

KORO CREEK

B U S H V E L D G O L F E S T A T E

KORO CREEK NEWSLETTER



Good News for Koro Creek Bushveld Golf Estate

We are very pleased to announce that, after a long wait, Koro Creek Bushveld Golf Estate has finally been granted the necessary permissions and licenses to proceed with the repair of the dam wall and bridges.

We are extremely grateful for the assistance received from external parties who helped facilitate these approvals. While awaiting final authorization, a tender committee was formed to manage the advertising of tenders and the project scope. A special word of thanks goes to Mr. Pieter Moolman, whose expertise and valuable input greatly assisted in compiling the necessary requirements.

Three companies submitted tenders, and we are pleased to confirm that the selection committee has completed its assessments and recommendations to the Board. The Board has approved the contractor, who will be on site from Monday, 21 September 2025, to begin site establishment and initial key functions to commence the repair works. We are working against time to complete the dam wall repairs before the seasonal rains impact the construction process.

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HOA MAINTENANCE DEPARTMENT:

COMPLETED PROJECTS:

- Vaalwater Road Gabions



- Bridge No.1 Gabions



- Burning of moribund reeds



- Repainting of street markings and signs
- Erosion control Northern fence line

HOA MAINTENANCE DEPARTMENT:

CURRENT PROJECTS:

- Bridge No.2 Gabions



- Pothole repairs – Church Street



WILDLIFE

GAME COUNT:

Bush Buck – 15 / Common Duiker – 10 / Impalas – 150
Red Hartebeest – 30 / Waterbuck – 5 / Zebra – 9 / Nyala – 30 (Other Owner)

Game Count: We are planning to do a full game count at the next mass game capture.



WEEKLY MENU

FAIRWAYS @ KORO

BUSHVELD DINING EXPERIENCE

TUESDAY

FISH & CHIPS

R115

WEDNESDAY

Available from 17h00 - 20h00

**CURRY BUFFET
SPECIAL**

R150

THURSDAY

Available from 17h30 - 20h00

PIZZA / PASTA

BUFFET SPECIAL

R150

FRIDAY

STEAK, EGG & CHIPS

FREE 300ML STELLA DRAUGHT
OR A GLASS OF HOUSE WINE

R125

SATURDAY

**KORO BEEF OR
CHICKEN BURGER &
CHIPS**

R100

SUNDAY

RIBS & CHIPS

Half Rack Ribs - **R170** (App 500g)

Full Rack Ribs- **R300** (App 1kg)



Rule of the Week – Competition Edition 🎯

David and Colin were playing a better-ball match against Harry and Lardus. After nine holes, Harry and Lardus were three down — and to make matters worse, they'd just bought David and Colin a stunning pair of Kosies (socks) to celebrate their lead!

On the 10th, Lardus finally found some rhythm. His second shot flew long over the green, finishing just left, up against the side of the 11th tee. The pressure was mounting, and as he tried to compose himself for his next shot, disaster struck. While taking a practice swing, Lardus accidentally struck the ball, moving it from where it was lying.

The Question: According to the Rules of Golf, what is the correct ruling?

- A. He just carries on and counts it as a shot, playing his next stroke from where the ball came to rest.
- B. He replaces the ball on its original spot with no penalty, and continues with his third shot.
- C. He must pick up the ball, drop it for a one-stroke penalty, and then play his fourth shot.

How to Enter: Send your answer (A, B, or C) to the Koro Creek Golf WhatsApp Group with the words:

👉 RULES COMPETITION: At the end of the month, all correct answers will go into a draw.

