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Interesting March

Scott Kelly Mission a Success Story for International Collaboration

On March 27, 2015, I was in Baikonur, Kazakhstan to watch another launch of a Russian Soyuz spacecraft to the International Space Station (ISS). Although I had been to Baikonur many times in the past to observe Soyuz launches, this time was very special. As a guest of one of America's most experienced astronauts, Scott Kelly, I watched as he and Russian cosmonaut Mikhail Kornienko lifted off for a one-year mission to the ISS. For Kelly, it would be a record-breaking mission, as no other American astronaut had ever flown that long in space.

Scott's historic flight ended March 2. He and Kornienko, along with cosmonaut Sergey Volkov, returned safely to Earth, landing in their Soyuz spacecraft near Zhezkazgan in Kazakhstan. This was Scott's fourth time in space and his second long-duration flight. He now holds the American records for consecutive time in space (340 days) and total time in space (540 days). Russian cosmonaut Valeri Polyakov holds the world record for consecutive time in space (437 days) and Russian cosmonaut Gennady Padalka holds the world record for total time in space (879 days).

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BOODSKAP VAN DIE VOORSITTER

Welkom by ons eerste Kwetter van 2026. Soos die lang somerdae begin afneem en die herfs stadig oor die Tuinroete sak, kry ons 'n oomblik om asem te haal — om terug te kyk op wat die afgelope maande gebeur het, en vooruit te kyk na wat die res van hierdie jaar in die vooruitsig stel. Vir diegene wat gedurende die feesseisoen weg was, welkom terug. Vir die inwoners wat die hele tyd hier was — baie dankie dat julle die fort gehou het.

Hierdie Maart is in meer as een opsig 'n besondere maand. Die langverwagte Garden Walk Mall open sy deure op Donderdag 26 Maart, en bring daaglikse gerief nader aan die huis as ooit tevore. Maar saam met hierdie opwinding kom 'n dringende veiligheidsaangeleentheid wat ek persoonlik onder inwoners se aandag wil bring. Die kruising van Monte Christo Weg met die R102 — 'n provinsiale pad wat gedeeltelik onder SANRAL se beheer val — word tans deur padwerke en swak toesig op die bouperseel bemoeilik. Toerusting en afleweringsvoertuie beperk dikwels die sigveld vir voertuie wat die R102 wil betree, en hierdie voertuie word nie altyd betyds verwyder nie. Ek het persoonlik al die Verkeersdepartement gekontak (044 606 5204) en hulle het opgetree. Die nommer bly u direkte kanaal vir hierdie tipe versoeke — die kruising is onder voortdurende kameradekking en hulle kan onmiddellik optree. Lees asseblief ons volledige artikel hieroor verder in hierdie Kwetter. U waaksaamheid kan 'n ongeluk voorkom.

Die Bestuurskomitee was die afgelope weke besonder bedrywig op verskeie fronte. Op sekuriteitsvlak is ons gesigsherkenning- en QR-kode stelsels ten volle operasioneel. Ons DSS-toegangstelsel is op 20 Januarie suksesvol opgegradeer om 'n potensiële stelselineenstorting te voorkom — 'n kritieke maar stille taak wat die integriteit van al ons data beskerm het. Twee addisionele sonkragkameras word tans op ons suidelike en oostelike grense geïnstalleer, wat blinde kolle in ons dekking aanspreek. Op infrastruktuurvlak is padmerke en verkeerstekens op 24 Januarie herverf. Die stormwaterkanaal tussen Fish Eagle- en Secretary Bird-rylaan word versterk om erosie te bekamp, en voorbereidings t.o.v materiaal verkryging vir die beplande spoedhobbels, breër parkeerarea en voetpad langs die dam is ver gevorderd.

BOODSKAP VAN DIE VOORSITTER

Die onlangse brande in Mosselbaai en omgewing was 'n skerp herinnering aan die realiteit van waar ons woon. Ons is deel van 'n vuur-gedrewe ekostelsel, en proaktiewe brandbestuur is nie opsioneel nie — dit is noodsaaklik. Ek is dankbaar om te kan meld dat ons span alle moontlike voorsorg getref het. Die waterkar was gereed, brandtoerusting was strategies geplaas, en ons brandbaan in die bewaararea, direk noord van die Aftreeoord, is verbreed en gediens. Gesprekke met die Brandweer oor die brandbaan aan die suidekant van die Landgoed duur voort. Daar is op 'n sperdatum van einde April 2026 tussen die eienaar en die Branndweer ooreengekom ter afhandeling van die werk.

Stefhan Muller, wat in Maart as nuwe Toesighouer op 'n drie-maande proeftydperk by die span sou aansluit, het ongelukkig op 'n laat stadium besluit om 'n ander aanbieding te aanvaar. Ons bedank terselfdetyd vir Gert Vermaak met groot hartlikheid vir byna twee jaar van buitengewone toewyding. Die Bestuurskomitee het 'n spesiale erkenning vir sy gewaardeerde bydra aan hom besorg — iets wat hy volledig verdien. Gert sal steeds op 'n ad hoc-basis betrokke wees met konsultasiewerk.

'n Besondere hoogtepunt was die hartlike brief wat ons van die Monte Christo Aftreeoord ontvang het — 'n formele woord van waardering vir die professionele wyse waarop ons span onlangs bome gesnoei en stompe verwyder het. Dit bevestig dat ons span se werk nie onopgemerk verbygaan nie, en dit vervul ons met trots.

BOODSKAP VAN DIE VOORSITTER

Hierdie maand se Kwetter dra die tema van "Liefde vir jou Naaste" — 'n beginsel wat in 'n sekuriteitslandgoed soos ons eie 'n diep praktiese betekenis het. Die onlangse brand gebeure het ons geleer: dit is nie die stelsels alleen wat ons beskerm nie, maar die gemeenskap wat op mekaar steun. Ek daag elke inwoner uit om hierdie maand tenminste een daad van vriendelikheid teenoor 'n buurman te toon.

