



Huiseienaarsvereniging Home Owners' Association

*For a better lifestyle...
Vir 'n beter lewenstyl...*

EKO-LANDGOED
ECO ESTATE

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www.montechristoestate.co.za

NUUSBRIEF Julie 2019

Redakteur: Milde Weiss

Monte Christo Noodnommers

Sekuriteit - [071 270 8237](tel:0712708237) of [074 778 3084](tel:0747783084) of [044 050 0264](tel:0440500264)

Monte Christo se sekuriteit kan in enige noodgevalle geskakel word, asook vir:

- ✓ gebarste waterpype, waterlekkasies by Munisipale aansluitings en riool-lekkasies;
- ✓ dorps- of straatligte buite werking;
- ✓ bye wat nesmaak; of slange;
- ✓ rusverstoring; verontagsaming van padreëls; en loslopende troeteldiere.

Landgoedbestuurder - 044 050-0259

Assistent Landgoedbestuurder - 074 347 8955 of 044 0500264

Daar was 'n versoek vir die publikasie van noodnommers soos die ambulans, brandweer en munisipaliteit. Hierdie nommers is wel in Desember 2018 se Nuusbriëf gepubliseer, wat op ons webwerf beskikbaar is.

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Terugvoer oor Spesiale Algemene Vergadering

Tydens die Spesiale Algemene Vergadering wat op 22 Junie gehou is, is 'n nuwe bestuursmodel vir Monte Christo goedgekeur. Die Landgoed-bestuurder se verantwoordelikhede word uitgebrei, terwyl die Bestuurskomitee afgeskaal word. Bestuurslede vir die verskillende portefeuljes word van nou af deur die lede in 'n Algemene Vergadering verkies.

'n Wysiging aan die Grondwet is goedgekeur om die definisie van 'lid' uit te brei, en die uitkontraktering van portefeuljes moontlik te maak in geval daar nie eienaars nêre vore kom om dit te vul nie.

Daar was verskeie vrae in verband met die voorstel oor die verlaging van heffings wat deur De Caravel en Monte Christo Aftreeoord betaal word. Nadat verduidelik is dat hierdie vermindering van inkomste deur die begrote surplus geabsorbeer sal word, en heffings onveranderd sal bly, is hierdie voorstel aanvaar.



Die jaar word ryp in goue akkerblare, in wingerd wat verbruin, en witter lug wat daglank van die nuwe wind en klare son deurspoel word; ...

NP van Wyk Louw

Die nuwe Bestuurskomitee

Monte Christo se nuwe Bestuurskomitee, wat deur die vergadering op 22 Junie verkies is, sien as volg daar uit:



Argitektonies en Esteties

Mnr Gerhard Henning bly die lid vir hierdie portefeulje.



Voorsitter

Mnr Ferris Ferreira het homself vir nog 'n termyn verkiesbaar gestel ten einde met die implementering van die nuwe bestuursmodel te help en hangende sake soos die toegangspad af te handel.



Administrasie en Kommunikasie

Mnr Shane Gainer is vir Administrasie en Kommunikasie verantwoordelik.



Finansies

Mnr Johan Coertze sal vir die volgende termyn die Finansies-portefeulje hanteer



Aftreeoord

Mnr Marius Swart is 'n Bestuurslid en die Aftreeoord se verteenwoordiger.



Landgoedbestuurder

Mnr Johan van der Walt is die Landgoedbestuurder.



Ons omgewing



Tot ons groot vreugde het die pompe wat die dammetjie volmaak, weer vir 'n rukkie gewerk. Ongelukkig was dit van korte duur, aangesien die Munisipaliteit, van wie ons die water via Outeniquasbosch kry, van mening is dat Monte Christo 'n afsonderlike kontrak vir die watervoorsiening met hulle moet aangaan. Die Bestuur gee tans aandag hieraan.



'n Groot dankie aan George en Ancilla Forssman vir die aanplanting van die broodbome en aalwyne en die uitleg van die nuwe tuin langs Blue Crane-weg.



Steen vir steen

Betreding van boupersele



Dit is uiters gevaarlik om te gaan rondloop op 'n erf waar daar gebou word. Daarom mag u nie enige bouperseel besoek sonder die toestemming van die betrokke boukontrakteur, ontwikkelaar of eienaar nie. Inwoners en hul besoekers moet asseblief van hierdie reël kennis neem en veral hul kinders hieroor inlig.



Oorskryding van boulyne

In die verlede het vorige Bestuurskomitees verslappings in die boulyn toegestaan. As gevolg van probleme wat daardeur ontstaan het, is daar in 2016 'n beleidsbesluit geneem dat geen verdere boulynverslappings of oorskrydings toegelaat sal word nie. Eienaars moet dus nie enige verwagtinge in hierdie verband koester nie.

