents can look forward to road repairs which, upon completion, will improve their driving experience within the estate and enhance resident safety.

Kingswood's fabulous new community centre/clubhouse facility is the primary theme of discussion when considering the most high-profile of current construction works. Still, several other projects are either on the go or in the near-future pipeline.

Having a sit-down with KGE Facilities and Compliance Manager, Dan de Wet, is always a pleasure, as his days are filled with issues covering everything from wildlife management to conflict resolution. Dan's dry sense of humour, combined with a deep understanding of managing man and beast at Kingswood for the past 14 years, makes for a riveting exchange of information.





### Roadworks that work

Residents in the vicinity of Longbridge, Manor Road and Brookside can prepare for some remedial roadworks taking place on these thoroughfares as part of the Kingswood HOA's efforts to maintain infrastructure and, where possible, proceed with the motto that prevention is better than cure.

'A case in point,' says Dan, 'is the road at Brookside. On the left side, when moving in a southerly direction, we'll be doing some stone pitching to control storm water. This work has been commissioned to ensure that we won't be caught unawares in case of heavy downpours in the coming winter months.'

As has been mentioned elsewhere in this edition, the cement path that connects the 18th green to the 1st tee has become tricky to negotiate in golf carts. 'The plan is to make the turn wider so that the incline is not so steep, which should go a long way towards preventing carts from losing traction when the road is wet.'





Dan says the first of these projects already kicked off on 7 March and that the work on roads and related infrastructure is due to be completed by 2 May. Residents are asked to be patient with contractors, their staff and vehicles while this important work is under way.

Repairs to large sections of Kingston and Longbridge roads as part of an asset maintenance programme, as well as the measures to reduce disruption of traffic, will be made known well in advance of works starting.

### Go figure

To put the numbers relating to the building operations and transfers concluded at Kingswood this year so far into perspective, it helps to revisit the figures for 2024, printed in the December edition of *The BUZZard*.

At the time, according to HOA management team member Lize van Heerden, there were 35 active building

sites and, by year's end, a total of 36 completion certificates had been issued. Finally, 66 resale transfers took place during the course of last year.

Dan's update since the publication of the last newsletter is as follows:

- Seven completion certificates have been issued.
- There are currently 35 active building sites on the estate, which include both alterations or additions and new builds, i.e. complete homes.
- The above does not include the major building sites of the clubhouse/community centre, or the Village development that is under way on the estate's Rooi River border, which is being carried out by Lumacon Construction.
- As mentioned above, several smaller and more substantial projects include the repair or upgrade of



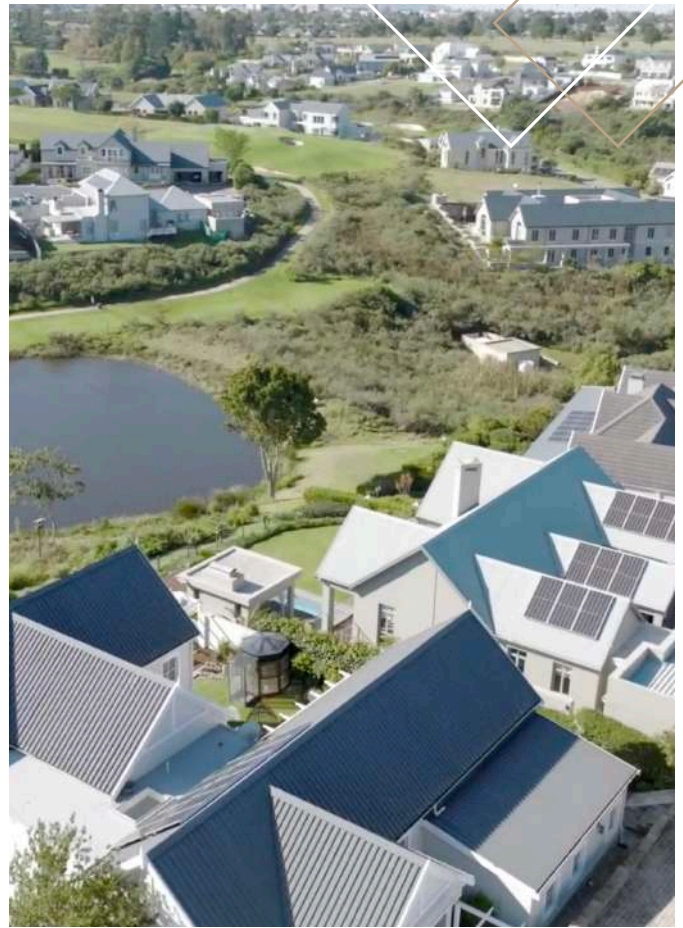
roads and infrastructure in various areas across the property.

### Let common sense and courtesy prevail

Dan reminds that all residents have access to guidelines pertaining to the maintenance of existing homes – such as colour schemes for painting, the height of exterior walls, and preferred roof materials.

'It's easy enough to follow these general architectural pointers, and to ensure that your property is clean and neat. This protects the image of the estate and promotes the Kingswood brand to the benefit of all owners and investors,' he says.

He explains that contractors are required to cordon off their building sites, and that there is a zero-tolerance rule in terms of access to anyone but the working teams. When it comes to gardens, the requirement for cleaning and cutting goes without saying, albeit that individual owners are free to garden with gay abandon, considering the Kingswood Plant List and 80/20 indigenous/exotic distribution. 'But please consult with the HOA first before working on verges.'



### Facilities and compliance management

Dan is the go-to guy for residents dealing with building and infrastructure issues. But in the line of that duty, he also sometimes has to deal with interpersonal issues that result from homeowners' concerns or nuisances experienced.

'Always take your neighbours into consideration and remember that communication is key when it comes to alterations of any kind. Please report any emergencies – serious electrical problems or issues relating to water supply or burst pipes that could damage homes and run up water bills – to Masadi at the HOA offices in the Gatehouse Building, or contact the 24/7 Control Room (landline: 087 537 9733, mobile and WhatsApp: 083 522 0731).

Email [daniel@kingswood.co.za](mailto:daniel@kingswood.co.za) with queries on building or alteration issues.

 Esther de Villiers





Garth and Charleen and besties on their wedding day – 'yes, we got married in jeans!'

# Meet the team

These two new members add 'awesome' to the Kingswood team

Community Liaison/Marketing & Communications manager Charleen le Roux has been pulling her weight in the KGE offices since last year and has now earned her permanent appointment, while brand-new Operations manager Piet van Heerden took up his post in the beginning of March; read on for some inside info on these two HOA-insiders.

## Ladies first ...

Charleen has been a permanent George resident since 2019, although she has lived here before while working for Media24 some decades ago. An only child, Charleen was born in Bethlehem; by the time she turned three, the family moved to the Maclear area where she started school at Ugie Primary.