'n Veilige landgoed word gebou op samewerking. 'n Volhoubare landgoed word gebou op sorg. 'n Florerende landgoed word gebou op vertroue. Laat ons saam aanhou bou.

Marius de Wet
Voorsitter
Monte Christo Eko Landgoed

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GARDEN WALK MALL AND THE R102 INTERSECTION: EXCITEMENT AND AN URGENT WARNING

The day we have been waiting for is almost here. Garden Walk Mall officially opens its doors on Thursday 26 March 2026. This new shopping centre, situated off the N2 near Monte Christo Road, brings convenience closer to home than ever before — a full supermarket, restaurants, a pharmacy, banking and retail shops, all within a few minutes' drive of our gates. We welcome this development as a positive addition to the Hartenbos area.

The R102 is a provincial road. The section at the intersection of Monte Christo Road with the R102 falls under SANRAL's jurisdiction. During the ongoing construction, the intersection is not consistently monitored for safety. Equipment and delivery vehicles obstruct the line of sight for drivers wishing to turn onto the R102, and these vehicles are not necessarily removed when no longer needed at that specific point — with dangerous consequences for visibility.

The Chairperson has personally contacted the Traffic Department previously and had an offending vehicle removed. Their number is 044 606 5204. The intersection is also under continuous camera surveillance.

We request all residents: whenever you observe a dangerous situation at this intersection — a vehicle obstructing visibility, poorly managed equipment, or any other safety concern — call 044 606 5204 immediately and report it. Do not assume it is someone else's responsibility. Your call could prevent an accident. The roadworks are expected to be completed before the end of March 2026. In the meantime, always approach the intersection slowly and carefully.

WOON IN 'N VUUR-GEDREWE LANDSKAP: ONS VERANTWOORDELIKHEID

Die onlangse brande wat huise en voertuie in Mosselbaai en omgewing vernietig het, was vir baie van ons 'n wakker skok. Ons woon in die fynbos-bioom, een van die wêreld se mees vuur-gedrewe ekosisteme. Dit is nie 'n vraag óf daar weer 'n brand sal wees nie, maar wanneer.

Brian du Preez, 'n botanis wat onlangs studies in die brandgebied onderneem het, verwoord dit só: "Die probleem kom van 'n gebrek aan vooruitsig, die ignoreer van waarskuwings deur spesialiste, en 'n ontkoppeling van die natuur. Wanneer jy langs 'n natuurgebied woon, is jy deel van die ekosisteem.

En sodra jy deel is van die ekosisteem, is die natuur in beheer." Hy noem digte indringerplante soos rooikrans (Acacia cyclops) as 'n kritieke faktor — hulle verhoog brandintensiteit drasties. Fynbos wat dekades lank nie gebrand het nie, skep gevaarlike brandstofladings.

Wat doen Monte Christo om ons gereed te hou? Die brandbaan in ons bewaararea is verbreed en gediens. Ons waterkar is gereed en toegerus. Ons span het die Basiese Brandbestryding-opleiding suksesvol voltooi, en eerstehulp-opleiding is by SEESA in George gedoen. Brandbestrydingstoerusting is by die stoor geïnstalleer. 'n Noodplan is in ontwikkeling saam met die Mosselbaai Brand- en Ramp bestuursdienste.

Die groot uitstaande kwessie is ons suidelike grens. Die brandbaan op die aangrensende eiendom (New Vintage) voldoen nog nie aan die vereiste standaard nie. Na 'n vergadering met Joseph Johnston, hoof van Mosselbaai se Brand- en Ramp bestuursdienste, is die eienaar 'n sperdatum van einde April 2026 gegee. Ons monitor die situasie deurlopend.

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WOON IN 'N VUUR-GEDREWE LANDSKAP: ONS VERANTWOORDELIKHEID

Wat kan u doen? Hou u erf skoon van droë plantmateriaal. Rapporteer indringerplante by ons kantoor. Moenie oop vure maak op winderige dae nie. As u rook sien, bel sekuriteit onmiddellik.

> *"Voorkoming is beter as genesing. Proaktiewe brand- en indringerplantbestuur is die enigste langtermyn-oplossing om brandrisiko's op die stedelike rand voldoende te versag."*
> *— Brian du Preez*

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WOON IN 'N VUUR-GEDREWE LANDSKAP: ONS VERANTWOORDELIKHEID

5x Fotos van die grassny van die brandbaan in die bewaar area. Gedoen in die week van 16 – 20 Februarie 2026

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NEW CAMERAS, STRONGER SYSTEMS

Security remains a top priority at Monte Christo, and the past few months have brought meaningful progress. In January, our DSS access system was successfully upgraded to prevent a potential total system failure. Our facial recognition and QR code systems are running smoothly and are continuously monitored by our control room in George. Gates are locked every evening at 19:00.

Patrol activity remains high. In January, 230 estate patrols and 131 night fence patrols were recorded. Only three fence faults were reported — proof that our preventive maintenance is working.

Two additional solar-powered cameras are currently being installed on our southern and eastern perimeters. The poles are already in position and the cameras will be fitted shortly. We are also investigating the upgrade of the Stinger energizer system. A new security contract is being prepared for implementation by October 2026.

All new residents and tenants must please register with Yolandi Marais at the estate office before their facial recognition access is activated. All regular contractors must also renew their application forms.

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LIEFDE VIR JOU NAASTE

En Almal Langs Die Straat Terwyl Jy Daarmee Besig Is

Daar is 'n feesdag vir amper alles. Het jy geweet dat 1 Maart Wêreld Kompliment-dag is? Dat 17 Februarie "Willekeurige Daad van Vriendelikheid"-dag is? Daar is selfs 'n "Bure Dag" op 28 September. En as jy ooit 'n verskoning nodig het om vir jou buurman 'n koppie suiker te vra, is 22 November amptelik "Lening van 'n Koppie Suiker"-dag.

