

# Gam News

NEWSPAPER AND RECORDER OF GAMTOOS MOUTH RESORT

## User-friendly Gamhoa is aim of the Board

THE recent preview of plans to be finalised by mid-year, announced by vice-chairman, Graeme Rushmere, indicates some clear thinking with regard to the immediate running of the resort as well as an eye on the long term transition to total administrative independence.

Adjustments which would bring about a more user friendly administration would include a greater role for our property management company, Bellbuoy; along with a greater expectation of our local Exco which will be given more responsibility in the local affairs of the resort.

It was also announced that Chris Egberink, long time custodian of the resort's design integrity, would be stepping down from the Archcom, the body which considers and ratifies all Gamhoa plans. (See Page 2.)

Also factored in to future planning was the effect of the retirement of former manager George Gerber. The full announcement may be read on Page 3

Turn to Page 3



**HAPPY OCCASION:** Peter Milton and Eileen Moore of Kabeljous recently tied the knot in a ceremony at the Thornhill Hotel. A delightful reception for friends and family was held afterwards at the hotel.

# Chris ready to take a back seat

MANY have had a hand in making Gamtoos Mouth Resort the unique development that it has become, but no one has been closer to it than Chris Egberink, who has been custodian of our design and theme integrity since the very beginning.

Not everyone, not even all of his fellow directors, have agreed with his every decision, but anyone who drives through our meandering roads, rolling landscape and unspoilt virgin bush, can look upon the homes, blending so easily into their surroundings, and will discern that a caring hand has guided our steps.

It has not always been easy. Many have wanted unusual exceptions to the building code, wanted to depart from the carefully protected design guidelines and ratios governing the relationship between bush, mortar and timber, but Chris has stuck to his guns and put the resort on a path that has prevented spoiling.

Now he is retiring from the position in which he has served us so well, as Secretary to the Architectural Committee with effect from end March 2016. Chris has been involved with Arch Comm since the inception of the Development in 1998. Vice chairman Graeme Rushmere described it as a “tremendous contribution and dedication in communicating with and advising homeowners on the planning of their homes and applying the Building Code of Practice

“This is often a difficult and thankless task as some members will always push the boundaries and disregard rules. The board wishes to thank Chris for all his dedication and hard work over many years,” he said. \

Chris will continue to serve on the Board and will assist the new Arch Com secretary, Hannes Visagie, to ensure a seamless and smooth handover.

Gam News recognises that Chris is indeed the “Father” of Gamtoos Mouth Resort.



## Mystery surrounds theft of bakkie and trailer

EARLY in March an ageing Nissan bakkie disappeared from in front of a cottage opposite Grunters Green, and then just over two weeks later on March 20, a trailer was removed from behind a gate in Kestrel Avenue.

Initial inspection of surveillance camera recordings turned up no trace of either vehicle through the Grunters Gate access, nor the gravel road past the sub station.

To date there is no evidence of how the bakkie was removed from the resort, but some innovative searching by Martin Todd, whose

hunch paid off, and Hannes Visagie, on the camera recording on the Office monitor, found the trailer being taken out past the substation in the early hours of March 20. The recording quality is too poor to identify any perpetrator, although one man’s blurry face is openly visible. The vehicle towing the trailer had no registration plates. Interestingly two residents reported to Gam News that the gate lock at the bottom of the gravel road was open. One of the two, out for a walk with his wife and dog, clicked the lock shut on

the morning of March 21.

Remotes and gate keys appear to be an unresolved problem. It is known that the municipality has a key to the gate concerned. It has now been welded shut. It is also obvious that abuse of remotes remains a problem

It may be speculated that the missing Nissan went out the same way, possibly taken by the same people. It is also obvious that they had inside knowledge. The trailer, which was not clearly visible from the road, was removed from a home far from the exit point.

# Gamhoa gears up for future

## Follows from Page 1

Vice chairman of the Gamhoa Board, Graeme Rushmere shares some thoughts with residents on future planning:

“AS most members will recall, Gamtoos Mouth Investments (Pty) Limited, the developer, through Linmere Real Estate (Pty) Limited, served as the full managing agent of the resort until the end of 2011. Thereafter and with effect from 2012, it was resolved to open the office at Gamtoos, to appoint an Executive Committee to act under and on behalf of the Board to deal with matters at Gamtoos and to appoint the Bellbuoy Group as managing agents.

