

SHELLEY POINT NEWS

A community newsletter
dedicated to fostering a sense of
community and the free flow of
information at Shelley Point



Winter 2021

FROM THE EDITOR:

Hi All,

And here we are once again moving speedily towards mid-year and a rapidly approaching winter. But despite the cold damp weather and the ongoing pandemic, life in Shelley Point continues to be a pleasure and a privilege. And, we also have the arrival of flowers to look forward to, something which never fails to gladden even the hardest heart!

As usual, we have plenty of information in this edition of *Shelley Point News* which we hope will be of interest and relevance to all our homeowners, including those who are not resident here. Judging from the massive increase in construction on the estate, Shelley Point is absolutely booming as more and more people are discovering the peaceful and idyllic lifestyle that comes with owning property in this piece of paradise.



Lastly, keep in mind that this newsletter is for *you*! If you have any suggestions about articles that you would like to see in future editions, we would love to hear them. Bouquets or brickbats, we welcome them both as they help us to continually improve the newsletter and ensure that we are giving all our readers the information they want and need. All communications can be sent to me at shelleypointnews@gmail.com

Terry

CHAIRPERSONS BRIEF: (Carlos Gomes):

We are now well into the second half of our financial year. As of the end of March 2021 (half way through the Financial Year 2020-2021), I am happy to report that finances for both Home Owners Association and the Sports and Social Club are in a strong position.

- **SPHOA:**
 - **Revenue** was up by 5% due to the continued timely payment of levies by members and the fact that levy arrears were collected ahead of plan as a result of the deliberate manner that this task is being conducted. This trend is expected to continue for the remainder of the financial year.
 - **Expenditure** was above plan by 4% due to a Trustee Committee decision to invest in new security cameras ahead of the date for which it was originally planned. It is expected that expenditure will be within 1% of plan by the end of the financial year.
- **S&SC:**
 - **Revenue** was up by 8% due to income generated by the various clubs being ahead of plan. I would like to make special mention of the Golf Section whose revenue generated by green fees

is at an all-time high – thank you to Club Captain John Huxted for his leadership and the members for their support.

- **Expenditure** was 14% below plan due to some delays in equipment purchases as various alternatives are still being contemplated. This will be settled in the coming months. It is expected that by the end of the financial year, expenditure will be within 1% of plan.

Work on the various projects is progressing within plan:

- **Capital Projects:**

- South-Western Boundary Wall: The structure is complete. Painting will probably be in progress by the time this newsletter is circulated.
- Community Centre: Please refer to the detailed report later in this newsletter.

- **Aesthetic Improvements:**

- Walkways: The portion approved for this financial year has been completed.
- Water-wise center Islands: Paving of the portion approved for this financial year has been completed. The “stone work” has been 50% completed and the balance will be done before September 2021.
- Road repairs: Will be undertaken later this calendar year.



Views of the car park and toilet block below Zeezicht Apartments and a view of the part of the walkway and waterwise gardens being installed along Golden Mile Boulevard

From July, we will begin to work on the **SPHOA and S&SC budgets**:

- High level 3-year budget (1st October 2021 to 30th September 2024)
- Detailed 1 year budget (1st October 2021 to 30th September 2022)

As per normal practice and in line with the constitution, the Trustee Committee will, upon due diligence and consideration, present the budgets for approval at the AGM in December 2021.

In the interim, should you have any projects that you feel the Trustee Committee should consider please submit your proposal/(s) to the Administration Office before the end of June 2021.

Building activity is often used as a gauge for confidence. At present, there are currently 45 new homes being built, 6 major revamps in progress and 32 approved plans due to begin construction. The latter, in conjunction with our strong financial position, places OUR Estate in a solid foundation going into the future.