When the time came to go to high school, Charleen and her mother traded the Eastern Cape for the Western Cape, where she matriculated at Strand High. Her school career is studded with accomplishments and service records, such as representing the Junior Tourism Board of Somerset West, being an ACVV cell group leader and school prefect.

Aged 15 to 17, she went on missionary and relief trips with Love Southern Africa during June holidays, travelling to places like Malawi, Venda, and Zambia. 'After school I did a Service Year for Christ, doing missionary work and stage productions at schools all over the Eastern Cape.

'During that time, I was blessed to join the British missionary organisation Novimost in Bosnia for a few months. We worked with teenaged children



traumatised by the war – an incredible eye-opener for me as an 18-year-old.'

After her gap year, Charleen studied PR at Boland College in Stellenbosch. 'But I found it quite boring, so switched to Travel and Tourism studies. One's student years are the best and I enjoyed every second, staying at Rozenhof girls' residence.

'In my second year, I was chosen to serve on the House Committee, where my portfolio was Arts and Culture. The next year, I was on the Student Council as Arts and Culture representative and was the Baptism Captain for first-year student initiations – such fun! I also represented our college on the Stellenbosch Tourism Board.'

### Working across the waters

After Stellenbosch, Charleen spent two years in London, where she earned experience in the medical and transport industries. 'Apart from an admin position at the pension department of London Rail and Transport, I worked for Dr Trixie Pieterse as a receptionist at one of her South African Mediclinic branches in Putney.

'For a short while, I was an audio typist in the oncology department of an NHS hospital ... it was horrendous! I had to deal with doctors from all over the world, with the wildest of accents.' It may have been hard at the time, but these trials surely helped Charleen to become the resilient and resourceful person she is today. The jobs, qualifications and kudos included in her CV are far too numerous to list here.



Charleen with her mom and Miannay



Charleen and Miannay on her 8th birthday in March

### Blessed by family and 'Abba Father'

Charleen's father, who was a farmer, passed away in 2014, but her mother is still alive and has been a real estate agent for over 40 years. 'My daughter Miannay has just turned eight. She attends George South Primary School and is an absolute blessing in our lives.' A little bird told *The BUZZard* that 'Mom' then celebrated her birthday on 20 March – belated congrats!

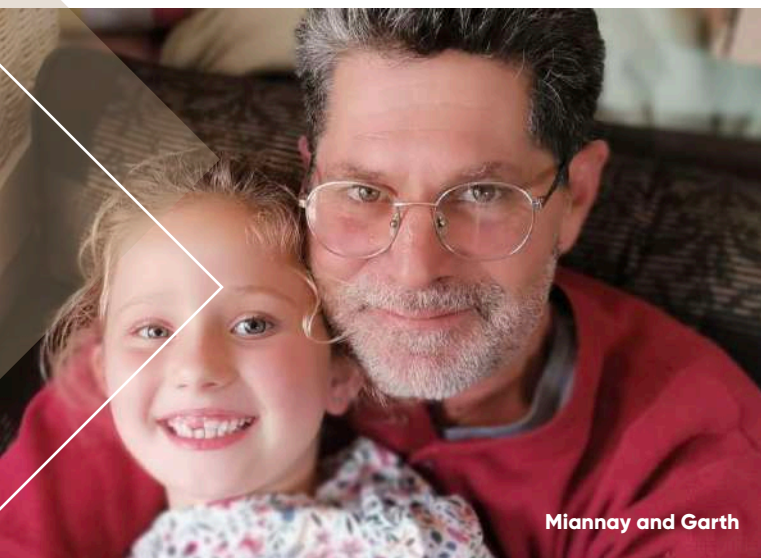
'Garth and I got married in November 2023, so it's still a relatively new union, but he is my rock. Last, but actually most importantly, I believe in Abba Father, and our family serves Him in all we do.'

### Work and play

Charleen loves music. 'During my high school years, I did backup vocals for a band called HEART and we performed at schools and churches, sometimes even at weddings. In college, I occasionally sang at functions and Gospel bashes and was later a lead vocalist at church events.

'I haven't sung in a long time now, but I'll twist Marina's (Flear, Kingswood Finance Manager) arm to start playing the piano again, and then I'll just hum along,'





Miannay and Garth

she smiles. But Charleen admits she can't bake to save her life – 'even though I had Home Economics from Grade 8 to matric. The teachers eventually begged me to consider another subject ...

'I really enjoyed Art at school, and come from a very artistic and language-oriented family on my grandmother's side. Her brother, Ghoete "Ollie" Olwagen, was Huisgenoot subeditor for many years. His daughter, Mariëtte Olwagen, has spent most of her career as content manager, editor, and layout artist for *Die Burger*.'

Charleen says she is very excited to be part of the Kingswood team. The position of Community Liaison/Marketing and Communications manager is a new role created by the Kingswood HOA, and it's clear they've found the right candidate. 'I'm passionate about helping people and feel very privileged to form part of the HOA team. It's a small but highly professional and talented team.'

### Meet Piet: Kingswood's peerless new ops ace

When chatting to Piet van Heerden in his mother tongue, one wants to peg that accent at once. 'I grew up on a Karoo farm close to Victoria West, and matriculated at Paarl Boys' High.' So that explains the gentle fall of vowels when speaking Afrikaans. But switching to English is effortless for this highly qualified, well-travelled addition to Kingswood's HOA outfit.

Piet kicked off his studies at the University of Stellenbosch (US) with a BCom in Economics and

Management Science. Five years later he was back in the Eikestad to attain his MBA from the US Business School, scoring distinctions in Financial Evaluation and General Management.

These qualifications were capped by a course in Advanced Project Management from the University of Cape Town in 2017. But in-between studies, Piet has built up a CV that is as diverse as it is impressive. The golden thread, however, is a focus on management and planning.

A nutshell version of his work history starts off with a stint in Gauteng as distribution planner for the Super Group Supply Chain Partner, then managing a similar portfolio for Afrox; Piet was key account manager at Wolwefontein Farm in the Karoo and operations/general manager for Just Water.

While living in Centurion for three years, he also worked in the investment industry. 'I love the investment game,' he admits – and that brings to mind Piet's WhatsApp profile picture, showing him with his hand on the horn of the Wall Street Bull – the famous bronze sculpture in New York's financial district. And what's not to love about a bullish market?

From March 2014 to September 2022, Piet served as Operations manager for the Bexgroup, running operations at depots as far flung as Jan Kempdorp in the Northern Cape, Morreesburg in the Swartland, and Vereeniging in the Vaal Triangle. 'So I was travelling



Piet poses next to the famous sculpture in front of Wall Street called 'Charging Bull' by artist Arturo Di Modica



Piet enjoying a round of golf in Hartswater

quite a bit, and responsible for dozens of staff at the different depots while working on business strategies for the group,' he explains.

