



November 2014

# NEWSLETTER



Photograph: S Schmid

## COMMITTEE UPDATE by Hans Schmid

### Vice Chairman

The candidate for vice chairman was not resolved at the AGM. Further advertising of this vacancy in the last newsletter to members who could not attend the AGM, was also unsuccessful. Blackie de Swardt has again stepped forward to fill this critical vacancy, and was appointed by the committee as the acting vice chairman. However, he will not be available to stand for chairman next year as was the intention of this position. Thank you for helping us out yet again, Blackie.

### Commercial Authorisation Permit (CAP)

The committee has decided not to make Tulani's CAP available, whether the new owners require it or not. It was felt that the CAP should remain linked to this overdeveloped property as the property may change hands in future. As the transfer has not been finalized, we cannot introduce the new owners yet.

The only other available CAP has been applied for by an owner with existing infrastructure. The detailed application has just been received and is being analysed by the committee.

CAP operators are reminded of Clause 18.3.3 of our constitution: "**All lights will be screened with no naked lights visible on neighbouring properties**". Not all CAP operators are complying with this clause. There have been a couple of complaints concerning lights from lodges that are shining over neighbouring properties or are highly visible by neighbours or passers-by. Please respect your

neighbours and do not contribute to light pollution. This light pollution clause is not only applicable to CAP's, some owners along the riverfront should also revisit the impact of their flood lights on their neighbours.

The current CAP holders will be approached again to form a sub-committee and discuss mutual interests and benefits with the committee. This forum could also then determine future CAP allocation policies and perhaps propose a reduction in the current bed allocation of the 200 beds and 12 CAP operators. Peer pressure may even change the mind of the only non-conforming lodge operator on Grietjie; a CAP has been reserved for this lodge. Peter Meier will try to convene this liaison.

### Road works Supervisor

After advertising this position in the last newsletter, we received an application within 12 hours. A second application was received 2 days later. The committee chose the first applicant for various reasons and Neil Bridges was appointed as the roads supervisor. I have prepared a list of work that needs to be done with detailed budgets for each job and we will prioritise work from this list within our budgetary constraints. Priorities will be agreed upon with Neil. You will notice the road improvements soon.

Due to budgetary constraints, the supervisor can only work for 2 days per week on average, but at least Johan will have 2 more days per week available for his other duties.

### Municipal Rates

As you are now aware, all outstanding municipal accounts have been handed over to debt collectors. In order to form a unified appeal from owners who have not paid up, you can send your details to Blackie de Swardt and Pierre Ackermann and they will then represent a group interest.

The municipal account consists of two parts

1. the valuation of your property – there is nothing that you can do about that until the next valuation roll is out for public comment.
2. the applicable tariff by which the valuation amount is multiplied in order to determine your rate. This tariff was increased by 10% in July. Divide this tariff by 12 and you have your monthly rate. Most owners are objecting to the fact that they are being charged the commercial tariff (1.1% per annum) instead of the agricultural tariff of 0.25% per annum even though the invoices state "agricultural zoning". This is the main reason for non-payment. The municipality claims that they are unable to change this tariff even though they agree that the wrong percentage is being charged.

The transfers of two sales on Grietjie are currently held up by the municipality as the determination of the final account is being contested by the current owners.



Temperature readings for Antares Field Guide Training Centre