My punt? Ons het nie 'n spesiale dag nodig om vir ons bure om te gee nie. En tog — in 'n sekuriteit landgoed soos Monte Christo — is die verhouding met ons naastes een van die belangrikste, en mees onderwaardeerde, verhoudings in ons lewens.

Jou buurman is dikwels die eerste een wat agterkom as iets vreemd by jou huis aangaan. Hulle is diegene wat jou pos optel as jy weg is, wat sekuriteit bel as hulle 'n hek of deur oop sien, en wat 'n ooggie hou oor jou eiendom sonder dat jy dit ooit hoef te vra. Die onlangse brand gebeure het hierdie waarheid skerp belklemtoon: toe die gevaar dreig, was dit die gemeenskap wat na mekaar omgesien het, mekaar gewaarsku het, en saamgestaan het.

Goeie buurskap verg 'n bietjie aandag, soos 'n tuin. 'n Eenvoudige groet oor die heining, 'n waarskuwing oor 'n vreemde motor, 'n aanbod om 'n potplant nat te maak — sulke dade doen meer vir 'n gemeenskap as enige komitee ooit kan.

Selfs wanneer dinge nie glad loop nie, is hoe ons dit hanteer belangrik: praat eers direk met jou buurman. Dikwels is daar 'n onskuldige verduideliking. Bly kalm en beleefd, stel 'n oplossing voor in plaas van net 'n klagte, en verwys eers dan na die landgoedbestuur indien nodig.

Ons uitdaging vir Maart: doen een positiewe ding vir 'n buurman. Nooi hulle vir koffie. Bied aan om plante nat te maak terwyl hulle weg is. Los 'n klein geskenkie by die deur. Of vra net, opreg: "Hoe gaan dit regtig met jou?"

Jy hoef nie van almal te hou nie. Jy hoef net vriendelik met hulle te wees. Daar is, gelukkig, 'n groot verskil.

APPRECIATION FOR A TEAM THAT CARES

Good work does not always receive the recognition it deserves. It is therefore with great pride that the Management Committee shares the following letter with the wider community, received on 12 February 2026 from the management team of Monte Christo Retirement Village:

> *"The management team of Monte Christo Retirement Village would like to express our sincere gratitude for the prompt and professional manner in which your team conducted the pruning of trees, the removal of tree stumps, and the clearing of other trees on our grounds. The tree stumps were effectively removed, which has improved both the space and safety of the area, and the removal of the other trees was carried out with due respect for the surrounding natural environment. We feel very blessed to work with such a reliable team and look forward to future cooperation."*
> *– MCAO Management, 12 February 2026*

The Management Committee wholeheartedly echoes these sentiments. Sincere congratulations to Harry van Bebber, Gert Vermaak, André Jansen, Osborne "Chicken" Jansen, Calvihano Kamfer, Chesley Intoll, and the entire grounds team. It is because you care — and because you take pride in your work — that Monte Christo is a place where people live with dignity.

WELKOM EN TOTSIENS STEFHAN — EN BAIE DANKIE, GERT

Stefhan Muller wat in Maart 2026 as Toesighouer by die Monte Christo-span sou aansluit het ongelukkig sy aansoek van die hand gewys en ‘n ander aanbod aanvaar. Onderhoude is op 27 Januarie met drie kandidate gevoer, almal in besit van die vereiste bestuurslisensies. Na 'n deeglike evaluasieproses is Stefhan aangestel op 'n drie-maande proeftydperk.

Gelyktydig sluit 'n lang hoofstuk af. Gert Vermaak se kontrak as tydelike toesighouer het einde Februarie 2026 tot einde gekom na byna twee jaar van buitengewone toewyding aan Monte Christo. Sy bydrae was niks minder as opmerklik nie — hy het projekte aangedryf, kennis gedeel, kostes bespaar en die landgoed se standaarde help handhaaf op 'n wyse wat sy ervaring ten toon gestel het.

Die Bestuurskomitee het 'n spesiale erkenning aan Gert toegeken as 'n blyke van die bestuur en gemeenskap se waardering. Gert sal voortaan op 'n ad hoc-basis vir Monte Christo beskikbaar wees, veral as konsultant.

CONSTRUCTION AND PROGRESS: WHAT IS HAPPENING AT MONTE CHRISTO

The past few months have been busy on the infrastructure front. The stormwater canal between Fish Eagle and Secretary Bird drives is currently being reinforced with stone and concrete. This project is essential to prevent further erosion, slow water flow, and protect the surrounding infrastructure — a quiet but critical investment in the long-term stability of our estate.

Road markings and traffic signs were repainted on Saturday 24 January. Our office roof has been repaired. The sunshade structures at the main gate and the greywater systems have been finalised. Materials for the speed bump, expanded parking area, and paved footpath alongside the dam have been ordered. These projects will be driven in-house, ensuring cost control and quality.

One fixed camera's solar panel blew off on 22 January — the pole will need to be strengthened before it can be reinstalled. The Ford tractor's front tyres have also been identified as an urgent requirement.

HELP US UPDATE MONTE CHRISTO'S VISUALS

As part of our ongoing efforts to refresh and upgrade the estate's website, we are seeking high-quality, recent photographs and video footage of our beautiful surroundings.

We invite residents with photography skills and/or drone (aerial) equipment to contribute their time and talent to this project. The fresh visual material will be used on our website and in other estate communications — an excellent opportunity to showcase the beauty of Monte Christo through our own eyes.

How to get involved: Submit your interest to Erna Andrews at Status Mark:

status11@status-mark.co.za

Please include:

- Your name and erf number
- Type of equipment (camera, drone model, etc.)

Examples of previous work or portfolio (if available)
We look forward to hearing from our talented residents!

'N STILLER SEISOEN VIR 'N BESONDERE OMGEWING

Maart bring 'n subtiele kalmte oor Monte Christo. Die hitte van die somer begin afneem, vakansiegangers keer huis toe, en die landgoed herwin sy eie rustige ritme. Vir diegene wat die hele jaar hier bly, is dit dalk die mooiste seisoen van almal.