One of Piet's most recent forays is being co-owner of project management company RenovaFix – a role that helped hone his skills to perfection for the portfolio he is now charged with at Kingswood.

### Coming 'home' to George

During his nine-year stint as ops manager with Bexgroup, Piet directed the site managers at depots in three provinces from the company's HQ in Stellenbosch. While building up RenovaFix, he relocated to Somerset West, where he still owns a home. But the Van Heerden clan has a long connection with the Garden Route.

'My parents retired to George after selling the farm, and have lived at Kingswood since the early 2010s, while other family members such as my cousin and aunt have also moved to the town or surrounds. We share a holiday home on the Island in Groot Brakrivier with family and, although we don't crowd one another, our holidays together are always fun.'

### Sport and travel genes

Piet inherited his dad's competitive golfing gene and played at provincial level for Boland while at 'Boishai'. 'I'm passionate about sports and have loved playing golf from a very young age.' Padel and running are also favourite pastimes, and he regards the Knysna half-marathon as a highlight. 'Sports are big in my life, but golf remains number one.' Well, sir, it seems you've come to the right place ...



Piet and his siblings

Other than hitting the golf course several times a week, Piet enjoys spending time at the ocean, eating good food and collecting fine wines – not to mention the tasting and pairing of them with the aforementioned food.

He is also no novice when it comes to procuring something wholesome and home-reared for the pot. 'While growing up on a farm, we used to hunt quite regularly.' But these days, he says, time doesn't really allow for frequenting the hunting grounds.

Finally, Piet loves travelling and, apart from the New York trip mentioned above, has also visited Chicago. When considering foreign favourites outside of the States, he says Greece has delivered memorable adventures – especially his time spent in the capital of Athens and on the island Santorini.

When it comes to top destinations in South Africa, Piet rates Leopard Creek Golf Estate in Mpumalanga as right up there. 'But most of the time I prefer the coast – anywhere close to the sea. I love the buzz of Cape Town's Waterfront, Clifton and Camps Bay, but the West Coast is just as special.'

Fortunately, from his new Kingswood base, the closest beach is but a hop and skip away. But most probably, when not busy grabbing the ops-bull by its horns, you'll find Piet perfecting his game on Kingswood's gorgeous golf course.





# GOLF COURSE

Turf health is top priority for Kingswood's greenkeeping team

The bunker that was closed on the 17th.

The wetter the late-summer weather, the better for our greens and dams, explains the expert in charge of Kingswood's course.

Climate patterns can make Kingswood greenkeeper Ivan van Heerden's life a misery or turn it into a song; when considering this year so far, the weather gods have been kind enough to this competent golf course connoisseur and his compact team.

'We can't complain about the weather – although December was hot and January dished up a handful of scorches, our rainfall total for the year stands at 150mm, which has been a great help to keep the course healthy and replenish our water features,' says Ivan.

When elaborating on the impact of rainfall on the estate's dam levels, he puts it into recent-past perspective. 'Historically, the month of February has been warmer than was the case this year. Although the days were mostly mild in January, our dams were very empty by early February – so much so that we sent notices out to residents.'

He explains that depleted dam levels create a 'quicksand effect' when the water recedes, leaving a residue of sludge around the waterline. This situation makes it dangerous for man and beast, both of which



may get stuck in the mud – for instance when resident youngsters and their dogs brave the dry-running dams in search of lost golf balls.

'At least we got enough late-summer rain to help us out of trouble. So in retrospect we had a good summer and the course looks great again. Our efforts to deal with the extra rounds played during season included slowing down the greens.' This is attained, he says, by using a little more fertiliser and by minimising the double cut, 'creating less roll to counter increased traffic on the course'.

### Maintenance yes, new machines not yet

The process of acquiring new machinery for the greenkeeping team has been covered extensively in the previous edition of *The BUZZard*, so there's nothing new to report on the acquisitions front. 'Our first



The lines show a much smaller collar cut around the green.

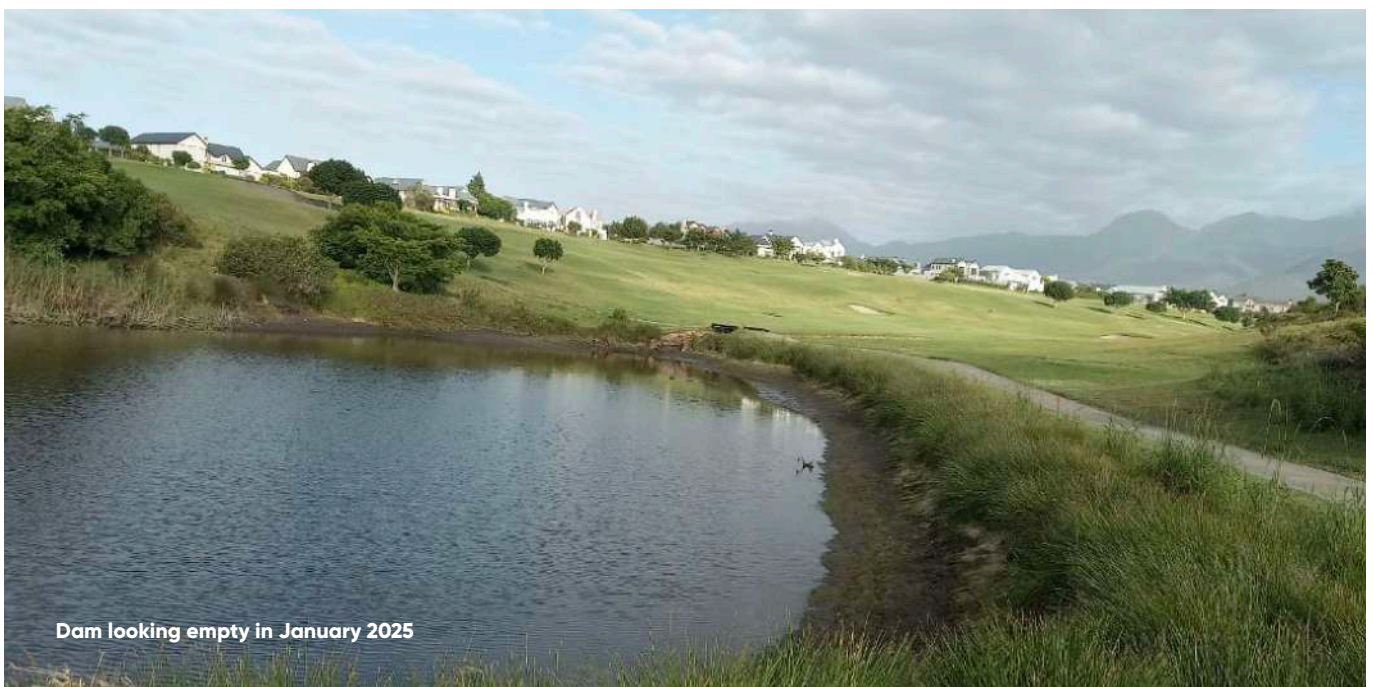
replacement will only kick in closer to the end of this year, in October or November, when the equipment in question reaches its fifth year of life.'