“This structure has evolved since then to also include an employed General Manager at the resort.

“For the last few years, the developer has also ensured that members have an equal number of directors on the Board to allay any fears that decisions are dominated by the developer and not by member representatives. The Board has operated well on this basis and continues to do so.

“Since 2012, the management structure has been a work in progress and has been continuously assessed by the Board and Exco in an effort to get the best solution for members and the resort. Very good feedbacks also been received from many members, which is much appreciated.

“Not all decisions have worked perfectly, which is normal, but in general and in the Board’s view, the resort has operated well and efficiently. The Board has for some time now been considering the management structure of Gamtoos with a view to making possible changes. This has come to a head with George Gerber having retired last year, with Chris Egberink now leaving and due to various other factors, including ongoing statutory compliance.

“Nothing is decided as yet as various details need to be considered and people consulted, but the changes may include making Exco more representative of members, revisiting and clearly defining Exco members port-

folios to facilitate the smooth running of essential activities and to make Exco a more involved management committee, ensuring that employees are answerable to Exco and the Board (through their respective Chairmen), reducing the Gamtoos office to an estate management office (as opposed to a general management office), reducing the opening hours of the Gamtoos office, increasing the functions carried out by the managing agent (the Bellbuoy Group), appointing the new Arch Com, etc

“The plan and objective of the Board is to complete this exercise before the new budget is implemented on 1 July, in order that the new budget and levies incorporate and reflect any implemented changes.

“We will advise all members of the new management structure implemented when finalised.

## Security

“This remains a difficult and fairly contentious issue as many members have different ideas. However, it is something that will always be a high priority of Exco and the Board. We advise that not enough support was received from the recent survey to assess the viability of a Gamtoos Mouth Resort/Smhart security armed response base at the resort. This idea has now been discarded and we would like to take this opportunity to thank you for all the comments and input received on the recent survey.

“The current security status quo can be summarised as follows:

“1. Homeowners remain free to join up with their preferred security company. Securing your home, alarming your home and insuring your contents is each homeowner’s own responsibility. We would request members to consider alarming their houses as this can only improve security with 227 houses now completed. However, it remains a personal decision.

“2. Gamhoa has installed some surveillance equipment in areas of the

resort and Exco will be revisiting the surveillance equipment for evaluation and improvement. We would welcome advice and ideas from any homeowner who is a specialist or experienced in this field and we will be seeking advice from outside consultants as to how we can best improve the system.

“3. Within the current budget and resources, Gamhoa is not in a position to fund outside surveillance or security patrols. This has been done to some extent by Gamwatch (our members’ neighbourhood watch chaired by Cal Seton-Smith) and Gamwatch seems keen to get up and running again. They had a meeting at the Barnes Cottage on Friday, 11 March and are planning a further meeting in April. We will continue to liaise with Gamwatch and homeowners interested in joining GamWatch should please submit their names and numbers to Cal or reception at the office. We will consider whether to include a security amount in the budget for the next period commencing 1 July 2016, but this will depend on the overall budget and levy position.

## Governance

“To assist with and ensure good management and the effective running of the resort, homeowners are kindly asked to address any requests/suggestions/complaints in writing to the Chairman of Exco or the Board. These can be delivered to the Gamtoos office or emailed to [gamtooshoa@truewan.co.za](mailto:gamtooshoa@truewan.co.za).

“All such matters will be dealt with by Exco (or an Exco subcommittee) at the monthly meeting of the Exco (which take place on the last Thursday of each month) or, if necessary, at the quarterly Board meeting.

“Thank you for taking the time to update yourself on these matters. We would like you to be assured that your interests are taken into account as we strive to always improve the running of Gamtoos and to find innovative solutions to these matters.

“Enjoy the Gamtoos life!

# Lagoon hooligans pursue and threaten Gam family

NEWCOMERS to the Gam, the Myburg family of Grunters had an unnerving experience following an incident at the lagoon early in March when Mrs Myburg took her children and dogs down to the beach.

It happened during mid afternoon on March 6 and their shocking experience once again highlighted Kouga municipality's total dereliction of control over the caravan park and its surrounds. It is an area which Gamhoa has offered to administer for them, but they have dismissed any suggestion that they are incapable of carrying out their mandate there.

The caravan Park is sub-leased to Kouga by Cacadu, under strict requirements, but these have never been policed or audited by the lessee.