Die tuinspan was besonder aktief die afgelope weke. Rose en struike langs Blue Crane is teruggesnoei en bemes. Verskeie bome is in die landgoed en by die Aftreeoord uitgedun. Bome wat met dopluise besmet was, is verwyder. Nuwe plante — insluitend Broodbome — is in beddings geplant danksy skenkings van inwoners. Stormwaterkanale en servitute is gesny en gereinig.

Hierdie tyd van jaar is ook besonder vir voëlkykers. Die Janfrederike roep nog uit die ruigtes, die Visvanger is aktief by die dam, en Suikerbekkies besoek nog die laaste herfsblomme. Met die donkerder herfsaande begin die Bosuil se kenmerkende roep — 'n klank wat baie van ons met Monte Christo se aande verbind.

Slegs 19mm reën is in Januarie 2026 aangeteken. Waterbeperkings is steeds van krag. Vermy besproeïing gedurende die middagure en rapporteer lekke onmiddellik. Onthou ook: indringerplante soos rooikrans is nie net 'n ekologiese bedreiging nie — dit is 'n direkte brandgevaar. Verwyder dit vroegtydig en rapporteer dit op gemeenskaplike areas.

WARM ROASTED AUTUMN VEGETABLE SALAD

Perfect for the cooler March evenings — light enough for the post-summer period, warm enough to comfort, and ideal for sharing with neighbours.

Ingredients (serves 4–6):

1 large sweet potato, cubed

2 beetroot, peeled and cubed

2 carrots, sliced

1 red onion, sliced into rings

1 garlic clove, finely chopped

Olive oil, salt, pepper and fresh rosemary to taste

Handful walnuts

Mixed salad leaves

Goat's cheese to crumble over the top (optional)

Method:

1. Preheat your oven to 200°C.
2. Toss the vegetables with olive oil, garlic, salt, pepper and rosemary until well coated.
3. Roast for 25 to 30 minutes until tender and lightly browned at the edges.
4. Arrange salad leaves on a platter, top with the warm roasted vegetables, and crumble goat's cheese over if desired.
5. Scatter the walnuts last and serve immediately.

Tip: Delicious alongside braai meat. Make a double portion and take the rest over the fence — a practical way to live out this month's message of good neighbourliness.

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STRAATBRAAI BY LEMOENDUIF SLOT
'N GEMEENSKAPSOOMBLIK OM TE ONTHOU

Goeie nuus verdien 'n hoofsaak. Op Saterdag 17 Januarie 2026 het die inwoners van Lemoenduif Slot hul bure en vriende bymekaargebring vir 'n gesellige straatbraai.

Hierdie soort oomblik — informeel, vrolik, ongedwonge — is presies die weefsel waaruit 'n sterk gemeenskap bestaan. Dit vereis geen komitees of koste nie, slegs die bereidwilligheid om tyd saam te deel.

Baie geluk aan die organiseerders en deelnemers. Ons hoop dit inspireer ander buurte om soortgelyke byeenkomste te reël.

Bostaande fotos is van Lemoenduif Slot se Inwoners wat Saterdag 17 Januarie 2026 'n gesellige straatbraai gehou het.

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DID YOU KNOW ?

Monte Christo continues to grow. As at 31 January 2026, our estate consists of 448 occupied plots, 54 vacant plots and three active building projects — 505 plots in total. This means our community is rapidly reaching full occupancy, making community involvement increasingly important. Three new building plans were approved in January, all for solar installations or additions — a positive trend for both the estate and the environment.

Of our 149 post boxes, 69 are still available. Fourteen boxes have keys that have not been returned and cannot be reissued. If you have lost your key, please contact the estate office.

Did you know that the name "Hartenbos" is derived from the Afrikaans words for "hartebeest" and "bos" (bush)? Hartebeest were once plentiful in this area. The river that flows through Hartenbos shares the name — a living reminder of the area's rich natural history.

Monte Christo's conservation area contains a portion of the unique Garden Route fynbos biome, one of the most biodiverse plant biomes in the world.

KOOP JY DIE HUIS, OF KOOP JY DIE UITSIG?

'n Algemene wanopvatting onder eiendomskopers is dat 'n pragtige uitsig outomaties deel van die koopkontrak is. Die regswerklikheid is egter anders — en dit is kritiek belangrik dat kopers dit verstaan *voordat* hulle teken.

Volgens ons gemeenskaplike reg het u **geen outomatiese reg op 'n onbeperkte uitsig** nie. 'n Naburige eienaar mag wettiglik bou op sy erf, selfs al belemmer dit u see- of valleiuitsig — *tensy* daar 'n geregistreerde serwituut teen die titelaktes van die betrokke eiendomme is. Dit is die *enigste* wettige manier om 'n uitsig te beskerm.

Suid-Afrikaanse howe het hierdie saak in verskeie sake bevestig:

- In **Clark v Farraday (2004)** het die Kaapse Hooggeregshof bevind dat 'n eienaar wettiglik mag bou in ooreenstemming met bouregulasies, selfs al belemmer dit 'n buurman se uitsig — veral waar die moontlikheid van so 'n struktuur voorsienbaar was toe die buurman sy eiendom gekoop het.
- In **Baartman v Stubbs (2015)** het die Wes-Kaapse Hooggeregshof bevestig dat 'n serwituut duidelik in die titelakte geregistreer moet word om 'n uitsig te beskerm — en dat die bewoording presies moet wees om die bedoeling van die partye te weerspieël.

In **Gerstle v Stad Kaapstad (2016)** is dit opnuut bevestig dat "legitieme verwagtinge" nie voldoende beskerming bied nie as dit nie deur 'n geregistreerde serwituut of titelvoorwaardes vasgelê is nie.

