

May 2024

Ebatsse

Newsletter

NEWS | GOLF COURSE | SPECIALS

EBOTSE
GOLF & COUNTRY ESTATE

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Ebotse Hoa

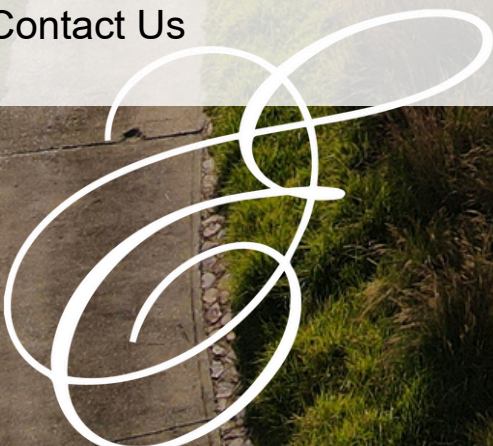
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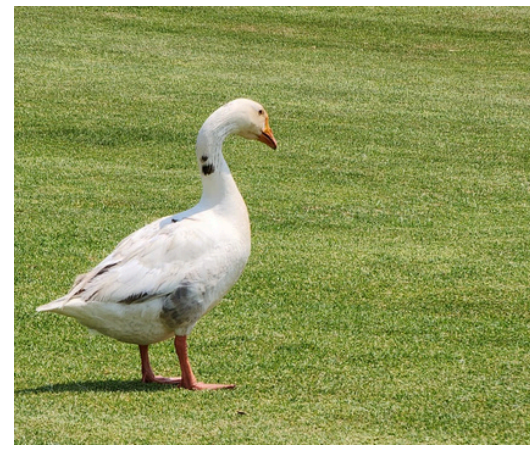
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FROM THE CEO



STEPHAN VORSTER

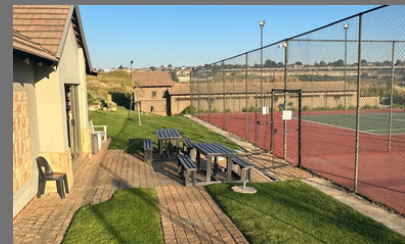
As winter is rolling in fast, it is nice to notice so many residents out and about, running or walking. It is great to see an active community, doing their bit to stay healthy, in these busy times we are caught up in. That said we have a few important projects to address this financial year, of which the interesting and important ones are the following. We have concluded some of these projects already:

- Establishing Outdoor Gym Area – We are busy finalising the plans to establish a beautiful outdoor gym area for residents', when exercising, adjacent the golf cement cart path on the verge of the wetland in the north. We are looking forward to doing this project, as we have already established a beautiful succulent garden close by, and will further enhance this garden areas as well to beautify this important golf cart intersection on the Estate.



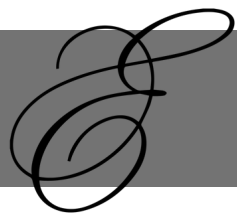
- Upgrade of Kiddies Play Area in Tawny Eagle adjacent 5th Golf Hole - Later in the year, we are also going to establish a small push / balance bike track at the current kiddies play park, adjacent the 5th golf hole toilet area. Very much the same as we have done at the Phase 1 kiddies play park.

- Resurfacing of the Tennis Courts – Residents will notice that we have resurfaced the second tennis court as well. The appointed contractor did a sterling job, with big smiles prevailing from the tennis fraternity.



- Clubhouse Main Entrance, Front Façade Glass Screen – We battled on an ongoing basis with constant flooding of the clubhouse main entrance foyer during heavy thunderstorms, which was associated with strong winds. Taking the major wind direction into account during these storms, we have erected a large glass screen between the main entrance pillar to the left of the entrance and the entrance door to prevent water from gushing through the big gap into the foyer.