Die Landgoedbestuurder vra dat enige bouplanne vir nuwe huise of aanbouings vooraf met hom bespreek moet word.



Sop- en Sjerrieaand

Woensdag, 10 Julie

om 18:00 vir 18:30 in die Monte Christo klubhuis

Kom eet Mosselsop, Bees- en groentesop, Pampoensop en Ertjie- en speksop!

Daar sal ook 'n broodtafel met verskillende soorte brood en kaas wees, asook pâtés en konfynt. Rond dit af met 'n heerlike nagereg!

Die koste is **slegs R70.00pp**, maar dis noodsaaklik dat u vooraf bespreek by

074 580 0891



Spyskaart vir Julie

MAANDAG	DINSDAG	WOENSDAG	DONDERDAG	VRYDAG	SONDAG
01-Jul	02-Jul	03-Jul	04-Jul	05-Jul	07-Jul
Beesstert Stampmielies Karamelpatats Jellie en vla	Krummelhoender Aartappelgereg Gemengde groente Slaai Koffie	Sop Vars brood Tamatiebredie Bruin rys Ertjies	Ontbeende varknek Kapokaartappels Pampoen Broccoli Appeltert en room	Sop Viskoekies Aartappelwiggies Soetwortels Slaai	Sop- en broodtafel Slaai Gerookte varknek Hoenderkerrie Groentekeuse Rys Tiramisu
08-Jul	09-Jul	10-Jul	11-Jul	12-Jul	14-Jul
Sop Vars brood Hoendergereg Gemengde groente Rys	Frikkadelle Kapokaartappel Gebraaide botterskorsie Ertjies Vrugteslaai en vla	Beesbredie Stampmielies Roomspinasië Soetwortels Koffie	Sop Gebakte vis Aartappelskyfies Twee slaaië	Bees lasagne Vars brood Drie slaaië Ligte nagereg	Slaaitafel en vetkoekies Hoenderschnitzel Kaassous Beesvleisbroodjie Groentekeuse Gebraaide aartappel Appeltert en room
15-Jul	16-Jul	17-Jul	18-Jul	19-Jul	21-Jul
Lamskerrie Sambals Rys Patats Koffie	Herderspastei Pampoenkoekies Groenbone Slaai	Sop Beesbraai Aartappelgebak Soetpampoen Broccoli- en blomkoolgebak	Hoenderpastei Bruin uiesous Gegeurde rys Braaigroente Slaai Ligte nagereg	Varkribbetjies Skyfies Twee slaaië Koffie	Viskoekie- voorgereg Slaai Bees parmigiana Braaihoender Gemengde groente Aartappelgereg Brood-en-botter nagereg
22-Jul	23-Jul	24-Jul	25-Jul	26-Jul	28-Jul
Ertjiesop Bobotie Geelrys Twee slaaië	Gebraaide varkboud Aartappelwiggies Groenbone-gereg Pampoen Koffie	Bees stroganoff Kapokaartappels Gemengde groente Slaai Vrugteslaai	Sop Hoender à la King Rys Groentegereg Slaai	Beespastei Braai-aartappels Wortels Kerrie-pastaslaai Koffie	Sop- en broodtafel Beesbraai Hoenderpastei Pampoenpoffers en sous Roomspinasië Gebraaide aartappel Crème Brûlée
29-Jul	30-Jul	31-Jul			
Pampoen Braaihoender Twee groentes Kapokaartappel Koffie	Sop Soet-suur vark Rys Gevulde patat	Gebraaide vis Aartappelskyfies Roomspinasië Soetwortels			





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Monte Christo Emergency numbers

Security - [071 270 8237](tel:0712708237) or [074 778 3084](tel:0747783084) or [044 050 0264](tel:0440500264)

Monte Christo's security can be called in any emergency, and also for:

- ✓ Burst water pipes, water leaks at Municipal connections and sewer leakages;
- ✓ sections of town lights not working;
- ✓ nesting bees; or snakes;
- ✓ disturbance of peace; disregarding of traffic rules; and roaming pets.

Estate Manager - 044 050-0259

Assistant Estate Manager - 074 347 8955 of 044 0500264

There was a request to publish other emergency numbers, such as the ambulance, fire brigade and Municipality. However, these numbers were published in the Newsletter of December 2018, which is available on the Monte Christo website.

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Feedback on Special General Meeting

At the Special General Meeting held on 22 June, a new management model for Monte Christo was approved. The responsibilities of the Estate Manager are extended, while the Management Committee is scaled down. Management Committee members for the different portfolios are elected by members in a General Meeting.

An amendment to the Constitution was approved to extend the definition of 'a member', and to facilitate the outsourcing of portfolios in cases where owners are not prepared to fill these positions.

