

January 2018

Elements Private Golf Reserve Newsletter

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Chairman Report

Well Christmas has apparently happened and is now a distant pleasant memory and we are all back at the grindstone.

I think it is for this reason that Elements is such a great option for those get-away breaks during the year. The agents marketing our resort are of the same opinion and as the marketing effort grows, we are seeing stand sales starting to take off.

A number of existing stand owners has also submitted plans to begin developing and the word in the street is that all is well with Elements.

We have now developed plans and agreements with our neighbours to ensure we have enough water and this project will begin in earnest towards the end of January.

I am sure you are all as eager as I am to see water in the 9th/18th dam....

The team running our resort headed up by Ian has all settled in nicely and there is a great sense of camaraderie and pride in what they are achieving on a daily basis.

Our Trustees are equally dedicated and again I thank them for their efforts in their respective portfolios and it is only with this level of commitment that the Reserve has regained its reputation of being a preeminent second home destination so I thank the whole team for their support.

Please do your part by promoting your experiences at Elements on social media because it takes all of us to build this brand.



From the General Manager

Business volumes slowed down as expected from the second week of January. Total rounds of golf played were only 16 below budget. The year has got off to a good start judging by the number of golf enquiries we are receiving particularly from social groups.

We have entered into partnership agreements with four local lodges to market their accommodation offering and to promote a range of accommodation and golf packages. We anticipate that this will prove to be successful and hopefully will help grow the number of golf rounds

played this coming year.

The golf course condition has improved noticeably with the rain received. While the total rainfall has been relatively low it was evenly spread and allowed the grass to take advantage of it.

Several potential underground water reserves have been positively identified for drilling new boreholes. The finance to cover the cost of these new boreholes is available and we expect to have a drilling contractor on site early in February.

We plan to sink new holes on Waterberg, Elements and Newburg. This is a significant development arising from the successful negotiations with our neighbours for water rights over the past several months.

Interest in property has grown exponentially and it seems likely that we will see a lot of new building activity starting up again this year.



Golf Course Report

A total of 172 mm of rain fell during the month. This was all in gentle showers and spread fairly evenly through the month. As a result the golf course has turned green again with the grasses showing strong signs of growth. We are in the process of improving the fairway and tee box shaping while the grass is growing well.

One of our biggest concerns on the course is the appearance of much more Poa Annu grass in the greens than ever seen before. This is a

phenomenon that is not unique to Elements this year and has been experienced at all courses in Gauteng as well. It has been caused by the temperature variations with colder days than normal.

Poa Annu is a winter grass that thrives in cold wet conditions. We are determined to not be beaten by this invasive species, although nowhere in the world has it been eradicated totally. Our approach has been to weed it out from all greens that have not yet been overtaken by

the grass and to then chemically treat all greens as soon as cooler conditions allow this to be done. We are confident of a positive end result.

Hollow tinning commenced Sunday 4th February and the course was reopened on Friday 9th February. While this is inconvenient to some golfers, it is imperative that this is done, in order to ensure the continued quality of our greens.



Club Championship



The annual Club Championships will be held on Saturday 7 April 2018, followed by the prize giving in the lounge after golf.

We request you diarize this important date on the golf calendar and to make every effort to participate in this event which we hope will be the best Club Champs yet!



Golf Operations

As mentioned earlier a total of 586 rounds were played during the month which was in line with budget forecast. For the year to date we are 64 rounds ahead of forecast. It is encouraging to see that 82% of rounds played in January were Member and Member Guest rounds and we thank everybody who supported the Club during the holiday period.

We implemented a price increase of 10% beginning January and this is clearly reflected in the financial results. The average green fee per round of golf played increased from a year to date average of R229.42 to R243.30. Merchandize sales also did well and the sales recorded an average of R71.01 per round of golf played.



Fauna and Flora

During the month of January the Sweet Thorn Acacia trees gave colour to the estate with its bright yellow flower pods. The abundant yellow flowers appear in early summer or after good rains. As is common in acacias, edible gum seeps from cracks in the tree's bark and is an important part of the bush baby's winter diet. In dry areas, the tree's presence is a sign of water, both above and underground.

Driving on the golf course the past month, flocks of small birds were seen enjoying the grasses that have started to seed. These birds are known as Red-billed Quelea. These are migratory birds that can only be seen during the summer months. The sight and sound of these flocking small birds are truly spectacular.

The game on the estate is doing very well; the newborns have grown into beautiful young calves that can be seen all around.