FROM THE CEO IMPORTANT PROJECTS & MATTERS

ESTATE PERIMETER CCTV- UPGRADE

This as conveyed is a piece-meal project, split into five phases, which enhances the safety of our community tremendously. We have now concluded phase 3 of the project as well, which was the stretch along our western perimeter, all the way up to the Simon Street gatehouse. Phase 4 of the project will go out on tender now, which stretches from Simon Street gatehouse, just past the Sefikele Office Park. We have already fast tracked a portion of this phase of the project, and already installed fibre all the way down to the main gate of the Estate. Once the electrical breakout points have been installed at the camera positions, we will continue with the installation of the cameras, which is the latest technology in active real-time fence monitoring, by installing strategically placed CCTV-human detection and thermal high-resolution cameras on the perimeter. These cameras will ensure we have proper day and night monitoring of the perimeter that are linked to real-time video analytics.



CONTINUOUS ROAD PROJECT

The maintenance and upkeep of roads in a township as Ebotse is one of the most important focus points of an HOA; just look at the hectic state of the roads outside Ebotse! It will take millions of rands to get the Rynfield roads back on an acceptable level.

We provide a lot of feedback on this important matter, but for the sake of new residents, just a brief background.

The project is split into 3 phases. Phase 1 entailed the upgrade of surface stormwater systems along the flood line route in the lower laying areas of the estate and was concluded a few years ago. Phase 2 entails the installation or upgrade of existing sub-surface stormwater drainage systems, before we commence with any road resurfacing. There was always a requirement from the road engineers, that we upgrade storm water systems and the management of sub-surface stormwater first, before we do road resurfacing as proper storm water management has a big impact on road surfaces in the long run.

We are now busy with Phase 2. Flamingo Road requires attention, and as conveyed by the road engineers some parts of the sub-surface of the road has failed. The road engineers conveyed that the constant water flow of the storm water outlets onto the road surface of the properties adjacent the 5th hole also contribute to the deterioration of the road and should this practice also be stemmed. A decision was made to install this year a sub-surface drain along the length of road on the pavement on the southern side, to tie in all storm water outlets sub-surface to this drain. This will dramatically assist in keeping the road surface dry. The engineers will then during the installation of the sub-surface drain carry out the necessary soil tests of the road to determine which layers have failed, in which areas along the length of the road. This will assist to prepare the scope of work for the major road repair in 2025, as we have done in Centurion Crescent.

A portion of the road in lower Victor Petersen, +- 30m has also failed, and the road engineers will carry out a comprehensive repair of this stretch, at the same time as when we are installing the sub-surface drain in Flamingo drive. We will keep the affected residents well informed on the intended scope of work, timelines, and temporary parking arrangements.

HOME FIRES

We are going to publish this article again, as we always experience home fires during the cold winter months on Ebotse.

Based on experience, we strongly advise residents to embark on the following preventative measures to minimise the impact of a fire at your dwelling:

- Never leave gas appliances or heaters unattended in a room. Remember all heaters need space. Keep children, pets and things that can burn (clothing, bedding, furniture, etc) at least three feet away from heaters.
- If you must use a space heater, place it on a level, hard and non-flammable surface (ceramic floor tiles), and not on rugs, carpets or near bedding or drapes.
- Turn off portable space heaters every time you leave the room or go to sleep.
- Never leave a fire in the fireplace unattended and use a glass or metal fire screen to keep fire and embers in the fireplace.
- Ensure you and your family have and practise a fire escape plan, especially if you are trapped upstairs in the event of a fire. Pick a spot to meet outside. These things materialise in seconds.
- Install and maintain smoke alarms on every level of your home and test them once a month.
- Last but not the least. Keep fire extinguishers on every level of your home. They are small but a very important part of the home safety plan. They can save lives and property by putting out a small fire or suppressing it until the fire department or fire services arrives. Being prepared is better than feeling sorry afterwards!

We in the interim have upgraded our fire trolley by installing a bigger water pump and affixed two firefighting hoses to combat housefires. Over and above this our reaction vehicles have also been kitted out with firefighting hoses to be connected to the closest fire hydrants in the unfortunate event of a house fire. All our Site Managers and Reaction officers have received firefighting training to assist with combatting house fires.



