



## MABALINGWE COMMON PROPERTY ASSOCIATION (MCPA)

The governance of Mabalingwe Nature Reserve has taken several strides forward over the past two-years. In August of 2010 an ad hoc committee to the MCPA was elected by the Chairpersons of all the Bodies Corporate and the Share Block to properly constitute the MCPA as an organ representing all the entities that make up the Reserve and thereby form the basis of fair and representative governance. Exhaustive consultations were held with each of the bodies corporate in terms of the implications of formally joining and co-operating under the MCPA.

This ad hoc committee held regular meetings almost every second month to review the Articles of Association and begin developing an agenda and understanding of better management and control over the Reserve. All the Bodies Corporate had Special General Meetings between June and August of 2011 to decide whether to join the MCPA or not. Out of the 10 Bodies Corporate, 8 decided to join, 1 decided to participate with some provisions and another decided not to join.



On the 9th of December 2011 the new Board was elected consisting of the following members.

Peet Steyn	Chairperson Mabalingwe 10
Kimon Paxinos	Chairperson Mabalingwe 7
Jakes Jacobs	Chairperson Mabalingwe 6
Jill Gardiner	Chairperson Mabalingwe 4
Cobus Boshoff	Chairperson Mabalingwe 2
John Meyer	Chairperson Share Block
Hannes Wessels	Director Share Block
Johann Jordaan	Director Share Block

The Board held their first strategic meeting in February 2012. The outcome of that meeting was the creation of sub-committees which were constituted to investigate and suggest a way forward on inter alia the following issues:

1. A financial policy for operational and capital items and the basis of contribution of the different entities that make up Mabalingwe to determine long-term budgeting.
2. A Game Management Plan.
3. The structure of the Managing Agent and service provision to the MCPA members.
4. The development of cost and management reports.
5. Incorporation of non-participants.

The second meeting of the Board was held in May where discussions took place on the feedback and findings of the sub-committees. The Board was presented with a professional engineering report which has been prepared assessing the condition of critical infrastructure including water, power, roads and dams on Mabalingwe. This will assist the Board members immensely in making informed decisions regarding the future infrastructure requirements on the Greater Mabalingwe. The work of the MCPA continues to gather momentum toward its goal of a more professionally constituted Reserve and higher levels of management. This will ensure that we maximise the Mabalingwe lifestyle and defend the value of our Mabalingwe properties.

The sub-committees are currently working on the feedback and issues raised at the May meeting and another meeting will be held shortly.

## MUNICIPAL RATES

We were notified by Bela-Bela Municipality that the new valuation roll for 2012 was ready and that home owners could now peruse it. Subsequently it came to our knowledge that the Assessor was not a professional valuator and not registered with the South African property valuator's board, thus was not in the position to handle the valuation roll. Although the valuation roll is not valid, we would like to suggest that owners still go to [www.belabela.gov.za](http://www.belabela.gov.za) and go to notices to see their valuation. There is speculation that the Municipality applied to the MEC to extend the current roll for another 6 months. We will keep owners informed as things develop.

## INTEREST ON OUTSTANDING DEBTS

Please note that Interest of Prime plus 2% will be levied on 30 day accounts.

## RESERVE NEWS

### ***Seriphium plumosum – Bankrupt Bush***

#### **Impact on the veldt**

- It has very low palatability; therefore utilization of the plant does not occur.
- It is an invasive species in grassland, which can lead to a low carrying capacity of the veldt.
- The risk of uncontrolled veldt fires is high in the places where bankrupt bush occurs, because the plant is very flammable.

#### **Control**

- We are currently taking out the plant with its root and it is removed to be burned in a save place.
- This method is very effective, although it is labour intensive.
- "Brush off" poison can be used to spray on the new growth of the plant. The growing season is during October – April when the poison will work effectively.
- Follow up treatment is of at most importance.



### ***Phragmites australis – Common reed***

#### **Impact**

- The reeds can block the sluice-valve on the dam wall side.
- The reeds can provide a habitat for water living animals.

#### **Control**

- The reeds along the dam wall was cut and then poisoned.
- Follow up poison has been applied twice, but more follow up work is to be done.
- The reeds on the side and in the mount of the dam are left to grow.



### **Planning for July – December 2012**

- Taking out of bankrupt bush at Boekenhoutplaas, Elandsfontein, Idwala.
- Spraying of poison on the firebreaks at Itaga, Kwalata, Elandsfontein and Idwala.
- Taking out of Lantana and Apple thorn.

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## WATER

Due to the low rainfall this past season our boreholes in especially the Southern section of the farm are under serious strain. We would like to request all owners to be cautious with their water usage.

We are in process of acquiring the assistance of a Geohydrologist to investigate our boreholes, potential new boreholes and make suggestions on our water management system.

We assist owners with high water readings by doing weekly checks on their usage and locating leaks where possible. Please contact Hannes Botha for assistance.

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## FIRE PREVENTION

Fire, winter and Bushveld have become synonymous. It is unfortunately one of the risks that we have to deal with every year.

The Bela Bela fire protection association have done a lot to minimize the fire risks in our area. We currently have one working on fire team situated at Sondela and will have another team in the Vingerkraal area (approximately 10km from Mabalingwe). The working on fire teams consist of a group of 25 trained fire fighters that are equipped to fight fires on foot. They are especially valuable in fighting mountain fires.

We would like to urge all owners to make sure that the areas around their houses are safe. Please ensure that the grass is cut in a radius of at least 20m around the house and all branches close to the roofs are cleared. For assistance, please call Hannes Botha (014 736 6933).

Please contact the control room immediately if you spot any smoke or potential fire risks on Mabalingwe.