Die praktiese les: Wanneer u 'n eiendom koop — hetsy vakante grond of 'n bestaande woning — en die uitsig is vir u belangrik, moet u *aktief* stappe doen. Vra u oordragprokureur om 'n serwituut te registreer wat u reg op die uitsig wettiglik beskerm. Sonder so 'n serwituut koop u die huis, maar nie die uitsig nie — en u buurman mag wettiglik bou wat hy wil binne die perke van die bouregulasies.

"Die waarde wat aan 'n ander eiendom geheg word, kan nie afgeskeep word waar die 'beswarende struktuur' opgerig is in ooreenstemming met die bepalings van die Wet nie." — *Clark v Farraday*

ALGEMENE INLIGTING VIR INWONERS

Neem asseblief net weer kennis dat vullis sakke word net **1 keer per kwartaal** afgelewer. Daar is ongelukkig geen ekstra vullis sakke nie, want die munisipaliteit lewer net **1 pak** vullissakke per geboude woning per kwartaal in die landgoed af. Daar is ook geen vullissakke beskikbaar by die sekuriteit kantoor nie. Indien u dalk gaan nodig kry in die tydperk kan julle gerus by **Vredebest of Agri SSK aanvul.**

Alle vullis sakke moet asseblief teen **8h00 uitgesit wees op 'n Maandag oggend.** Die Munisipalteit se groot vullis trok kom laai reeds teen 11h30 die swart sakke op.

SWART SAKKE – weggooibare vullis

BLOU SAKKE – Herwinbare vullis

GROEN SAKKE – Tuin vullis

Polystyrene is nie herwinbare vullis nie. Dit moet asseblief in swart sakke gegooi word.

Die **kantoor se telefoon nommer is (044)050 0259** en die volgende eposse kan gebruik word: harry@montechristoestate.co.za en yolandi@montechristoestate.co.za

The office hours are as follows:

- Winter time (1 May – 31 August):
- Monday to Thursday: 08:00–17:00
- Friday: 08:00–15:00
- Weekends & public holidays: Closed
- Summer time (1 September – 30 April):
- Monday to Thursday: 07:00–16:00
- Friday: 07:00–14:00
- Weekends & public holidays: Closed

ALGEMENE INLIGTING VIR INWONERS

Die sekuriteit se landlyn nommer is (044)050 0260 en die intercom stelsel nommer is 071 362 3519 (die nommer waarvandaan inwoners gekontak word as daar bv gaste of aflewerings is)

As daar enige nuwe huurders en ook nuwe eienaars in die Landgoed intrek, moet hulle asseblief eers by die landgoed kantore draai maak, alvorens hulle op die "Facial Recognition" gaan gerigstreer word. Daar gaan hulle 'n vorm kry wat ingevul word, wat hulle dan saam met die vorm by die sekuriteit moet inhandig.

Just a reminder, when walking with your dogs on leaches, that you carry a little "poo bag" with you.

If there is any water leaks or any sewerage leaks in the Estate, please contact Security, so that they can report it to the Municipality.

As daar enige slange of bye in u erf is en julle wil dit verwyder, skakel asseblief sekuriteit en hulle sal die relevante persone kry om dit te kom verwyder.

Daar word net 'n beroep gedoen, dat as die kinders in die speelpark van die toerusting gebruik, asseblief dit nie verniel of beskadig nie. Daar was al verskeie kere, in die verlede dat die toerustig gebreek was en vervang of herstel moes word.

Kinders op skaatsplanke en e-bikes moet asseblief nie Bluecrane weg gebruik vir 'n resies baan nie.

ALGEMENE INLIGTING VIR INWONERS

Hierdie is 'n dringende versoek aan alle inwoners van Monte Christo Eko Landgoed om asseblief nie vreemde voorwerpe in ons rioolsisteem te plaas nie. Monte Christo se riool infrastruktuur is nie ontwerp om babadoeke, wet & facial wipes, sanitere doekies, tampons, oorstokkies, kondome ens te hanteer nie. Die items veroorsaak blokasies wat tot gevolg het dat die riool in iemand se tuin by die mangat uitloop. Julle samewerking in die verband sal opreg waardeer word.

Alle eienaars wat hulle huise op langtermyn verhuur, moet asseblief sorg dat as daar enige belanrike kennisgewings uitgaan, dit asseblief deur gegee word aan die huurder.
If the landlords get any important notices, please make sure that your tenants get the notices.

Alle eienaars en inwoners moet asseblief sorg dat as daar enige aflewerings by julle huise gaan plaasvind, dat daar vir die maatskappy/diensverskaffer, wat nie op Monte Christo se Gesigsherkenning sisteem geregistreer is nie, ingelig word dat almal wat saam die aflewering gaan doen, hulle ID dokumente by hulle moet hê. Anders gaan daar toegang geweier word deur sekuriteit.

All residents and owners must please ensure that if you have any delivery from a company/service provider, that is not registered on the Monte Christo Facial Recognition system, that all the people involved in the delivery have their ID Documents with them. Otherwise access to the Estate will not be granted.

PRACTICAL INFORMATION FOR ALL RESIDENTS

Refuse Removal. Refuse bags are delivered only once per quarter — one pack per occupied plot per quarter, as supplied by Mossel Bay Municipality. Extra bags are not available at the security office, but can be purchased from Vredebest or Agri SSK. All bags must be placed outside before 08:00 on Monday mornings, as the municipal truck collects at around 11:30. Black bags are for ordinary household waste, blue bags for recyclables, and green bags for garden waste. Please note: polystyrene is not recyclable and must go in black bags. Only refuse bags will be collected by our staff — all other waste must be taken by owners to the bulk container at Sonskynvallei.

Sewerage System. We make an urgent appeal to all residents not to place foreign objects in our sewerage system. Nappies, wet wipes, sanitary pads, tampons, cotton buds, and condoms cause serious blockages, resulting in sewage emerging from manholes in residential gardens. Your cooperation is sincerely appreciated.

Caravans and Boats. Residents are reminded that caravans and boats stored on the property must be kept neat and maintained in accordance with the estate's conduct rules as determined by the Management Committee from time to time. Please contact the estate office if you are unsure of the current requirements.