**The correct Call Centre number to be used in the case of a fire emergency is:
011-458-0911**

EBOTSE FITNESS APPAREL

We are in the process of manufacturing the first batch of Ebotse MTB-shirts for all ages. Since the Jozi-triathlon, that took place 23 October last year, we have received requests from residents to manufacture a high quality Ebotse training active T-shirt and running cap. We are very excited about this little project and will soon have the attire available for sale from the Ebotse Pro-shop. When released, jump fast, stock is limited!



RUNNING VEST

COMMUNITY ACTIVITIES

We Care!

We, in collaboration with Doppio Zero, embarked on a wonderful initiative to support the local children's homes where we can. On two occasions we have baked cupcakes to successfully raise funds for these homes, hosted with councillor Lornette Joseph an Easter Egg hunt for them in the CR Swart Park. Recently, we spoiled Benoni Child Welfare, house Colin with sweets and drink, by inviting them on Friday night, 5 April to a kid's movie night in the Katse room. The children thoroughly enjoyed the movie and the nice treats!



11TH ANNUAL EBOTSE HOA POTJIEKOS COMPETITION

On 28 April we hosted the much-anticipated, 11th Annual Ebotse HOA Potjie Competition at the East Rand Speedboat Club.

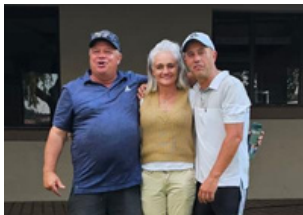
We had 19 pots who entered this wonderful yearly social event, which is arguably our biggest social event, attended by scores of Ebotse residents, family and friends. The day, weather wise turned out beautifully and was much fun had with a lot of laughter and banter between all the potjie entrants.

The dishes were very traditional South African, with a lot opting for a mild curry approach this year! Most variations of lamb, beef, chicken and veggies were cooked, with a few who opted to bake a fresh bread loaf (plaas broodjie) on the coals to impress the judges in a little baking oven.

Judging was done by our invited food fundies, Dries and Marna Britz, who had a big task at hand to taste and score all the wonderful pots. The results were as follows:



1st
TEAM VEGA
(EBS Security)



2nd
DIE BOKKIE
(Deidre Botha)



3rd
KWAAI KATEMBAS
(Pieter Botha, Steven Goosen)



4th
THE CRAIGSTER POT
(Craig Stevens)



5th
EBOTSE SWINGERS
(Hardus Maritz, Kevin Edwards)



6th
SUNDAY ROAST
(Graeme Chown)



7th
VIS POT DEUR CARLI MARI
(Herlo De Lange)



8th
BALSEM BAK
(Greg Whitaker)



9th
MEESTAL INNIE DONKER
(Astrid & Annarene)

CONGRATULATIONS TO ALL OUR PRIZE WINNERS

A big word of thank you to all our sponsors:

- Echo 4x4 – Prize and their annual offroad caravan display
- Ebotse Estate Agents – Gavin Roelofs
- Rynfield Terrace Superspar – Adrian and management
- Fokkol Products – Johann Yssel
- Ebotse Links - Hardus Maritz and team
- Ebotse HOA – Stephan Vorster and team
- Begonia Garden Services – Danie Wolmarans

Best wishes and good cooking till 2025.



In conclusion, I am pleased to see a steady increase in feet at the clubhouse since we have combined the Joker Draw evenings with a kid's movie night. This affords mom and dad some alone time over a nice supper, whilst we entertain the kids. Please join us on these wonderful evenings!

My words to you this winter are, to get out from under those warm comfy blankets and sweat a little, get active and enjoy the outdoors with your family and friends.



BOARD NEWS...

12TH HOLE SLOPE REPAIR - FEEDBACK

In the June 2023 edition of the Ebotse News Letter, it was reported that the Ebotse Home Owners Association (EHOA) had filed an exception to Mrs Postma's Particulars of Claim, on the grounds that they were vague and embarrassing, alternatively lacked averments necessary to sustain a cause of action. Mrs Postma opposed the exception, and the matter was argued in the High Court in March 2024. On the 12th of April 2024, the High Court granted Judgment against Mrs Postma, and in favour of the EHOA. Mrs Postma was further ordered to pay the legal costs of the EHOA, and will be called upon to do so as soon as the account has been finalized. Mrs Postma has now filed her amended Particulars of Claim. The EHOA has objected to the proposed amendments, and Mrs Postma must now either amend her Particulars of Claim again, or the matter will be referred back to Court to debate the merits of the EHOA's objection. As Mrs Postma's claim against the EHOA is for a significant amount, in excess of R11 000 000.00, the EHOA will continue to keep home owners informed of the progress made in this matter.