Carlos

HOMEOWNERS HAVE THEIR SAY:

Speeding within the estate: Dawn says, ‘I am extremely concerned to notice the number of vehicles exceeding the speed limit within the estate. I walk a lot with my dog and have had a couple of close encounters with cars travelling at huge speeds. Many of these speeding vehicles are either construction vehicles or cars with license plates from outside (not CFG registrations). So, one could assume that many of them are probably visitors or hotel guests. Is there not something that can be done to penalise these offenders? Apparently at the Langebaan Country Estate, cameras have been installed and details of any vehicle which is exceeding the speed limit are captured on the camera and sent not to the owner of the vehicle but to the homeowner whose house they are renting or visiting. The onus is then on the homeowner to pay the fine and then recover this from the person concerned. Similarly, with construction vehicles found exceeding the speed limit, the fine is sent to the contractor who is then liable for the fine. Same thing with guests staying at the hotel or at the various lodges, guesthouses and B&Bs on the Estate – if your guest breaks the law, you have to pay the fine and then recover the funds from your guest. In the case of speeding taxis, license numbers should be given to security at the gate and offending drivers will be disallowed from driving into the estate and will have to leave their passengers at the gate. I am sure these cameras are very expensive but I just feel that something needs to be done before somebody gets knocked down by one of these speeding vehicles. Apparently, since this system has been introduced at the Langebaan County Estate, the incidence of vehicles driving over the speed limit has been significantly reduced.

SECURITY REPORT (Henry Edmunds):

A very busy 2021 thus far for the Security Team due to the record number of building sites in progress and the high volume of visitors. Notwithstanding, I’m pleased to report that there were no serious incidents.

However, as is often the case, “with more people come more problems”. Over the Easter Weekend, we experienced the following breaches of the Code of Conduct, primarily from overnight visitors:

1. Speeding.
2. Dogs being “smuggled” into the Estate by visitors hiding them when going through entrance protocols.
3. Overcrowding of properties often leading to excessive noise late into the night.

Owners are politely reminded that they are accountable for their guest's behaviour and we therefore appeal to owners to please ensure that their guests (especially those renting overnight accommodation) are aware of the Estate Rules (available on the SPHOA Website). Alternatively, a simplified "one page" abridged set of guidelines is available from the Estate Administration Office.

Boundary Wall

Construction of the western boundary wall was completed at the end of May. I am sure that you will agree that it is a substantial improvement on the previous wire fence, both visually and as a deterrent to trespassers.



House numbers

To enable the Security Team to more effectively react to an emergency, we appeal to owners to ensure that their house numbers are prominently displayed. A homeowner that resides in the estate is willing to put one up on your behalf for a nominal fee. His contact details can be obtained either from Lindy (Estate Administrator) 022 742 1309 or from Daniel (Security Manager) 082 615 4883.

Fire Team

The Fire Team is in need of volunteers YES, YOU CAN!!!

Please consider making yourself available to be part of this great team, the members of which unselfishly volunteer their time to ensure our safety. For more information please contact the team leader, John Huxted on 063 762 8034

ENVIRONMENTAL MATTERS (Liam Dyason):

The SPHOA Environmental Committee continue to engage with *Lucky Star* regarding air and water pollution.

Air pollution: Many of our residents continue to experience unbearable odours from the fish factory. We have in the past requested that those affected should complete a formal complaints procedure form that will be mailed to *Lucky Star* as well as the Air Quality Officer of DEA. The local AQO, Cindy Ganten-Bein has assured us that all complaints sent to her will be addressed and has requested that she be contacted when the odour is being experienced by residents. That way, either she or a member of her team can come out to Shelley Point to meet the complainants, experience the odours for themselves and validate the complaints. The office can be contacted on 022 7135951. Ask to speak to either Cindy or Celeste. The SPHOA Environmental Committee believe that this is a positive development and an opportunity for us to "physically" present the facts to the relevant authorities. So, please continue to lodge complaints either through the portal or by making use of the opportunity to contact the AQO by telephoning them during office hours.

Water pollution: It was reported that, once again, the pipeline had a few leaks, which *Lucky Star* have promised to repair.

Community Matters: A few of the women of Stompneus Bay have started a veggie garden for the community and SPHOA have supplied them with assistance for this project.

COMMUNITY CENTRE UPDATE (Maurits Marnewick):

Since our last update, we issued a formal Request for Proposal (RFP) to four architectural firms located in St. Helena Bay and surrounding areas. The brief to the architects was to submit an integrated architectural approach, to serve the Shelley Point community in the near future but also to conceptualize a community center which would serve the needs of our ever-growing estate well into the future.

Three firms submitted proposals whilst a fourth declined. The RFP criteria which included concept, cost factors and architect's experience were evaluated and put forward to the Trustee Committee for a final decision. The successful firm was R/Q-Tek, which is also one of the Shelley Point adjudicating architects and whom have previously been involved in the development of a community centre for another well-known estate.