Maintenance, however, has no sell-by date. At the time of our meeting, Ivan was busy with a fairway bunker on the 17th. 'This work is now in progress with the aim of encouraging golfers to play more towards the left than the right, so changing the angle of the hole.

'Homes on the right-hand side of this fairway have been

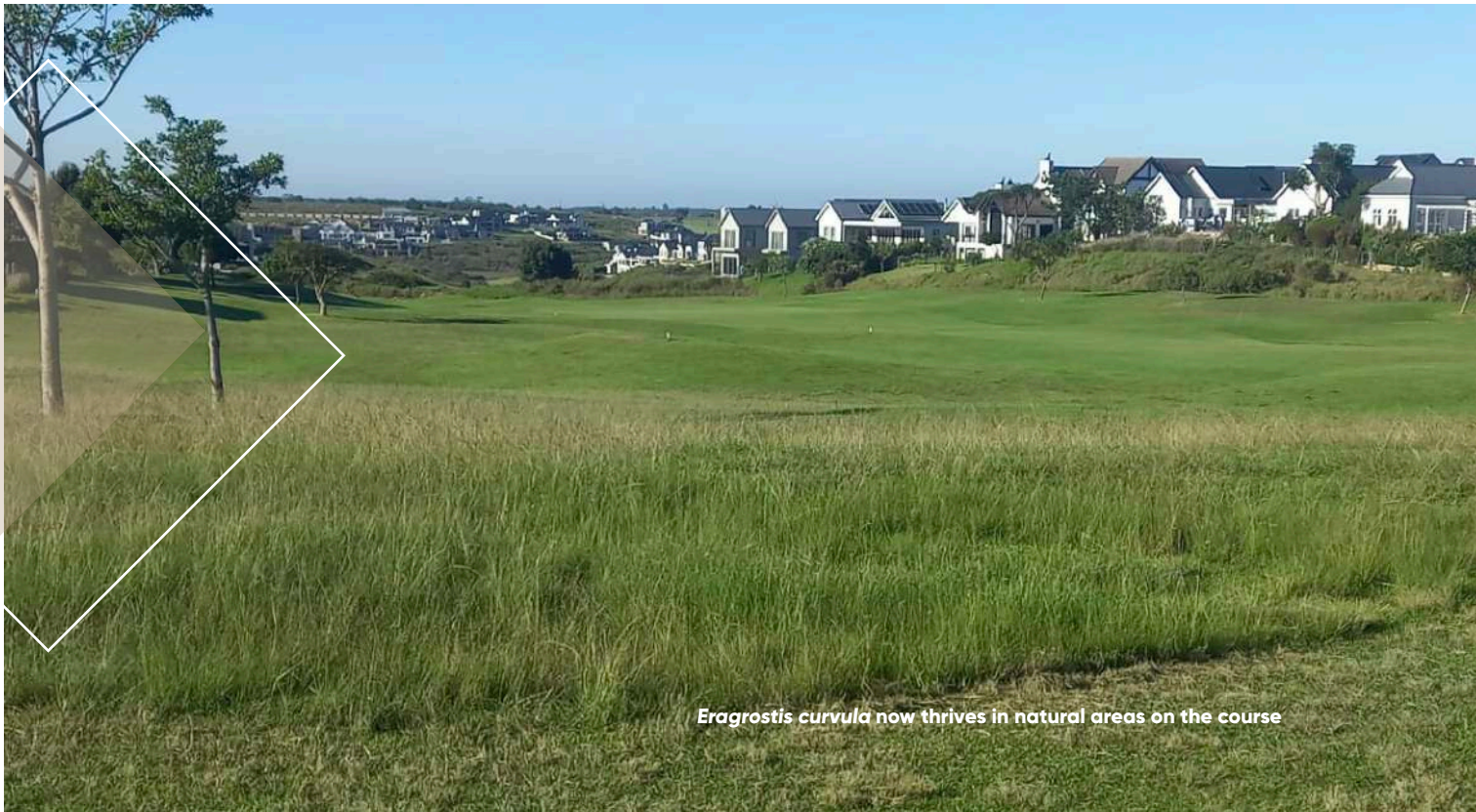


Rainfall at the right time ensured that the dam filled up again by March 2025



Dam looking empty in January 2025





*Eragrostis curvula* now thrives in natural areas on the course

getting flak from fly-away balls, and we're hoping that this remedial action will fix that problem. We try where possible to accommodate homeowners who feel under fire, even though most homes are out of harm's way. Unfortunately, this is not completely within our control.

'Of course, no one wants residents, their kids or pets to risk being hit by balls. So where it falls into our risk assessment portfolio, we do our best to regulate the direction of play.' Ivan adds that much work has been done on the 5th to improve a similar situation, so they're confident that their current project on the 17th will change the dynamics of this hole.

### **Beware the underpass ...**

During our chat with Ivan, KGE maintenance manager Mornay Stoop stuck his head around the door to advise that Asla agents had just rocked up on site to discuss work required on the underpass below Plattner Drive.

'This track has become problematic, especially in wet weather, when the combination of a steep incline and slippery surface prevents proper traction when traversed by golfers in their carts,' says Ivan.

The underpass road connects the 18th green to the 1st tee, so it's an essential part of movement on the course, but at the moment the team is exploring ways to address the issue of incline by changing the camber to allow for a longer turn that is not as steep, especially when the road is slippery.

The big question now is whether players will be tolerant during the process of this complicated remedial work, or would be less annoyed with their golf carts slipping and sliding throughout the pending rainy season.







**Danger tape warned homeowners and golfers to steer clear of the sludge**



**A border of 'quicksand' sludge formed around the emptier dam**

Ivan discussed possible ways of widening the road without entirely blocking access with the Asla representatives, but it's evident that this project will take time and patience. 'The job should be tackled this month and is the biggest thing going on track right now,' he says.

### **Sustainability is key**

Ivan reminds that sustainability is an overarching consideration in all their actions on Kingswood's golf course. Among these count the establishment of more natural and marked-out areas with the most ecology-friendly vegetation.

'We try to ensure that there's ample space for *Eragrostis curvula* (common name: weeping lovegrass) to grow out. This facilitates the movement of wildlife on the estate while also promoting birdlife – and with smaller mowable areas, we use less diesel in the long run.'