WATER STORAGE, NEW RESERVOIRS & PUMP STATION PROPOSAL

Ebotse, as with the rest of South Africa, is under the burden of continuous loadshedding, for Eskom to maintain the availability of the overarching electrical supply network. The result is that power is not always available and substations are difficult to maintain and due to no security measures, easy targets for cable thieves. The net effect is that the national bulk water network also comprises of large pump stations, also subjected to loadshedding, and therefore cannot pump water to the end user effectively as should. This results in what we are now calling water shedding (sharing) and typically suburbs must share the available volume of water from the reservoirs which already have very low water levels. and, in many cases, there is no pumps to overcome gravity.

However, the water needs in a typical suburb remains the same. Without electricity a household can come a long way, however water is life and apart from drinking water it is impossible to have effective domestic sanitation at households, which poses a life-threatening health concern, going forward.

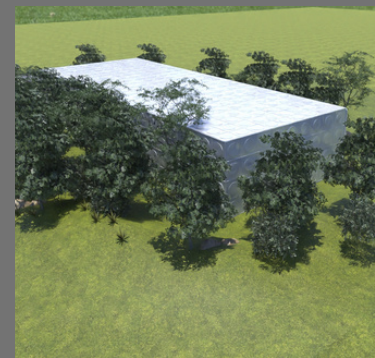
Therefore, to secure access to potable water, Ebotse adopted a well-known international and national water management approach, called Water Conservation and Water Demand Management (WC/WDM):

Phase 1 -

- Computerised water balance model (CWBM) and reporting compliance.
 - This will be done as part of Phase 1 of the project, detailed design and implemented via the Ebotse HOA app platform. Basically, measuring the use against the availability (Phase 1b).
- Water demand strategy: Demand-side management (DSM).
 - The most effective demand management is measuring and letting the community know there is low water supply and request lower water use as a community. Part of (Phase 1b).
- Water demand strategy: Supply-side management (SSM).
 - Demand side is to create storage.
 - Phase 1a. Approval process of three 2000 cubic meters storage capacity reservoirs; normal use 2 days and with Demand Management increase to 6 days.
 - Phase 1b. Detail design and tendering process.
 - Phase 1c. Construction.

Phase 2 -

- Create potable water supply.
 - Phase 2a -
 - Water supply from a single bank filtration borehole to pilot water treatment plant at Clubhouse. Clubhouse supply; followed by
 - A bank filtration borehole along the 17th golf hole / wetlands in the north supplying water to Phase 1 reservoir area adjacent nursery.
 - Phase 2b: Water Supply –
 - Distribution point at Clubhouse for all water users on western side of Estate at reduced rate (Prepared Water); and
 - Same approach at Phase 1 reservoir area.
 - Phase 2c: Rollout of total potable water supply.
- Water demand strategy: Distribution Management (DM).
 - Making sure internal distribution operates effectively (Phase 1c).
 - Borehole water is effectively pumped to water plant and evenly distributed back to tanks (Phase 2a, b and c)
- Water Conservation Management (WCM): Rapid response and maintenance (Phase 1, 2 and 3)
 - Runs parallel to demand management. Information sharing and includes low reservoir levels to leakage in pipelines (Phase1c).
- Minimum requirement list: Primary check list. Due to complexity of water management, a quick response checklist needs to be developed as part of the process. The checklist needs to assist the appointed manager in making a quick assessment and implement change management.
 - Regular audit by Water Champion and feedback. (Phase1, 2 and 3)



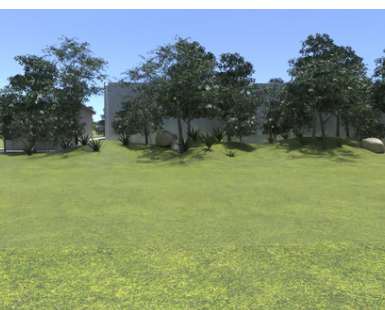
WHERE ARE WE CURRENTLY WITH THE PROCESS?