But back to the Myburg's experience, as contained in a letter which was submitted to the Gam-

hoa Board, and to the police.

She said that on arriving they were shocked to find a party of whites who had arrived in a white Double Cab Toyota, cavorting naked on the road and in the water.

A group of coloured revellers were partying beside their white Golf and were behaving in a loud and unruly manner.

The Myburgs ignored them and proceeded to the end of the road and went for a walk to the river mouth. When they returned about two hours later they found the people from the Golf disposing of all their picnic waste, including beer bottles into the lagoon, and their music was louder than ever.

They stopped next to them on exiting and asked them to stop the littering and to turn down the music, pointing out that there were houses close by and they were in a nature area.

This was met with a barrage of verbal abuse and swearing, so they hurriedly drove off. As they entered Grunters Gate the white Golf came racing up, stopped outside the gate and the occupants started shouting and threatening her.

"I assume they did not realise I stay so close and were planning to intercept me along the road somewhere . . . scary as I had my kids with me," said Mrs Myburg.

"Why is there no guard or access control at the gate to the beach. We were led to believe that unless you have a Gamtoos pass, you pay for entry. We have not seen any guard at the gate or any form of access control since the end of January and people are just allowed to camp there for an entire weekend. This makes going to the beach unpleasant and unsafe. It is disappointing that what is meant to be a tranquil haven, is left wide open to such activity."

## Gamwatch is back in action

GAMWATCH has remobilised following a three burglaries, the theft of a trailer and the theft of a Nissan bakkie all in three different incidents in March. The reactivation also follows the failure of residents to take up a special offer with Smhart Security, in terms of which residents would pay the reduced fee of R150 per month for a full response contract.

In a further development, Gamwatch head Cal Seton-Smith has resigned as leader of the NW from the end of April, but has agreed to remain until the end of May if necessary.

Meanwhile a reassessment of the Gamhoa closed circuit camera monitoring system is being undertaken. This follows reports by Gamwatch to the Exco and the Board about the unreliability of the system and the poor quality of night vision. The camera spec was for day vision moni-

toring. This has proven inadequate as a night time security measure. At the time of writing the reassessment had not yet been completed. At present our system has the capacity to monitor nine cameras. Only seven have been deployed. Gamwatch also believes that portable game capturing cameras, which may be moved around to sensitive areas, will have a role to play.

At present Gamwatch is undertaking night patrols and stake-outs, as well as camera monitoring and random vacant home inspections.

Seton-Smith says that Gamwatch's capacity is limited by the fact that there are only some 80 permanent residents in the resort, and a buy-in of about 25 per cent into the neighbourhood watch movement.

Anyone who wishes to join Gamwatch may contact Cal on 084 7654050.

### Sad news for Hannes

GAM News extends sincere condolences to General Manager Hannes Visagie after the passing of his mother in Pretoria.

### Anne Marie's book

OUR renowned caterer, Anne-Marie Heugh's long awaited recipe book will soon be published. Featuring recipes which have been in her family for generations and drawing from many other sources, it promises to be a treat, in more ways than one. Gam News looks forward to its release.

### Gam fleet increases

A handsome new Isuzu one-tonner has been added to Gamhoa's growing fleet of vehicles. The new bakkie is

being used by General Manager Hannes Visagie.

The Toyota one tonner which was formerly use by now retired manager George Gerber, has been taken over by assistant manager Sefaans Gerber, while the battle-wary old Gamhoa bakkie formerly use by the assistant manager will be used from time to time by the tractor team in interests of efficiency and fuel savings.

### The prawns are in

The annual migration of swimming prawns has hit the Gam and some good catches are being netted in the

river.

The smaller variety arrived early in March, but the King prawns have been in the river for a couple of weeks now and have attracted much interest from outsiders who have been seen around the lagoon in the evenings, making good catches.

### Condolences to Clyde

SINCERE condolences are extended to Clyde Bradley and his family, following the loss of his wife Yvonne, late last month.

## NEWS IN BRIEF



## Linmere is your Gamtoos Mouth Resort Specialist

### Background:

Linmere Real Estate: - We have been here from the start.

### Agents:

Resident Specialist Agents with many years experience and knowledge of Gamtoos Resort.

Qualified and registered with Estate Agency Affairs Board. We attend Continuous Professional Development training throughout the year.