Another practical example of how the use of lawnmowers can be reduced entails the cutting around greens. 'We now cut only one line around the green instead of the standard five. This translates into a collar of up to 1.8 metres compared to a band of over 7 metres in width. With smaller collars, mower use is substantially reduced.'

When it comes to putting greens, the use of organic fertiliser, added sand and increased aeration add to the longevity of these well-manicured areas. The focus is on using fewer chemicals and keeping it natural, which creates a safer environment for the estate's animals, residents, and bees.

'We work with the estate motto "Green, greener, Kingswood" foremost in our minds,' says Ivan. And although, for health and safety reasons, there are no beehives on the estate, they ensure that natural hives are relocated to bee-friendly farms.

### **Preventative action essential**

'Turf health is our first priority – we don't want anything to burn in the sun or take blows in the line of golfing pursuits. We're happy that everything is now back to where it should be, with fewer golfers treading the course after the seasonal influx.'

Finally, Ivan says that in terms of further course improvements, a longer-term plan involves settlement of the 7th. But this work is yet to be confirmed once budgets and related issues have been approved – and readers are invited to watch this space.

# EVENTS @KINGSWOOD

Kingswood cooks battle it out in plethora of fun competitions

**Potjie judges: from left are judges Gert Niehaus, André Stipeć, Johan Lochner and Mandi Botha.**

With Charleen joining the team and a boost of woman-power at the Kingswood HOA, community events have taken on a whole new energy. In this edition, we're dishing out the fun from our Valentine's Day writing competition, celebrating bird man extraordinaire Adrie Conradie's fascinating talk, and reliving the laughter and flavour of the "Take on Prisoners" potjiekos cook-off and braai day – all thanks to the Kingswood Homeowners Association (HOA) getting creative with community spirit!

## Potjiekos comp rocks!

The Kingswood HOA hosted an historic first in February, when its first Potjiekos Competition exceeded all expectations, being a delightful celebration of flavour, creativity, and camaraderie. Each participating team went all out in terms of effort and attention to detail – to the extent that this event will now become an annual

occasion. Says forefront organiser Charleen le Roux: 'The inaugural Kingswood HOA Potjiekos Competition was a huge success, and everyone had lots of fun. About 150 people attended, kiddies included – it was wonderful to have so many children there, making it a truly fabulous family event. We started at 2pm and the clock stopped at 7pm, when the steaming potjies were presented to the judges.'

Head judge and MC, Mandi Botha, praised all participants for their impressive labours: 'The participants went to incredible lengths with innovative recipes and presentation. Their stalls were beautifully decorated, and quite a few dressed according to a theme. One team even broke into a dance routine when the judges approached!' she said.

Serving as independent judges alongside Mandi were André Stipeć, Johan Lochner and Gert Niehaus. Teams





were allowed a maximum of three members and after a serious tasting session by the judges, Kingswood CEO Willem Jacobs joined Mandi in announcing the winners.

- The trophy went to the Plaasjapies team of Jannie, Joyce and Jean Joubert.
- Runners-up were the Chilli Kings: Ruan van Zyl, Greg Boudouris and Hennie Leach.
- Placed third was the two-member Pot Rock team: Alex and Celeste van der Westhuizen.

The Plaasjapies impressed with their unique combination of chicken thighs and lamb ribs, served with thin lemon slices. If you think your potjie skills may surpass this



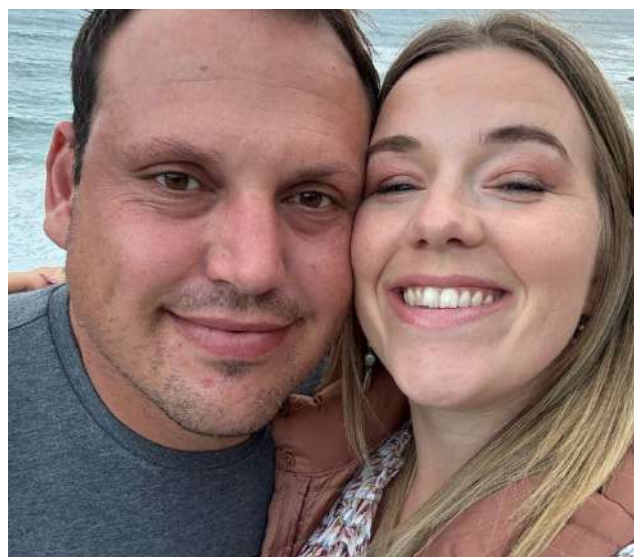
**Potjie winners: The Plaasjapies winning team with 'cheerleader' Megan Joubert, and pot masters Jean, Joyce and Jannie Joubert.**

### Off the turf

Bird talks convened monthly on Mondays by Kingswood resident Adrie Conradie – a wildlife photographer of note – are still right up there when considering favourite activities on the estate. Please contact Charleen for details.

### A tale with a tail: When romance meets real life

In the often-hectic world of deadlines, storyboards, and manuscript edits, author and resident Nicole Lubout has been pouring her heart into launching her debut children's book. But even amid the hustle of breaking into the competitive publishing world, Nicole managed to craft a different kind of story – one that had the community smiling and landed her a well-deserved win in the estate's



Valentine's Day storytelling competition.

In the run-up to Valentine's Day, the HOA asked residents to share their most memorable, funny, or heartwarming love stories – with a twist. The prize? Spa vouchers worth over R1,000, and of course, the chance to bring a little love and laughter to the community.

Nicole's story stood out as a humorous and relatable moment that perfectly captured how life and love don't always go according to plan – but that's often where the magic lies.

### Here's her winning entry:

'I would like to share a funny moment from our Valentine's Day this year. My husband and I went for a lovely meal at The Blue Olive in Wilderness, and on the way back we decided to stop at the Kaaimans viewpoint to see the sunset.

We were standing by the edge and I gleefully pointed out what I thought was a baby dassie to my husband. Practically hopping with excitement (a big animal lover), I directed him to look as it came fully into view from the bushes. What we saw was in fact a really fat rat. Needless to say, we had a good giggle.'

Congratulations to Nicole for sharing a moment that made us all chuckle, and for bringing home a well-earned prize. We can't wait to see the pages of your book come to life – and next maybe even a children's tale inspired by a certain Valentine's Day rat?



### Battle of the dudes and ladies in blue

When wading through newsletters disseminated by the crew at Kingswood Golf Operations since the start of 2025, a sea of blue and red collages stand out among the images accompanying the latest golf news. Two collections stand out from the rest: ladies pictured participating in the Shades of Blue event on 27 February, and crimson-clad men contesting the King of Ages on 28 February and 1 March.

The latter competition entails a clash of guys aged 55 and older – the Golden Oldies – whereas players of 54 and younger make up the Young Guns contingent. The R750 competition fee also included a team shirt for each player, Friday night dinner, and breakfast before the second day's play. On this occasion, the Young Guns took the King of Ages crown, but the Golden Oldies are sure to have their day again when next this fun member competition is presented at Kingswood.