One lucky winner will receive a sleeve of Callaway Super soft balls! 🏌️♂️🎁



Competition Winners from August Monthly Mug

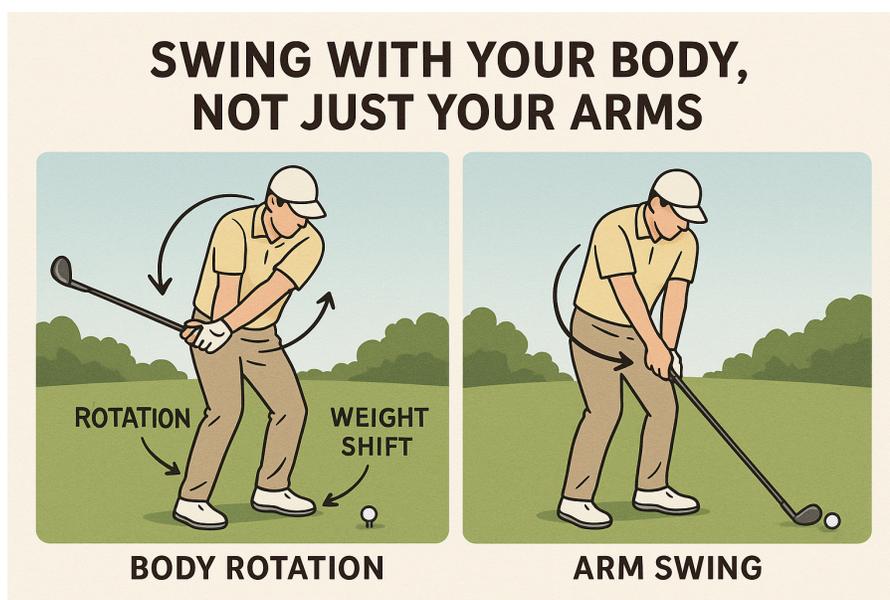
Herman du Toit

Kudu was a great success.

TIP FOR THE MONTH

Putting Basics

Swing with Your Body, Not Just Your Arms



A common mistake golfers make is trying to generate power with their arms. In reality, true power and consistency come from the bigger muscles – your legs, hips, and core.

- A fast “arm swing” often leads to wild shots and inconsistency.
- A smooth, slower swing powered by your body, combined with proper weight shift, creates both distance and control.
- As your weight shifts naturally from your trail foot to your lead foot, you’ll also find it easier to stay in good balance throughout the swing. And balance is the key to repeating a motion under pressure.

👉 Next time you’re on the range, focus on letting your body rotation and weight shift guide the swing, and allow your arms to simply follow along. You’ll notice better rhythm, balance, and effortless power.

Remember: Swing slower with your body, shift your weight, and stay balanced – the ball will go faster, and your shots will be more consistent.

THIS MONTH'S RULES TO FOCUS ON

Dear Homeowners / Residents

In this month's edition a reminder of the following rules to take note of.

1. Neighbourly Consideration: Please Keep This Rule in Mind

HOA Rule Extraction:

3.4.8.16. Excessive noise, including loud shouting or whistling by labourers, radios, hooters and revving of motor vehicles and repairs to such vehicles, shall not be permitted;

2. 3.3.10. No person and/or entity shall in or upon any property or premises disturb the peace in the estate by making therein or thereon any unseemly noises, or by shouting, wrangling, quarrelling and singing or by playing therein or thereon a musical instrument or use or permit to be used any musical instruments, radios, television sets or the like or any loudspeaker or other device for the reproduction or amplification of sound in such manner or at such time or in such circumstances that the sound thereof is audible beyond the boundaries of such property or premises and materially interferes with the ordinary comfort, convenience, peace or quiet of the occupiers of surrounding properties. All louder music must stop at 20:00 on weekdays, and 22:00 on Fridays, Saturdays and Sundays. Formal club functions at the club house will cease at 24:00;

3. Drive Responsibly: Protect Our Children and Wildlife by Observing the Speed Limit.

The speed limit within the estate is 40 km/h and must be strictly adhered to at all times. Failure to comply will result in penalties being issued.

GENERAL

Given the current situation with lack of water in the municipal reservoirs we once again encourage you to be prepared for water shortages. Please ensure that you do have a water tank installed with a pressure pump in working order.

Please note that the updated MOI and rules have been posted on our website for your convenience.

WHATSAPP GROUP

As previously communicated, on legal advice, two-way communication on the social WhatsApp group was closed. In the meantime, this group continues to be used to share important notifications with homeowners and residents. A dedicated WhatsApp number has also been made available for after-hours reporting of issues such as water, electricity, or other incidents.

Please feel free to contact us directly on this number for assistance 072 569 8862.

Due to some technical delays, the launch of the new official WhatsApp group, linked to our updated database, was postponed.

Invitations to homeowners will now be sent out shortly. Once this process is complete, the current social WhatsApp group will be permanently closed.

Please remember, when accepting the invitation to join the new group, to take note of the POPI Act provisions as previously shared.

FOCUS ON THE DREAM AND LIFESTYLE OF THE ESTATE. NOT JUST THE AGENT.