The concept which was proposed makes good use of the existing buildings situated at the old gate and also complements the architecture. The proposal is anticipated to be cost effective and aesthetically pleasing. Since our request for more Shelley Pointers to become involved in the project team, Chris Roberts and Tony Neill have volunteered their time and expertise to assist – they will form part of the team who will work towards providing our community with the facilities we currently lack.

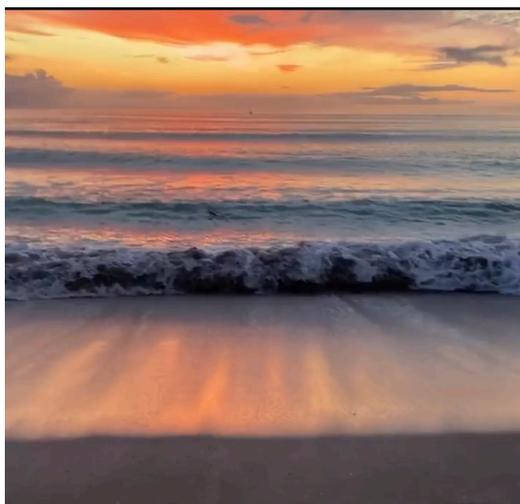
A questionnaire was also circulated to all members to help us determine which facilities the owners would like to see in future phases. We had a good response from 114 owners who completed the questionnaire and ranked their preferences – the results are listed below in order of importance:

1. Gymnasium
2. Small conference centre/function venue
3. Children's playground
4. Pool/billiards room
5. Mini golf
6. Library/ reading room
7. Games room for toddlers

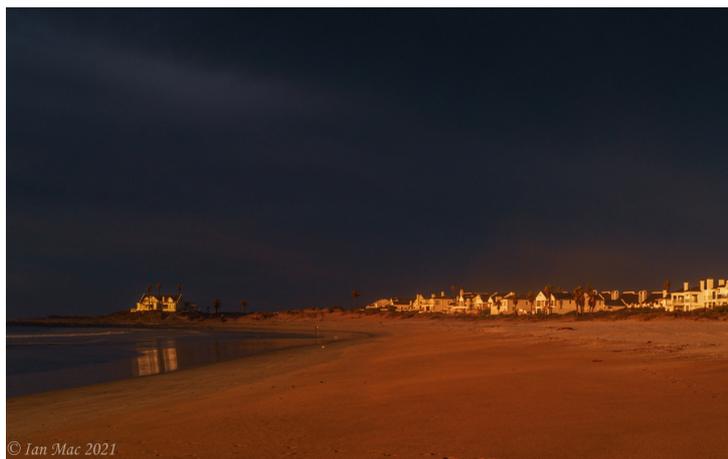
There was also an overwhelming response for a coffee shop/bistro type restaurant facility.

Next steps - we are still awaiting the finalization of the consolidation and rezoning of the erven upon which the community centre will be situated. This is now in the public participation process. In the interim, the project team is working with the architects to finalize the design of phase 1.

SHELLEY POINT IN PICTURES:



“Rolling waves” by Charmaine



“After the storm” by Ian

SPORT AND SOCIAL ACTIVITIES:

Golf (John Huxted): Well, that’s another summer over as the darker mornings draw in and there is a noticeable chill in the air. The darker mornings mean that we are moving our tee-off time to 9am (extra lie- in!) and I will inform members via the WhatsApp group when the Estate Manager informs me of the change in the Greens Staff start times. As reported in the last report, the new scorecard is now in operation and seems to have been received positively. After a conference call with Lara Weinstein, the Handicap and Course Rating Coordinator, the new stroke indexes were approved. The committee was informed that preparations for the course rating were being discussed and Shelley Point would be visited in the near future.

In March, the committee decided to temporarily cancel the Monday competitions due to the absence of players. However, I am happy to report that the Monday competitions have now returned - with a twist. Once a month, “9 @ 9” competition will be played. This will be a 9-hole competition teeing off at 9am with a distinct Handicap system. If any members require more information, please contact Shayne Cranswick.