- The consulting engineer has concluded the prelim design report of the placement of the reservoirs and related small pump stations to supply water in emergencies to all residential areas,
- The associated design and construction drawings; and
- The geotechnical profiling of the proposed reservoir sites and letter report to Council for approval.

However, as conveyed in an earlier board note, since some of the reservoirs will be in the Rand Water Servitude, we had to as part of the above due process, engage with senior Rand Water officials to gain permission to erect the storage tanks in the servitude. Our “way leave” (right of way granted by Rand Water) application to erect the required water storage structures in the servitude has been submitted already on the 20th of March 2024 and did the CEO (with the assistance of old connections at council), battled to successfully arrange an important site meeting with the relevant director of Rand Water at the servitude to discuss our wayleave requirements. We however succeeded and met with the relevant Rand Water Officials on the 16th of May and received principle approval to proceed, which is great news.

Once Council and Rand Water has approved the above submissions, the scope of work for the installation of the proposed reservoirs and pump station will go out on tender. We estimate that the construction of the reservoirs will commence in winter, as we are adamant to follow due processes to establish this important service on the Estate.

As conveyed this matter receives our priority, guided by Dr Botha, and will keep all informed regarding proceedings. We are all very aware that going off the grid and becoming self-sufficient regarding service delivery is the way forward!





FROM THE GM



HARDUS MARITZ



Ebotse is often referred to the Jewel of the East Rand, an inland Links course in the middle of Gauteng which offers something unique.

We are proud to announce Ebotse Links have improved one spot from number 42 in the country to number 41 in the country. The Pot Bunker, bar in the clubhouse, was ranked number 4 in Gauteng and number 10 in South Africa, referred to as the 19th hole in golf.

We are positive with all the efforts and plans in place we will further improve our ranking going forward.

CLUB CHAMPS - 2024 WINNERS



MENS A DIVISION WINNER
JORDAN BURNAND



MENS B DIVISION WINNER
MICHAEL MEEWES



MENS C DIVISION WINNER
SONA PILLAY



MENS MID-AM A DIVISION BG
JACO RALL



MENS MID-AM B DIVISION BG
MICHAEL MEEWES



MENS MID-AM C DIVISION WINNER
SONA PILLAY



MENS SENIOR A DIVISION BG
JAYSON O'REILLY



MENS SENIOR B DIVISION BG
MICHAEL MEEWES



MENS SENIOR C DIVISION WINNER
SONA PILLAY



LADIES A DIVISION BG
LISA COETZER



LADIES B DIVISION BG
DIERDRE BOTHA



LADIES C DIVISION WINNER
LYNDA SMIT



SUPER SENIORS 60 OVER WINNER
DARREN SIMPSON



JUNIOR A DIVISION WINNER
LISA COETZER



JUNIOR B DIVISION WINNER
JAYDE DUNBAR



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A massive appreciation to Deirdre Botha and Lynda Smit for arranging this incredible event.