There were several questions regarding the proposal regarding a reduction in the levies payable to the Estate by residents of De Caravel and Monte Christo Retirement Village. After ensuring members that the reduction in income will be absorbed by the budget surplus, with no increase in levies, the proposal was accepted.



The purple oak-leaf falls; the birchen bough drops its bright spoil like arrowheads of gold.
- William Cullen Bryant

The new Management Committee

Monte Christo's new Management Committee, elected by the meeting on 22 June, is as follows:



Chairperson

Mr Ferris Ferreira declared himself available for another term, in order to help with the implementation of the new management model, and to finalise matters pending, such as the access road.



Architectural and Aesthetics

Mr Gerhard Henning remains the member for this portfolio.



Finances

Mr Johan Coertze will handle Finances for the next term.



Administration and Communication

Mr Shane Gainer will be responsible for this portfolio.



Retirement Village

Mr Marius Swart is a Committee member and represents the Retirement Village.



Estate Manager

Mr Johan van der Walt is the Estate Manager.



Our environment



We were excited when the pumps supplying the dam with water started working again. Sadly, this did not last long, as the Municipality, who supplies the water via Outeniquasbosch, wants Monte Christo to sign a separate contract with them. The Management Committee is attending to this matter.



Our heartfelt thanks to George and Ancilla Forssman for the new garden they created next to Blue Crane Street, and for the beautiful cycads and aloes they planted there.



Brick by brick

Trespassing on building sites



It is extremely dangerous to walk around on a stand where building activities are in progress. It is not allowed to visit a building site without the approval of the relevant building contractor, developer or owner. Residents and their visitors should take note of this regulation and see to it that children are also aware of this restriction.



Encroachment of building lines



In the past, previous Management Committees allowed encroachment of building lines. Due to the problems it caused, a policy decision was taken in 2016, that no further building line infringements will be permitted. Owners should therefore not harbour any expectations in this regard.

The Estate Manger requests that any building plans for new houses or additions to existing houses should first be discussed with him.



Soup and Sherry evening

Wednesday, 10 July

at 18:00 for 18:30 in the Monte Christo Club

Come and enjoy the Mussel soup, Beef and veggie soup, Pumpkin soup and Pea and ham soup!

There will also be an assortment of breads and cheeses, as well as pâtés and jams. And finally, a delicious dessert!

The cost is only **R70.00pp**, but please book in advance at

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Menu for July

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SUNDAY
01-Jul	02-Jul	03-Jul	04-Jul	05-Jul	07-Jul
Oxtail Samp Caramel sweet potato Jelly and custard	Crumbed chicken Potato bake Mixed vegetables Salad Coffee	Soup Fresh bread Tomato stew Brown rice Peas	Pork neck Mashed potato Pumpkin Broccoli Apple pie and cream	Soup Fish cakes Potato wedges Sweet carrots Salad	Sou and bread table Salad Boston butt Chicken curry Vegetables Rice Tiramisu
08-Jul	09-Jul	10-Jul	11-Jul	12-Jul	14-Jul
Soup Fresh bread Chicken casserole Mixed veggies Rice	Meat balls Gravy Mashed potato Roast butternut Peas Fruit salad and custard	Beef stew Samp Spinach Sweet carrots Coffee	Soup Fried fish Chips Two salads	Beef lasagne Fresh bread Three salads Light dessert	Salad table and vetkoekies Chicken schnitzel Cheese sauce Meatloaf Veg of the day Roast potato Apple tart & cream
15-Jul	16-Jul	17-Jul	18-Jul	19-Jul	21-Jul
Lambs curry Sambals Rice Sweet potato Coffee	Cottage pie Pumpkin fritters Green beans Salad	Soup Roast beef Potato bake Sweet pumpkin Broccoli and cauliflower bake	Chicken pie Brown onion gravy Savoury rice Grilled veg Salad Light dessert	Pork ribs Chips Two salads Coffee	Fish cake starter Salad Beef parmigiana Roast chicken Mixed vegetables Potato bake Bread & butter pudding
22-Jul	23-Jul	24-Jul	25-Jul	26-Jul	28-Jul
Pea soup Bobotie Yellow rice Two salads	Roast leg of pork Potato wedges Green bean stew Pumpkin Coffee	Beef Stroganoff Mashed potato Mixed vegetables Salad Fruit salad	Soup Chicken à la King Rice Vegetable bake Salad	Beef pie Roast potato Carrots Curried pasta salad Coffee	Soup & bread table Roast beef Chicken pie Pumpkin fritters Creamed spinach Roast potato Crème Brûlée
29-Jul	30-Jul	31-Jul			
Butternut soup Roast chicken Two vegetables Mashed potato Coffee	Soup Sweet & sour pork Rice Stuffed sweet potato	Grilled fish Chips Creamed spinach Sweet carrots			