Another notable gathering was the KGE Ladies' Golf AGM on Monday 27 January. And when it comes to winnings that have nothing to do with your drive, chip or putt, the Friday Night King of Clubs invariably pulls a crowd of hopefuls. Tickets are sold at R100, and the live draw takes place at 7pm. The most recent lucky winner

was Susan Durant, who won the pot on 17 January. The amount now for the taking, since there was no winner in the 28 February draw, sits at R6,630. So watch the Kingswood socials for news on your next chance to get lucky on a Friday night.

### Coming attractions

The events listed below comprise everything planned for the next few months. 'But,' explains the KGO team, 'the only club events among these are the Battle Royale on 10 May, Kingswood Pairs on 19 July, and the monthly Sunday Mixed Competitions.' This means that the rest of events listed here are golf days requested by outside parties who want to make the most of what the Kingswood course has to offer.

- Laerskool George Suid Golf Day – 8 May
- Battle Royale – 10 May
- Sunday Mixed – 11 May
- Community Art Festival Golf Day – 15 May
- Outeniqualand NGK Golf Day – 27 May



- Sunday Mixed – 8 June
- SANCA Golf Day – 26 June
- Sunday Mixed – 13 July
- Kingswood Pairs – 19 July

### Regular weekly winners

When looking at results of the competitions run by Kingswood on a weekly basis, from mid-March onwards, some names crop up multiple times. Space doesn't allow for each particular comp and accomplishment to be detailed here, but it's apt to congratulate these players for perseverance and regular podium positions:

- Pieter Swanepoel (among Pieter's victories count a 'Best IPS' at 42 points on 11 March)
- Dragan Rebula
- Paul Odendaal
- Arno van Heerden
- Rampie Gilfillan
- Anton Pretorius
- Charl Louw
- Johan Barkhuizen

### Local rates you should know about

Please take note that these rates apply for the different categories listed, and that club-specific Ts and Cs apply, for the duration of 2025:

- Visitor Southern Cape-affiliated reciprocity rates for Kingswood members at George, Mossel Bay, Knysna, Plettenberg Bay and Goose Valley Golf Clubs – 18 holes R370, 9 holes R195.
- Kingswood Senior Mondays (Southern Cape-affiliated ONLY) including golf carts – 18 holes R350.
- Kingswood Thursday Ladies (Southern Cape-affiliated



ONLY) including golf carts – 18 holes R350.

- Kingswood Member Guest: Invite your friends to join you for a game at a cost of R310 for 18 holes (green fees + R200 cart seat), or R170 for 9 holes (green fees + R110 cart seat). Yes, it's an offer no self-respecting member, or their friends, can refuse!

### Join our socials

Never miss a moment of the Kingswood experience! Join the social media platforms and stay in the loop of all the golf happenings at the club:

[facebook.com/KingswoodGolfEstate/](https://facebook.com/KingswoodGolfEstate/)

[instagram.com/kingswoodgolfestate/](https://instagram.com/kingswoodgolfestate/)

[tiktok.com/@kingswoodgolfclub](https://tiktok.com/@kingswoodgolfclub)

[youtube.com/@kingswoodgolfclub72](https://youtube.com/@kingswoodgolfclub72)

'Kingswood Ladies@Home'

LOCAL N LEKKA

Michél Nunes,  
Raffaele D'Amato  
Jewellers



## This third-generation design maestro is also a gem of a human being

Kingswood resident Michél Nunes is at the helm of the world-renowned Raffaele D'Amato Jewellers in Garden Route Mall.

When perusing the website of Raffaele D'Amato Jewellers, one is blown away by the superior bling displayed in full colour: breathtaking examples of this design emporium's handcrafted art light up the screen. But nothing quite compares to seeing these jewels and gems with the naked eye.

*The BUZZard* visited Raffaele D'Amato Jewellers in the heart of Garden Route Mall to catch up with proprietor and master designer Michél Nunes. Armed with the reams of info at [www.damato.co.za](http://www.damato.co.za) as background, it's hard not to gush when in the presence of Michél, and surrounded by handcrafted masterpieces to die for.

### Part of Cape craftsman history

A truncated version of the family's beginnings in South Africa starts when Italian POW Raffaele D'Amato came to the continent's southernmost outpost in search of a better life. Here, the master watchmaker wed wife Monica and shared this talent with their son, Deryck Nunes, who opened the first Raffaele D'Amato Jewellers in Paarl in 1957.

Fast-forward to George some decades later, where the talented father-and-son team opened an outlet in the CBD to repair, sell and manufacture watches and jewellery. This is where Michél – Deryck and Marlene's son – came into the picture, joining the business in 1989.

It was a veritable full-circle event, as Michél first started working in the family jewellery store when he was eight years old, following in the footsteps of his master watchmaker father and grandfather.

### Saying 'no' to the Big C, 'yes' to life

But 1989 was also the year when Michél was diagnosed with bone cancer and described by doctors as 'terminally ill' with a relapse three years later. Having won that battle with the help of chemo and an iron will, he was put to the test once more when diagnosed with advanced colon cancer in 2012.

Again he conquered this illness, and his achievements today are a testament to his determination to live life to the fullest. Michél believes in pushing the limits – a fact demonstrated not only by his pioneering work in jewellery design, but also in hobbies not necessarily associated with the arts.

After doing his compulsory military service in the SA Air Force, he obtained his private pilot's licence and traversed the skies for many years. Now retired from flying, he remains an enthusiast and has attended events such as the Red Bull Air Show in Portugal. He also loves motorcar racing and has done many advanced driver courses.

### Combo of talent and training

Learning from the best helped Michél to become one of the country's leading designers, but that first-hand instruction was augmented by a slew of qualifications personally attained as soon as he was released by the old South Africa's armed forces.

A BA degree in Creative Arts: Jewellery and Industrial Metal Design from Stellenbosch University was



followed by an FGA in coloured gems and diamonds from the Gemmological Association of Great Britain. Then, in 2016 in Canada, Michél proceeded to become a Graduate Jeweller with the Canadian Jewellers Association.

'I wanted to be a watchmaker but doing the seven-year course in Switzerland was not an option, so off I went to Stellenbosch. At school I was more of a science guy and art was never really my thing, but I realised that gemmology combined science, trigonometry and subjects I enjoyed as a youngster.'

Michél's lecturers at the Stellenbosch Jewellery Department, Herbert Pienaar and Dave Glenister, later became his promoters and colleagues in gemmology. 'I was the only student to score full marks in my gemmology practical exam, still holding the record to this day,' he smiles, but adds that he had to work really hard to master the art side of things.