GOLF SPECIALS



& Pricing

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MONDAY Special

MONDAYS R320 /PERSON

Green fee & Half Cart R320
Green fee & Own cart R260
Green fee & Walking R210

Available 1 March 2024 - 28 February 2025

T&C'S APPLY
*SUBJECT TO AVAILABILITY

BOOKINGS: 087-285-3555

EBOTSE LINKS

TUESDAY Open Day

R340P.P

Available 1 March 2024 - 28 February 2025

Green fee & Half Cart R340
Green fee & Own cart R285
Green fee & Walking R230

T&C'S APPLY
*SUBJECT TO AVAILABILITY

BOOKINGS: 087-285-3555

EBOTSE LINKS

Wednesday SENIOR'S DAY

R310 P.P

Green fee & Half Cart R310
Green fee & Own cart R255
Green fee & Walking R200

Available 1 March 2024 - 28 February 2025

*ONLY FOR PLAYERS 50 YEARS AND OLDER
*T&C'S APPLY
*SUBJECT TO AVAILABILITY

BOOKINGS: 087-285-3555

EBOTSE LINKS **MEMBERSHIP FEES 2024**
#ShareTheExperience

MEMBERSHIP TYPE	EXCL. ROUNDS		INCL. ROUNDS	
	RESIDENTS	NON RESIDENTS	RESIDENTS	NON RESIDENTS
FULL MEMBERSHIP				
Men	R7 700	R12 500	R18 100	R22 900
Ladies	R5 800	R6 800	R16 200	R17 200
SENIOR MEMBERSHIP (60+)				
Men	R6 200	R8 100	R16 600	R18 500
Ladies	R4 200	R5 300	R14 500	R15 700
CLUB 20 - 25 MEMBERSHIP	(Anyone between the ages of 20 and 25)			
Men	R3 400	R3 900	R7 200	R8 900
Ladies	R3 000	R3 400	R5 900	R6 700
CLUB 26 - 35 MEMBERSHIP	(Anyone between the ages of 26 and 35)			
Men	R6 100	R8 200	R11 800	R13 800
Ladies	R4 400	R6 100	R9 860	R11 500
STUDENT MEMBERSHIP	(Valid Student Card Required)			
Men	R3 500	R4 200		
Ladies	R2 900	R3 300		
JUNIOR MEMBERSHIP (U18)				
Unlimited Golf	R1 850	R2 100		
FULL FAMILY MEMBERSHIP	(2 Adults and 2 Children (U23))			
Family	R13 700	R19 700		
MID-WEEK MEMBERSHIP				
Men	R3 500	R4 200		
Ladies	R3 000	R3 400		
SA DISABLED MEMBERSHIP				
Men	R3 400	R3 800		
Ladies	R2 700	R3 200		
COUNTRY MEMBERSHIP				
Men		R3 800		
Ladies		R3 200		
Social Membership	(Excluding Golf)			
Men		R2 000		
Ladies		R2 000		

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30 Round Playing Card - R6 940 (R231/Rnd)
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WINTER Warm-up WEEKEND

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EBOTSE LINKS **GREEN FEES 2024**
#ShareTheExperience

GREEN FEE CATEGORY	WEEKDAY	WEEKEND
FULL MEMBER	R255	R300
SENIOR MEMBER	R230	R300
GUEST OF A MEMBER	R320	R380
MID-WEEK MEMBER	R255	R370
JUNIOR MEMBER	N/A	N/A
STUDENT MEMBER	R220	R220
COUNTRY MEMBER	R265	R380
MONDAY SPECIAL	R320	N/A
TUESDAY OPEN DAY	R340	N/A
SENIOR WEDNESDAY	R310	N/A
VISITORS	R345	R390
HOA VISITOR	R310	R380
SENIOR VISITOR	R275	R335
JUNIOR VISITOR	R170	R200
STUDENT VISITOR	R255	R305
9 HOLE VISITOR	R420	N/A
9 HOLE RESIDENT	R360	N/A
PGA MEMBER	R130	R130
GROUP RATE (12-60 PLAYERS incl cart)	R510	R550

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MEMBERS R360
VISITORS R420

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SPECIAL PRICE FOR 2 PLAYERS & 9 HOLES INCLUDES GREEN FEES & GOLF-CART

- MEMBERS SPECIAL @ R300
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ONLY R1 850 PER YEAR PER HOA JUNIOR

- 100 Rounds
- 2 x 180-Week Memberships (Valid at R7 700)
- R450/Round (incl green fee and cart)
- R4 000 credit on account

Ebotse Links
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EBOTSE LINKS **CORPORATE GOLF MEMBERSHIP**

Option 1 R26 500

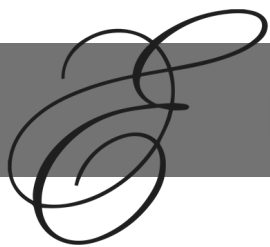
- 50 Rounds
- 2 x 180-Week Memberships (Valid at R7 700)
- R450/Round (incl green fee and cart)
- R4 000 credit on account