The Easter Challenge Cup was played on Easter Saturday with a field of 38 players. The format was 2 Ball American Scramble. The players were treated to a hot cross bun at halfway and a Bunny Chow afterwards. Congratulations to the winners, Norman Cowan and Johan Roux (see pic at left) who scored an impressive nett 59. In addition to receiving the Easter Challenge cup, the winners also received a luxury Easter Egg and a bottle of bubbly.

The 2021 Matchplay competition draw took place on Saturday 1st May with 20 Players entering. All matches should be completed by 10th July when our new 2021 Matchplay winner will be crowned.

We are still playing under Level 1 Covid-19 guidelines. So, as of 6 May, players are permitted to remove the flagstick at their discretion but sanitization rules still apply. As such, I would advise the playing group to nominate one player to be the designated “flagstick remover “and that this is done with a gloved hand.

A Greens Committee comprising Martin Treadaway and Mike Steel has been formed with the objective to liaise with the Greens Keeper. The committee feel that this will bring benefits to the membership and build good relationships between the members and the Greens Staff.

“Happy Hacking”

Bowls (Liz Roberts): Anyone interested in playing bowls should contact Liz Roberts 083 327 4349 or at chezroberts@mweb.co.za

Tennis (Niel du Toit): Anybody interested can contact Niel du Toit at 082 579 9692 or at nieldutoitgb@gmail.com.

Bridge (Terry Mackintosh): The bridge club remains closed due to Covid concerns and the decision has been taken to remain closed until all the local players have had the opportunity to acquire vaccinations. Weekly tournaments continue online.

LIFE AT SHELLEY POINT:

Rainfall: According to our rainfall recorder, Henri Roux, a total of 49mm was recorded in this quarterly period of 15 February to 14 May. Please note that any rainfall which occurred from 15 May onwards will be reflected in the next edition of *Shelley Point News*.

African Wild Cat (Groukat / Vaalboskat) in Shelley Point:

Not only does Henri monitor the rainfall for us here in Shelley Point, he has also ‘adopted’ an African Wild Cat which, after making its appearance about a year ago, has made itself very much at home on his property. Although Henri doesn’t provide food for it and the cat hunts for its prey, he always ensures that there is a bowl of water available.

Rooikrans Research Project: Kayla Liebenberg, a postgraduate science student from Stellenbosch University is currently doing her research project on *Acacia cyclops* (Rooikrans) using cuttings obtained from Shelley Point, Mossel Bay and Stellenbosch. She has promised to share her findings with us here at Shelley Point and it will be very interesting to see whether there is any correlation between the Rooikrans and the appearance of the itchy mites that plague us residents during the months of March and April every year. The link between the Rooikrans and the mites is something that has been suggested in several references so we look forward to discovering whether this can be confirmed with Kayla’s research.



Gentleman Otter spotted having lunch

Jenny Sivertsen photographed this otter towards the end of April. Apparently, a local fisherman had his net out and usually if the seals spot it, they cause havoc to the net. However, this fellow was a real gentleman! He swam the length of the net searching for the biggest fish, carefully disentangled it, then swam off to settle on a rock and enjoy his feast. He didn't go back for more, destroy the net or cause any unnecessary disturbance. So, he got a prize meal and the fisherman still had a whole net and a reasonable catch. Win win!!



Hiking around Shelley Point

The winter months in Shelley Point may sometimes be cold and damp but they also provide some of the best times of the year during which to explore the beaches and bushy areas on our estate. Not only is this time of the year frequently calm (walking in a raging gale is not much fun for anyone!) but it is also flower season and as such, photo opportunities abound. In addition to the floral vistas, the autumn and winter months also bring some incredibly beautiful sunrises and sunsets.

One of the most popular walks for visitors and residents alike, is the wonderful walk from the parking area at Zeezicht Apartments, along the beach all the way to the Lighthouse and back. Or, if you are feeling energetic, you can extend this beach walk along Stompneus Bay to the area known as the Small Craft Harbour and then either return overland via 5th Avenue and Golden Mile Bvd or walk back along the beach the way you came. In addition to a plethora of various kinds of sea birds there are, more often than not, sightings of dolphins, seals and other marine creatures. And of course, towards the end of the winter season, whale sightings become more and more frequent. But in addition to the abundance of fauna and flora along this route, are you aware that this area is also rich in geological history and diversity?