Dogs. When walking your dog, please carry a small bag for any deposits. Children on skateboards and e-bikes are kindly asked not to use Bluecrane Way as a racing track.

Play Park. We welcome use of the play park but ask parents to ensure that equipment is not wilfully damaged.

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PRACTICAL INFORMATION FOR ALL RESIDENTS

Snakes and Bees. Should you encounter snakes or bees on your property, please contact security — they will arrange for the appropriate person to come and remove them safely.

Water Leaks and Sewerage. Report any water or sewerage leak to security immediately so it can be logged with the Municipality.

Water Restrictions. Water restrictions remain in effect due to the ongoing drought. External irrigation is permitted on alternate days only, and only within the time slots prescribed by the Mossel Bay Municipality. Please contact the estate office or visit the municipality's website for the latest restriction times applicable to your area. Every drop counts.

Aesthetics Committee. Version 11 of the Architectural Guidelines has been finalised and is available on our website. As-built plans now form part of the purchase contract and must be submitted with property transfers. Shadenet carports and retractable awnings are not permissible — Chromadek roofs and aluminium louvre roofs are acceptable alternatives.

New residents. All new residents and tenants must register at the estate office before their facial recognition access is activated. Delivery companies not on the system must ensure all personnel carry their ID documents. Owners who rent out their properties are asked to pass all important notices on to their tenants.

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Nuus News

DIE KWETTER IS NOU OP ONS WEBTUISTE BESKIKBAAR

Ons is bly om aan te kondig dat die Monte Christo Kwetter voortaan op ons webtuiste beskikbaar sal wees. Erna Andrews van Status-Mark sal 'n e-pos aan alle inwoners stuur met 'n skakel wat u direk na die nuusbrief blad neem.

Daar kan u die Kwetter aanlyn lees of die PDF na u toestel aflaai wanneer dit vir u gerieflik is. Hierdie stelsel is die voorkeur metode soos aangedui deur 'n opname onder inwoners — dit verseker 'n ligte, betroubare e-pos sonder die probleme wat met groot aanhangsels gepaard kan gaan.

Wil u die Kwetter as 'n PDF direk aan u e-pos gestuur kry? Geen probleem nie — stuur bloot 'n versoek aan Erna by status11@status-mark.co.za en sy sal met groot plesier 'n PDF-kopie aan u stuur.

Life in a Homeowners' Association (HOA): What You Should Know

Living in a community with a Homeowners' Association can be rewarding, but it also comes with responsibilities.

Here's a simple, basic guide to what you can expect.

The Role of Trustees/Management Committee

Trustees are fellow homeowners elected at an Annual General Meeting to look after the estate. Think of them as the community's managers.

They:

- Make sure the rules are followed fairly.
- Oversee finances and decide how levies are spent.
- Keep common areas neat, safe, and enjoyable.
- Communicate important updates to residents.

Levies and Shared Spaces

Levies are the monthly or quarterly fees you pay to keep the estate running smoothly. These funds usually cover:

◊ Security services.
◊ Garden and landscaping upkeep.
◊ Repairs to shared facilities like pools, gyms, or clubhouses.
◊ General maintenance of roads, lighting, and pathways.

Neighbourly Conflicts

Living close to others can sometimes lead to disagreements. The best way to handle them is:

- Talk first: Approach your neighbour calmly and politely. Many issues—like noise or parking—can be solved with a simple conversation.
- Keep notes: If the problem continues, jot down dates and details.
- Stay respectful: Even when frustrated, keeping things civil helps prevent escalation.

When Trustees/Committee Members Should Step In
Committee Memebers don't need to be involved in every dispute.
They step in when:

- Rules are being broken repeatedly.
- The issue affects shared property or facilities.
- Safety or security is at risk.

If it's just a personal disagreement (like clashing personalities or minor annoyances), it's usually best to resolve it directly with your neighbour.
In short: An HOA works best when everyone contributes to the upkeep of the community, respects the rules, and treats neighbours with courtesy. Trustees are there to manage the bigger picture, but day-to-day harmony depends on how residents handle things among themselves.

The importance of the AGM and attendance thereof

Living in a community scheme such as a Home Owners Association (HOA) offers many benefits: shared facilities, enhanced security, and a collective investment in maintaining property values. However, it also requires cooperation, participation, and responsible governance. Decisions made within the HOA affect not only individual owners but the entire community, making active involvement essential.

The Annual General Meeting (AGM) is the cornerstone of governance in any Home Owners Association. It is the most important meeting of the year, where owners collectively shape the future of their community.

At the AGM, owners have the opportunity to:

- Elect Management Members – choosing the individuals who will represent the community and oversee the management of the HOA.
- Approve the Annual Budget – ensuring that levies are allocated responsibly and transparently.
- Discuss Major Maintenance Projects – reviewing plans that safeguard property values and enhance communal facilities.
- Approve or Amend Rules – setting standards that promote harmony, safety, and fairness within the estate.
- Review Financial Statements – gaining insight into how funds have been managed and asking questions to ensure accountability.

By attending the AGM, owners exercise their right to influence decisions that directly affect their property, lifestyle, and financial contributions. Those who choose not to attend surrender their voice in matters that shape the community's future.

Active participation is not only a responsibility but also a privilege. The AGM is your chance to ensure that your estate is governed with transparency, fairness, and foresight.