Option 2 R46 000

- 100 Rounds
- 2 Full Memberships (Valid at R24 000)
- R400/Round (incl green fee and cart)
- R6 000 credit on account
- Advertising rights

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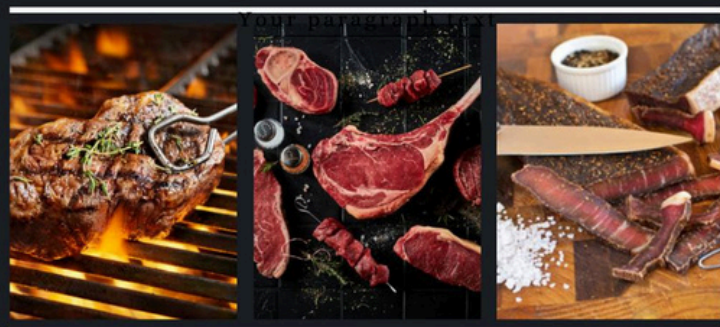


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UNVEILING EBOTSE'S TRANSPARENT SECURITY SOLUTION: ARMED CLEAR BURGLAR BARS

We are thrilled to announce a groundbreaking advancement in home security: armed clear burglar bars are now available at Ebotse!

As a community dedicated to innovation, safety, and comfort, we're constantly seeking ways to enhance your living experience. With these new armed clear burglar bars, we're taking home security to a whole new level.

What sets these burglar bars apart is their combination of strength and transparency. Engineered with durable materials and state-of-the-art technology, these bars provide robust protection without compromising your view or the aesthetic appeal of your home. You can enjoy peace of mind knowing that your loved ones and belongings are safeguarded without sacrificing natural light or obstructing your beautiful surroundings.

At Ebotse, we understand the importance of feeling safe and secure in your own home. That's why we're proud to offer these cutting-edge armed clear burglar bars, providing an effective deterrent against intruders while maintaining the open and inviting atmosphere you cherish.

Don't miss out on this opportunity to elevate your home security. Contact us today to learn more about installing armed clear burglar bars at your Ebotse residence.

Website: viewprotect.co.za

Email: info@visionbars.co.za

Cell: 071 354 9280



EBOTSE ESTATE AGENTS

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ESTATE AGENTS

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jackie.devries@rawson.co.za

083 483 7993



RENZE PROPERTIES

ESTATE AGENTS

CAROLINE RENZE

caroline.renze@kwsa.co.za

084 664 4698

CONTACT US...

24HR SITE MANAGER

079 882 2364

SECURITY MANAGER

076 392 5099

Wynand Noeth

SEC MAIN GATE

087 285 3544

ESTATE MANAGER

087 285 3562

Thasan Moodley

082 874 0333

HOA ADMINISTRATORS

087 285 3562

Caitlin Adkins & Amanda Mhlawuli

HOA ACCOUNTS QUERIES

087 285 3540

Patricia Claassen

BUILDING INSPECTOR & MAINTENANCE

087 285 3545 /

Kobus du Plessis

071 226 0065

EBOTSE LINKS GM

087 285 3526 /

Hardus Maritz

083 636 3526

GOLF DIRECTOR

087 285 3560 /

John Woudberg

082 666 7419

PRO SHOP

087 285 3556/7

EBOTSE LINKS ACCOUNTS

087 285 3558

Sanet Stander

CLUBHOUSE RECEPTION

087 285 3557

General Queries

EVENT BOOKINGS

087 285 3563

RESTAURANT DOPPIO ZERO

066-035-1691

STANDBY SERVICE PROVIDERS:

RAPID PLUMBING

083 654 7100

Glen Penman

POWERQUIP

073 424 8168

Johan Buys

COUNCIL EMERGENCY NUMBERS:

SEWERAGE & WATER

086 054 3000

ELECTRICAL

011 999 7317

PLUMBING

077 999 6436

SECTIONAL TITLE EMERGENCY

083 654 7100

Greg Scott

011 849 6800