The geology of the area is dominated by rocks of the neo-Proterozoic and early Palaeozoic ages (600-500 million years). The oldest rock assemblage, the Malmesbury Group of sediments, consist of the fine-grained sediments that can be clearly seen at Shell Bay Point. The exposed rocks along the walk are mostly igneous intrusive granite rocks which consist of multiphase intrusions which intruded the older Malmesbury sediments. For those interested in the geology of the Shell Bay Area, there is much information online if you would like to know more.

Another lovely walk is the jogging trail on the ridge which bisects the estate and is clearly marked by the line of palm trees on the crest. If you have never walked on the trail, make sure you do it on a clear day when the views over the Stompneus and Britannia Bays are truly magnificent.

And if you are simply looking for a quiet walk of peace and reflection, there is no better place to walk than the jogging trail that follows the newly-erected wall along the western boundary of the estate. It's also the

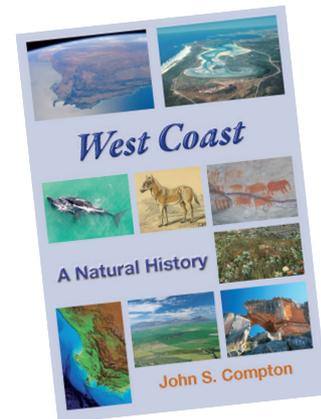
best place to walk if it is very hot or windy as the large number of trees on either side of the trail provide a lot of protection from heat and wind.

Many of the popular walking spots on the estate have benches at various places where you can sit and rest for a while and admire the scenery or the birdlife. Most of these benches have been donated by homeowners in memory of family members who passed away at Shelley Point and I personally, cannot think of a more perfect resting place for anyone!

So, if you haven't yet discovered Shelley Point on foot, put on your walking shoes and get out there. You won't regret it.

New publication about the West Coast:

A book entitled *West Coast: A Natural History* written by John S Compton is now available for those who are interested. The book conveys, through a series of richly illustrated essays, all that the author has come to learn about the West Coast over the last 25 years. John S Compton is the Emeritus Associate Professor of the Department of Geological Sciences at UCT. For more information about the book or details regarding the cost and purchasing thereof, check out the website www.johnscompton.com



Port Owen Yacht Club: This little-known West Coast gem is situated on the Berg River estuary in Port Owen, half an hour from Shelley Point. The marina and estuary are spectacular and the club is currently accepting applications for membership. For a very modest joining fee and annual subscription, you and your family would be welcome to join in a number of activities. Sailing is obviously a priority at the club, but various other activities are offered including angling, petanque, sing-along folk music sessions, quiz evenings, themed dinners, craft markets etc. The club offers very reasonably priced meals several times a week and the bar is open most nights. For more information or to obtain membership forms please contact the club secretary info@portowenyc.co.za.



The rock pools below the Oystercatcher Lodge are endlessly fascinating

SPHOA DIRECTORY			
Position	Name	E Mail	Telephone
Estate Manager	Norman Cowen	manager@sphoa.co.za	082 784 2920
Administrator	Lindy Cowen	admin@sphoa.co.za	022 742 1309
Security Manager	Daniel Plaatjies	daniel.plaatjies@excellerate.co.za	082 615 4883
Security Control Room	Controllers	NA	022 742 1380 022 742 1888 066 359 4273
Pro shop /Club house	Gerilda Arendse	shelleyppcc@gmail.com	022 742 1037
Golf captain	John Huxted	john.huxted1@btinternet.com	063 762 8034
Bowls captain	Liz Roberts	chezroberts@mweb.co.za	083 327 4349
Tennis captain	Niel du Toit	nieldutoitgb@gmail.com	082 579 9692
Bridge captain	Terry Mackintosh	didge28@gmail.com	076 600 4641
Yoga	Derri Crockett	derri@sailing.co.za	083 303 1546
Community notice board	Chris Roberts	chezroberts@mweb.co.za	076 783 2035
SA Police Service	St Helena Bay		022 736 8060
SA Police Service	National		10111
Ambulance	National		10177
Cell phone emergency	Universal		112
WHATSAPP GROUPS			
	Administrators		
Shelley Point Info	Karen Crooks		082 823 0919
	Karin Board		082 215 8423
Shelley Point social mob	Pieter Swanepoel		079 607 2127
	Charmaine Swanepoel		082 896 5491