Erna Andrews
Status-Mark
Status11@status-mark.co.za

ESTATE OFFICE STAFF / LANDGOED BESTUUR

Harry van Bebber

Estate Manager

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harry@montechristoestate.co.za

Work cell phone no: - 074 347 8955

Yolandi Marais

Office Administration and

Secretarial Services:

Office no: 044-050-0259

yolandi@montechristoestate.co.za

PUZZLE DASH

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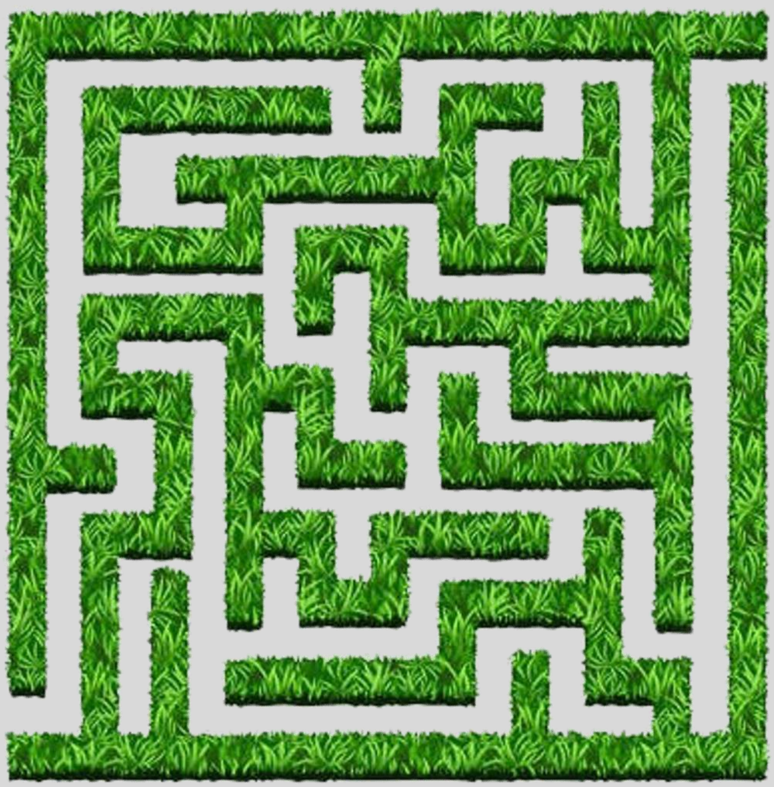

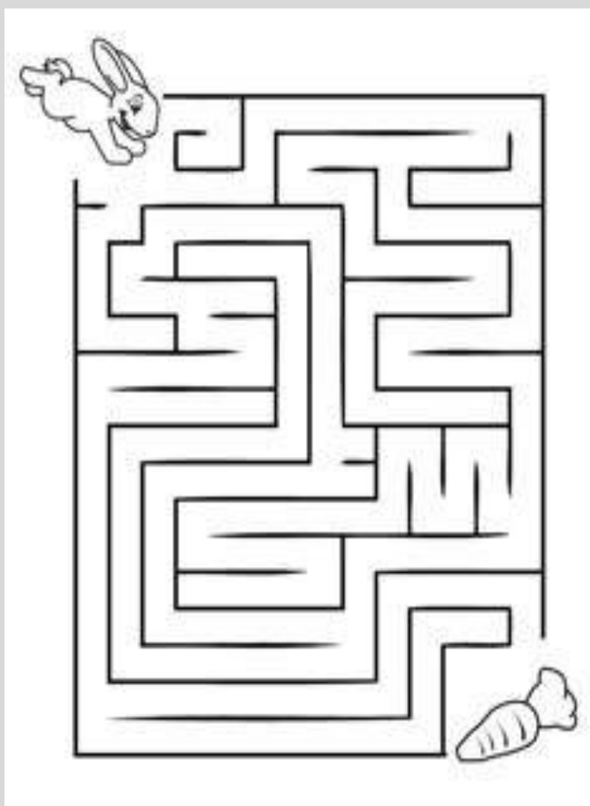

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March Menu 2026

For Bookings Contact :
Bianca Harris 083 894 5349
biancadickharris@gmail.com

BIBI'S KITCHEN

Did You Know Bibi Makes Sweet / Savoury Platter & Cakes!
Contact Us For Inquiries & Pricelist