'In the same way one can acquire a taste for, say, olives, I acquired a knack for the course's artistic requirements.' This paid off to the point where Michél went on to lecture in jewellery design at Stellenbosch University before returning to the family business.

### Awards and awesome staff

In 1990, Michél won the Elegant Man of the Year design award for his 'Elegant Time' brooch, and was one of five designers selected by De Beers to contribute to the 'Just for You' Woman with Style competition.

Three decades on, Michél maintains an active interest in design trends and gemmology developments, keeping close ties with Britain's Gemmological Association. He has served on the Jewellery Council of SA as panellist for many years and is a member of the Diamond Dealers Club of South Africa.

These ties with the national and international industry have put him in a perfect position to ensure that Raffaele D'Amato Jewellers remains at the top of its game. After Dad Deryck passed on in 2008, Michél has taken the business to the next level, ably supported by mom Marlene and their multi-talented team.

'We are one of the only jewellery businesses in SA that has been in the same family for 68 years. I learnt early life lessons in the line of duty – when I got mad at my dad, I would walk around the block and then come back just to realise that I have nowhere else to go, so just carried on working in the store!'

Today, he puts in his hours from 8am to 4pm daily at the gorgeous Garden Route Mall store, with Mom Marlene still very much part of its daily running. Marlene and Michél are supported by an ever-loyal team, including an expert watchmaker who has been in their employ for the past 11 years, with two of the store's staff having been 'part of the family' for 27 and 21 years respectively.

His continued studies in CAD (computer-aided design) have proved to be a winning recipe in business, as it allows Michél to digitally create 2D drawings and 3D models of jewellery before the manufacturing process starts. 'With 3D CAD, you can share, review, simulate, and modify designs, so clients can be part of the process when seeing their desired piece come to life on a computer screen in ray-traced images.'

### Hot cocktails and crazy border crossings

Michél holds an EU passport as well as Canadian residency, and used to share his time twixt South Africa and the land of Mounties and maples. 'But at the







moment I'm needed here for business reasons and I'm putting all my energy into the jewellery store, as George is now truly a boomtown.'

He says that the lifestyle in the Southern Cape capital is on par with a first-world city such as Vancouver, citing as example the abundance of George restaurants serving excellent food, complemented by the town's beautiful natural surrounds.

But he can write a book about standout experiences and memorable travels during the past three decades. Among these count a close call with the wildfires that devastated British Columbia, shortly after the Knysna fire of June 2017. 'We evacuated with only our cats and most important papers. Then, just 5km from our house, the wind turned and we came off unscathed.'

In 2012, while still on chemo pills and strongly discouraged from any travels, Michél and a friend set off on an MSC cruise from Marseilles that included stops in Tunisia, the Amalfi Coast, Mallorca, and Ibiza. 'I did everything I wasn't supposed to do, like having cocktails that had to be heated up so as not to interfere with my medication!' Another excellent trek, in 2014, traversed the Western Pacific seaboard from Florida to Portland, Oregon. And then there was the time when Michél and

his partner in crime crossed a border between the States and Canada on foot – but that adventure may be best covered if ever he pens his tome of tantalising travel tales.

### The crispness of Kingswood

'A crisp estate' is how Michél aptly describes Kingswood, where he bought his first house back in 2008. 'I sold that home when planning to leave the country for good, but then returned ... and rented my own townhouse!'

Now in his second Kingswood abode, he says it's the perfect place to come home to after long hours at the grindstone. 'Sometimes all I want to do is sleep, and it's unbelievable that one can live on a busy estate street but never be bugged by the noise of passing traffic.'

When 'noise' is called for, however, Michél puts on his favourite EDM tunes and loses himself in the music. A fan of all things electronic, he loves



gadgets, computers and the latest software. He is also an accomplished photographer and when looking at his Insta-page, his favourite subject may well be beloved cuddle cat, Princess Leia.

'When sporadically pining for that vast Canadian landscape with its redwoods and bears, I look at the mountain views and cuddle Leia, and then there is nowhere else in the world I'd rather be.'



# HOA UPDATE SPEEDING AND CAMERA SYSTEM

## Bespoke traffic-calming measures best plan to protect all Kingswood road users

'Traffic' is a subject that popped up during *The BUZZard's* meetings with Kingswood's CEO and Security subcommittee chairman, as well as its maintenance and community liaison managers; subsequently, an independent traffic consultant's comprehensive report placed the current status quo and actions required into perspective.

When perusing the monthly Kingswood security report – the focus of an article elsewhere in this edition – the section on traffic measures currently implemented comprises but a small part of this detailed document, and mostly deals with the frequency at which the Truvelo speed camera is used.

The date and time, operator and camera positions feature, as do the number of penalties issued. Some of the recipients were displeased over receiving a citation when driving on home turf, albeit at speeds not safe for fellow road users, be these individuals behind the wheel, on two wheels or on foot.

Dr Tanja Visser is an expert on traffic but also a Kingswood homeowner, which means she's personally moved to advise in the best interests of fellow residents





– including kids, the elderly and differently-abled – as well as wildlife traversing the estate's roads.

### **In this context, KGE is not unique**

A quick internet search will inform interested parties that the issue of speeding and subsequent augmentation measures is a general challenge at estates across South Africa and the globe. The August 2024 edition of *The BUZZard* featured an article on speeding penalties and their implications at residential estates.

This notion was reiterated by Kingswood CEO Willem Jacobs, who appeals to residents to be patient during various phases of roadworks and related projects planned for several roads within the estate over the next few months.

'In some cases, two-way stops will be turned into three-ways, while several other traffic-calming measures will be installed. We are timing these to piggyback on existing repair requirements. For instance, when resurfacing Kingston Road, we'll work on the new raised intersection at the same time,' Willem explains.

'We are painfully aware that this is an emotive issue, where people are sometimes prone to overreaction and perceptions that may not be based on fact. One speedster does not mean that everyone is speeding, but when kids and animals enter the fray, emotional reactions replace calm consideration of the actual situation.'

### **Overlapping with security and maintenance**



The seriousness of updated road regulations was echoed by the chairperson of Kingswood's subcommittee charged with security, Fielies Nieuwoudt: 'The traffic issue is enjoying renewed attention and energy, since many residents are unfortunately disregarding speed limits.'

The subcommittee has decided to up the frequency with which the estate's Truvelo speed camera will be used. 'But we're not divulging where the camera will be placed on which days, as that will reduce its efficiency,' he says, adding that the camera is monitored by a trained and accredited operator from Fidelity.

'As we speak, it was decided that at least 20 additional stop signs will be erected, as well as additional speed bumps, to ensure the most effective traffic-calming measures.



The point is, if you hurt your car by speeding over a bump, you only have yourself to blame.'