Players on the golf course have often been visited by our resident Nyala bulls. They move so gracefully over the fairways, what beautiful creatures they are!





Property Marketing

Interest in property at Elements has literally taken off with a bang!!! Five of the Phase 4 re-launch Bushill stands have already been sold. In addition at least one privately owned stand has been sold. Interest has also been expressed by a developer in the hotel site. Construction of one new house has also begun.

This is encouraging to see and will no doubt be an incentive to other potential investors to also want to buy property at Elements. The re-launch has been extended to the end of February and with the amount of interest experienced by the estate agents we can expect more sales to take place by then.

This is a great opportunity to encourage friends to join in the "Elements Experience" by buying now while the offer lasts.



Security and Maintenance

We are very delighted to report that we have not had any security incidents reported for the month of January.

Security is doing well with access control at the gate and with patrolling the reserve. The guards are also very attentive regarding noise at night and will make contact with visitors making excessive noise after 22h00.

Maintenance is a big ongoing project on the reserve with the maintenance assistants being busy at all times with improvements on the estate. The verges next to the tar road within Elements have been cut back, Bankrot-bos and Khaki-bos next to the golf course have been treated with poison and daily tasks were also completed.

The team has neatened up the entrance, the triangle garden before the gate has been redone and the poles were removed at the square garden after the gate.

Lodge Accommodation Offer

We are pleased to announce that we are in process of implementing golf and accommodation packages with four neighbouring lodges. Each offers a different and unique experience tailor made for a variety of golf groups. These are:

Newburg Lodge: Groups of up to 16 individuals can be accommodated on a self catering basis in this beautiful lodge neighbouring on Elements. The four en suite bedrooms can each accommodate four guests in separate beds. The reservations for this lodge will be exclusively through Elements. Guests will check-in at Elements and will be escorted to the lodge via a dedicated access gate linking the two properties.

Waterberg Lodge: Waterberg lodge offers basic overnight accommodation to groups of up to 80. The en suite bedrooms are comfortable and can sleep up to three guests sharing. Self catering facilities are available for guests to make use of. Catered meals are also available by prior arrangement. Game drives on the beautiful farm are a great option.

Thandile Country Lodge: Located only 5 km from Elements this self catering lodge offers bed and breakfast accommodation in luxury on suite bedrooms furnished in original cottage antiques. It can accommodate up to 12 adults in double rooms with additional space

for children. It is suitable only as single or couples accommodation. Horse riding is available on the property. It is the ideal retreat for a couples' group of 4 playing 2 X 4 balls of golf.

Shakama Lodge: This luxury full service lodge overlooks the corporate lodges on Elements but is a 15 km drive away. It offers full dinner, bed and breakfast service for groups of up to 20 players sharing. The facilities are outstanding with a cosy bar, lounge, outdoor patio and swimming pool. It is the ideal luxury breakaway for couples or golf groups wanting to be spoiled from morning to night. Game drives are recommended and Buffalo and Sable Antelope



General

We received a video from a home owner, her granddaughter had visited her on Elements and she was inspired to make a video that displays her perception of Elements. The wonderful video made by the 11-year-old girl has been posted to our Facebook page for viewing.

Feel free to share your photos and videos with us on our page:

www.facebook.com/ElementsPGR/

Steven Moody, one of our home owners celebrated his 50th birthday at Elements. The celebrations included a mini golf tournament amongst friends and colleagues as well as drinks afterwards at the clubhouse.

It was great to have Bruce Grobbelaar, the world famous Goal keeper from Zimbabwe play a few rounds of golf with one of our home owners, which he thoroughly enjoyed.



Steven Moody and Guests



From Left to Right: Les Steel-Smith (homeowner), Ian Leach (General Manager), Bruce Grobbelaar, Charlie Smith (Golf Manager)

Conference Facility

We have improved the Conference Room by separating it from the Spa facility with a permanent dry wall partition. They are now effectively two independent venues with separate entrances. Without the partition the two facilities could not operate simultaneously which can now be done.

This makes the Conference Room far more useable and is now an ideal venue to host meetings and conferences of up to 30 people. It is well appointed, well furnished, well lit, air conditioned and has external doors leading onto a private patio.

There is no venue charge for homeowners and we encourage you to consider making use of it for your conference needs. For more information please send your enquiries to info@elementsgolfreserve.co.za.



Important Dates

- 07 April 2018 Elements Club Championships
- 08 -10 June 2018 Liberty Waterberg Encounter
- 01 November 2018 SAGES Cansa Day