Monday - Friday R 119 pp **Sundays** R 140 pp Takeaway Packaging R 15 pp Delivery Fee R 10 pp	← *Please Note Price Increase* 1 March '26				**Sunday 1** Crumbed Mushroom Starter Roasted Gammon & Gravy Mashed Potatoes Roasted Vegetables Sweet Potato Tart Salad Station Orange Bake & Custard Coffee & Tea
Monday 2	**Tuesday 3**	**Wednesday 4**	**Thursday 5**	**Friday 6**	**Sunday 8**
Sweet & Sour Pork Stirfry Vegetables Mashed Potatoes Beetroot Salad Jelly & Custard Dessert	Chicken Schnitzel Vegetable Bake Potato Wedges Carrot Salad Hertzoggie Dessert Coffee / Tea / Juice	Fish Nuggets (Hake) Yellow Rice Lemon Butter Sauce Creamed Spinach Sweet Carrots Coleslaw Milktart Dessert	DUE TO MAINTENANCE TAKE AWAY MEAL ONLY Pork Bangers Mashed Potatoes Roasted Vegetables Mixed Salad Stewed Fruit & Custard	DUE TO MAINTENANCE TAKE AWAY MEAL ONLY Fishfinger Bake Vegatble Rice Sweet Potato Fruit Salad Koeksister Dessert	Tuna Quiche Starter Oxtail & Vegetable Pot Brown Rice Sweet Pumpkin Salad Station Ginger Bake & Custard Coffee & Tea
Monday 9	**Tuesday 10**	**Wednesday 11**	**Thursday 12**	**Friday 13**	**Sunday 15**
Chicken Pie Potato Wedges Vegetable Bake Cucumber & Pineapple Salad Ice Cream Dessert	Cottage Pie Sweet Potato Puffs Chutney Beetroot Salad Pineapple Fridge Tart Coffee / Tea / Juice	Leg Of Lamb Chop Brown Rice & Baked Potatoes Roasted Greenbeans Sweet Pumpkin Mixed Salad Baked Malva & Custard	Pork A La King Basmati Rice Broccoli & Cauliflower Bake Curry Peach Salad Chocolate Bake & Custard	Mince Meatloaf Mashed Potatoes Sweet Peas Corn On A Cob Beetroot Salad Jelly & Custard	Cold Meat Starter Roasted Chicken Savoury Rice & Baked Potatoes Old Style Greenbeans Sweet Carrots Salad Station Apple Bake & Custard Coffee & Tea
Monday 16	**Tuesday 17**	**Wednesday 18**	**Thursday 19**	**Friday 20**	**Sunday 22**
Boerewors Stywe Pap & Relish Stirfry Vegetables Chicpea Salad Cookie Dessert Coffee / Tea / Juice	Crumbed Chicken Drumsticks Potato Bake Roasted Baby Marrow Sweet Carrot Bake Mixed Salad Cake Dessert	Roaste Leg Of Pork Basmati Rice Sweet Potato Sweetcorn Puffs Cucumber & Yogurt Salad Dateblock Dessert Coffee / Tea / Juice	Curry & Vegetable Mince Brown Rice Crumbed Eggplant Sweet Pumpkin Puffs Salsa Salad Waffle & Ice Cream Dessert	Fishcakes Potato & Carrot Pot Creamed Spinach Coleslaw Fridge Tart Dessert Coffee / Tea / Juice	Croquete Starter Roasted Beef & Gravy Vegetable Rice & Rosemary Potatoes Sweet Pumpkin Tart Salad Station Breadpudding & Custard Coffee & Tea
Monday 23	**Tuesday 24**	**Wednesday 25**	**Thursday 26**	**Friday 27**	**Sunday 29**
Creamy Chicken Pasta Garlic Bread Stir Fry Vegetables Pawpaw & Pineapple Salad Jelly & Custard	Mince Meatballs Mashed Potatoes Oldstyle Greenbeans Sweet Carrots Bake Bean & Banana Salad Baked Sago & Custard	Pork Rashers Mustard Mashed Potatoes Pumpkin & Sweet Potato Bake Roasted Baby Marrow Coleslaw Cupcake Dessert Coffee / Tea / juice	Beef & Vegetable Stew Samp Naanbread Beetroot Salad Milktart Dessert	**Cold Meal** Quiche Variety Cold Meat Variety Salad Variety Bread Variety Strawberry Dessert	CLOSED NO MEAL
Monday 30	**Tuesday 31**				
Pork Belly Mashed Potatoes Roasted Vegetables Sweet Potato Tart 3 Bean Salad Baked Fruit & Custard	Chicken Kebab Boerewors Broccoli Salad Curry Peach salad Tomato / Onion & Cheese Jaffle Lemon Meringue Dessert				

ADVERTISEMENTS

ADVERTISING ENQUIRIES:

Contact: Yolandi Marais (Operations Assistant- Estate office on: 044 050 0259) or yolandi@montechristoestate.co.za

VRYWARING:

Hierdie e-nuusbrief is saamgestel om nuus en nuttige inligting aan die eienaars van eiendom en ander inwoners in Monte Christo te verskaf. Dit word deur die Monte Christo Huiseienaarsvereniging (HEV) in samewerking met 24/7 Computers aangebied en versprei op versoek van die HEV deur Status-Mark. Hoewel alle moontlike stappe geneem word om te verseker dat die inhoud korrek is, kan die HEV en ander partye nie aanspreeklik gehou word nie.

EMERGENCY NUMBERS

Police

Mossel Bay Station
044 606 2805
082 522 3278
082 522 3358

Da Gamaskop Station
044 606 2201/7/8
082 379 2449

Kwanongaba Police
044 606 5606
082 3025927

Municipality

Call Centre & After Hours
044 606 5000

Municipal Water
044 606 5262/82

Municipal Electricity
044 606 5082

SMS Complaints
44802

Traffic Dept.

Mossel Bay TD
044 606 5201
044 606 5000

Ambulances

Metro Ambulance
044 805 5070

Ambulance
10177
044 691 3170

By Grace Ambulance
063 675 1936

ER24
084 124
083 454 1175

Hospital

Bay View Private Hospital
044 691 3718

Mossel Bay Provincial Hospital
044 691 2011

S.P.C.A.

Mossel Bay
044 693 0824
072 287 1761

Fire Dept.

Mossel Bay FD
044 691 3722
044 606 5107
044 606 5000

Report Wild Fires
044 805 5071

N.S.R.I

Mossel Bay
082 990 5954

Surf & Life Saving

Mossel Bay
083 462 1182
(Dec - Jan)

Animal Rescue

Mossel Bay Stranded Marine Animal Rescue Team
072 227 4715

Neighbourhood Watch

Aalwyndal
082 779 1047

Bayview
082 491 3163
072 301 7700

Bo Dorp
061 534 0740
082 651 6228

Da Nova
076 407 8147
064 156 0984

Danabaai
079 414 0481

Diaz, Boland Park & Voorbaai
083 721 1641

Hartenbos CSF
079 244 7472

Hartenbos Heuwels, Menkenkop & Seemeeu Park
060 828 4359 (Calls Only)

Heiderand
072 929 5510
083 561 1049
063 314 0783

Island View
083 250 4112

Onder Dorp
071 514 4501
082 702 2607

Sonskyn
076 567 0614

Tarka
083 310 9335

NOODSITUASIES
OM TE
RAPPORTEER

062-117-3625 | 044-050-0260

NOODSITUASIES OM TE RAPPORTEER SLUIT IN:

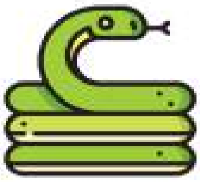
Gebarste waterpype asook waterlekkasies by Munisipale aansluitings.

Riool wat oorloop.

Gedeeltes van dorpsligte buite werking as gevolg van moontlike kragonderbrekings / foute.

Lamppale se gloeilampe wat geblaas het.

Bye wat nes maak.



Slange.

Rusverstoring.

Troeteldiere wat sonder toesig rondloop.

Kontrakteurs & Diensverskaffers wat werk buite neergelegde ure.

Enige ander ongerymdhede.

062-117-3625 | 044-050-0260