### Services: - We offer:

A variety of properties for sale to suit everyone's needs. Encourage your family and friends to contact us. A Professional Service.

Updates on the registration process.

### Marketing:

Comparative Market Analysis on your property, if you are considering selling.

We do extensive marketing of properties for sale (i.e. advertising weekly either in the Weekend Post – Neighbourhood and the UD (Uitenhage/Despatch) News, as well as on the internet.

Please visit our website on: [www.gamtoosmouth.com](http://www.gamtoosmouth.com) to see the houses and plots we have on offer.

Also visit Property 24 to see our listings on: [www.property24.com](http://www.property24.com)

### Our Agents:

Vanessa Kasperski – Resident Agent. 082 297 0170

Lorraine Garner – 072 256 0560

Chris Egberink – 083 412 8345

Office – 041 581 2606

WE LOOK FORWARD TO HEARING FROM YOU



AT first Old Grunter bellowed with laughter. Kouga, the best functioning municipality in the Eastern Cape! It had to be an April Fool's joke. Or maybe someone from the judging panel had been taken out to a really good lunch.

After all, with Jeffreys Bay's crumbling, pot-holed roads, it was only a year ago that a local newspaper ran an April Fool's article that announced that all Kouga's roads would be downgraded to gravel as there was no money to maintain a tarred network of roads. Many were taken in because the conditions of the roads made the story utterly believable.

So have the roads improved? Not as far as Old Grunter could see. Pot holes are occasionally filled, but soon recur. Driving in St Francis and missing the numerous craters is an art.

And is the municipality now cash flush and able to pay it's water and electricity bills, are the sewage spills sorted out, has service delivery improved, are our Gamtoos camping grounds a place of pride and joy, is the river well

Gam News' crusty columnist might make you smile, or make you snarl, depending on which side of the fence you stand regarding what happens around the river



policed with boaters' whacking great fees for river permits being put to good use?

Nope, don't think so!

In 2012, Ratings Afrika declared Kouga's management skills and service delivery among the worst in the country. It was fair comment.

Now, along comes the Government Performance Index, compiled by research and advocacy group Good Governance Africa

(GGA), and finds that Kouga is not only the *best* in the Eastern Cape, but the 26th best-run municipality out of 234 municipalities countrywide.

Local and metropolitan municipalities were ranked according to 15 different criteria across three spheres of performance: administration, economic

development and service delivery.

So, has the Fairy Godmother worked her magic here? You be the judge.

In the interests of fairness though, the municipality, which never could achieve a clean report on its accounts from the Auditor General, has now had two unqualified reports in the past two years. That is a serious improvement.

But Old Grunter will not be swept away by that fact alone. There are many years of maladministration and bad spending practices to be overcome before Kouga can truly take pride in the report of any ratings agency.

If we are the best in the Eastern Cape, how bad must the rest be?

## All the key numbers

Fire Brigade J'BAY 042 2910250

Ambulance 10177

Private care ambulance 083 5877556

Poison Centre 021 6895227

Poly Clinic 042 2932000

Police 10111 SAP

Thornhill 042 2866203

Kouga Law Enforcement:

042 -2910283 and 042-2910250.

Assistant and Weekend

Managers 076-0724751

NSRI 0422940131

### Gamtoos Fire Fighting

Weekday Control Centre 042-286 0819

Resort Mngr 071-9819592

Asst Mngr 076 072 4751

Duty Manager 076 072 4751

### Voluntary fire fighters:

Team leader Riaan

Senekal 083-3847676

Control/Liaison

Jenny Todd 082-5560517

Volunteers:

M Unsworth 083-5845990

C Seton-Smith 084-7654050

H Visagie 083 7897079

R Gravett 083-3076919

W Grobler 083-2317558

A van Staden 074-1439758

R Pennachini 042-2860960

N Du Plessis 082-5070044

Please phone Jenny to volunteer – 042 2860819

### Office details

Gamtoos Mouth Homeowners Association: Tel: 042-2860819; 081-0656469

The postal address is: PO Box 213, Thornhill, 6375  
email: gamtooshoa@truewan.co.za

### Website:

www.gamtooshomeowners.co.za

### **Bellbuoy Managing Agent:**

Reynaldo Staunton (bookkeeper) - 042-2933797;

Fax 041—374 2444. PO Box 776, Newton Park 6055.