The board of trustees approved the installation of new three-way stop streets as part of our ongoing efforts to enhance traffic safety within the estate. Although the installation of these stop signs has already commenced and will be completed before the end of March, the progress of these upgrades will be weather-dependent, and different contractors have been tasked with carrying out various aspects of the upgrades.

Residents are kindly requested to exercise caution and remain vigilant in areas where these new stop signs are being installed. Some intersections will be converted into four-way stop streets, while others will become three-way stop streets.

Further communication regarding additional traffic-calming measures and estate-wide upgrades will be shared at a later stage. The cooperation of Kingswood residents is appreciated as it assists the HOA in ensuring a safer environment for all residents, workers and visitors.

## Current status quo

Kingswood is a residential, lifestyle and golf estate with a diverse set of road users, ranging from children to the elderly and animals, through to cars, trucks and construction vehicles. 'But,' says Dr Tanja Visser, 'development plans did not allow for pedestrians and cyclists in terms of infrastructure, resulting in a shared road space.'

The consequence is that vulnerable road users compete with dangerous, hard-bodied vehicles when traversing the estate. Speed is a critical element to managing road safety, and the successful enforcement of low travel speeds at Kingswood is necessary due to the shared road space, according to Tanya's traffic recommendations.

'Research has determined that the impact speed after which the risk of death escalates for pedestrians, bicyclists and motorcyclists is 30kph, and international experts Rosen and Sander recommend that communities select target speeds of 30kph or lower due to safety benefits, particularly for pedestrians.'

The current speed limit in Kingswood is set at 30kph, but the document in question features graphics that explain the relationship between vehicle and pedestrian collision speeds and survival rates. Stats contained in a table demonstrate that, for a shared road space and street circumstance such as Kingswood's, the ideal speed limit should be between 10kph and 20kph.

## Traffic calming to be cost-effective

'It is important that drivers should not have to be taught about traffic-calming devices for them to be effective. They should be self-explanatory and self-enforcing,' says Tanja, adding that these measures are most effective when implemented as part of an area-wide approach, i.e. applied across a network of streets rather than just a few sections of the roadway.

'Good traffic regulations are self-enforcing, rather than relying on the driver's goodwill or police enforcement. Moreover, enforcement places a burden on Kingswood resources both in terms of cost and personnel, and creates an environment of conflict. Legal action, even if unjustified, might consume further resources, leading to hostility best avoided in a residential estate,' she says.



## Two birds with one stone

The document suggests a set of road-safety improvements, conscious of the fact that these will have to be retrofitted and that work has to be carried out with a prescribed budget. The idea is to maximise existing infrastructure and expand on it, ideally altering drivers' behaviour for the better.

'Having consistent stop street protocols can change the driving culture within the estate, which would positively impact the effectiveness of other traffic-calming measures in Kingswood,' says Tanya. She recommends that stop street compliance is strictly managed, especially after initial implementation, as there is no excuse for drivers to disregard stop streets.

Where possible, the plan is to 'kill two birds with one stone' by combining existing golf-cart crossings with a raised platform and pedestrian crossing, elevating the crossing status and safety, while forcing vehicles to lower their travel speeds.

'It's imperative that street signage should always be clearly visible. This counts for road markings as well as signposts. All raised platforms should ideally be painted to indicate the elevation change to drivers from a distance. Where possible, raised platforms should be located near lighting fixtures to improve visibility at night,' advises Tanya.

## Straight roads and new challenges

Certain roads within the estate have long, straight

sections without sharp bends, intersections with other roads, or pedestrian crossings that would necessarily break a vehicle's speed.

'In future, once the suggested traffic-calming measures have been implemented and if infringements still occur on these stretches, additional sets of speed humps at 80m to 100m intervals can be considered,' she says. These roads include, but are not limited to, Ridge Drive plus Brookside, Ringwood, Kingston, Longbridge, Edgeley and Knightsbridge roads.

'Considering the flow and movement of golf carts and pedestrians between the new community centre/ clubhouse and parking lots and the intersection between Kingswood Boulevard and Lancaster Road is very important. The intersections with the two new developments beyond the clubhouse also need to be considered when planning traffic-calming interventions for this part of the estate, and this also applies to the future Kingswood Court development.'

Residents are urged to look out for notifications regarding traffic installations in their midst, and to be tolerant when encountering Mornay and his team in the line of duty.

 Esther de Villiers





# local author launches children's book

Nicole Lubout, a Kingswood resident and author, is capturing the magic of childhood imagination with her debut children's picture book, *There's a Crocodile in My Sandpit*. Inspired by her own children's outdoor adventures, the story transforms an ordinary backyard sandpit into a thrilling crocodile's lair – proving that a little dirt and a lot of imagination can turn the everyday into something extraordinary.







What makes this book's journey even more remarkable is Lubout's path to publication. After realising how challenging it is for first-time authors to break into traditional publishing, she took the independent route – learning everything from manuscript editing to working with an illustrator, overseeing printing, and managing her own marketing.

'This story started as a little tale for my children, and I never imagined it would one day be a real book in my hands,' says Lubout. 'The process has been a steep learning curve, but it's also shown me how creative and entrepreneurial you can be when you believe in your idea.'

*There's a Crocodile in My Sandpit* is currently available on Takealot, and Lubout is working to bring it to local Garden Route bookstores – and hopefully beyond. She is also looking forward to visiting schools, libraries, and playgroups to host storytime readings and inspire young readers and aspiring writers.

'Storytime is one of the best ways to ignite a child's imagination – and if I can inspire future writers along the way, even better!' she adds.

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# ESTATELIVING



## ABOUT ESTATE LIVING

Estate Living is the go-to resource for residential community living, providing trusted information and value for all stakeholders. Our network channels engage investors, developers, businesses, residents, and management within all types of community schemes.

## WEBSITE

With a monthly reach of 100,000, our website serves as a comprehensive resource for Estate Living information, catering to diverse audiences including investors, estates, developers, management, suppliers, and homeowners.

## DIGITAL COMMUNICATION

Our social media platforms extend our reach to 2 million users annually, while our email newsletters reach 60,000 subscribers and approx. 160'000 via our partnerships.

## EVENTS AND WEBINARS

Estate Living hosts industry events and webinars featuring insider education, expert speakers, and networking opportunities for stakeholders through our #ExpertInsight series.

## PUBLICATIONS

Estate Living Magazine, distributed quarterly to the top 232 estates, provides valuable insights for residents, management, developers, and investors. Additionally, our Residential Estate Industry Journal, in partnership with ARC, promotes best practices and innovation for community management, directors, and trustees.

Join our community at [www.estate-living.co.za](http://www.estate-living.co.za) or follow us on social media. Estate Living; Everything you need to know about estate life under one roof!

**VISIT OUR WEBSITE**  
**[www.estate-living.co.za](http://www.estate-living.co.za)**