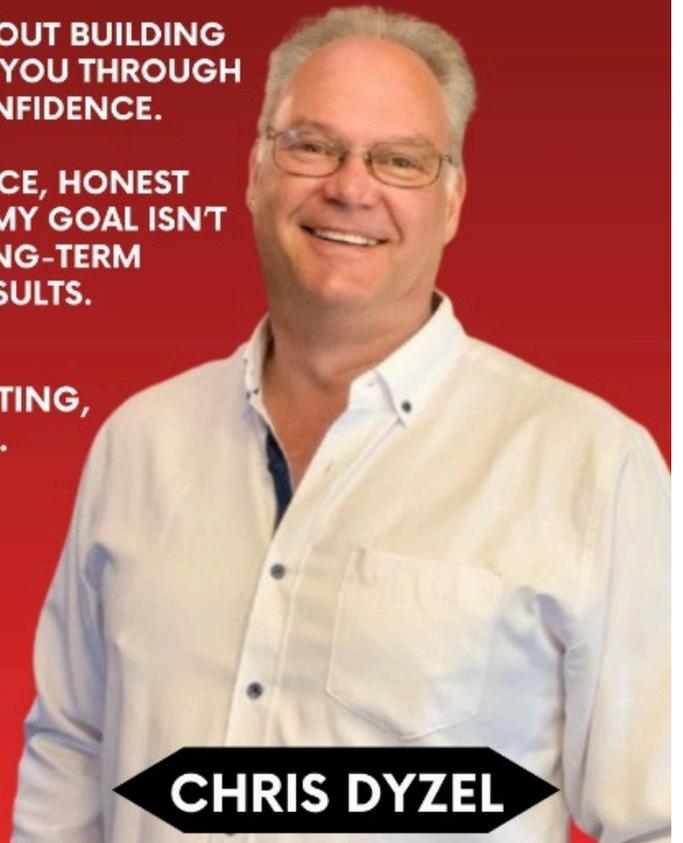


EVERY CLIENT HAS A STORY. LET'S WRITE YOURS.

REAL ESTATE IS NOT ABOUT QUICK SALES. IT'S ABOUT BUILDING TRUST, DELIVERING ON PROMISES, AND GUIDING YOU THROUGH ONE OF LIFE'S BIGGEST DECISIONS WITH CONFIDENCE.

I TAKE PRIDE IN OFFERING TRANSPARENT ADVICE, HONEST EVALUATIONS, AND A CLIENT-FIRST APPROACH. MY GOAL ISN'T JUST TO CLOSE DEALS — IT'S TO CREATE LONG-TERM RELATIONSHIPS BUILT ON TRUST AND RESULTS.

WHETHER YOU'RE BUYING, SELLING, OR INVESTING, I'LL BE WITH YOU EVERY STEP OF THE WAY.



CHRIS DYZEL

📞 079 891 4309

✉️ CHRIS.DYZEL@KWSA.CO.ZA

🌐 CHRISDYZEL.KW.COM

HOA NOTICE BOARD

DATES FOR LEVY INVOICES & STATEMENTS

25th of each month
invoice for following month's levy
sent out
8th of each month statements sent
out
7th of each month levies payable in
advance for current month

CONTACT DETAILS

Please contact the HOA
Administration office to update your
contact details on your account.
debtors@korocreek.com

DEBIT ORDER SERVICE

For more information on paying your
monthly levy by debit order, contact
Lynette Smith
(debtors@korocreek.com)

HOA LEVIES

Full Title Property
R 3 042.00 incl. CSOS levy

Sectional Title Property Shakala
Village - R 816.20 incl. CSOS levy

Sectional Title Property Retirement
Village - R 1 540.40 incl. CSOS levy

Sectional Title Property Kor De Creek -
R 959.00 incl. CSOS levy

ACCESS CARDS & REMOTES

Access Card - R150
Remotes - R300

No access cards or remotes to be
borrowed to anyone. FINE: R 2000.00

WWW.KOROCREEK.COM

KORO CREEK

CONTACT LIST

KORO CREEK BUSHVELD GOLF ESTATE

Reception - 014 495 0026

Emergencies 014 495 0031 (Gate 1—Main Gate)

PRO SHOP

014 495 0030

proshop@korocreek.com

RESTAURANT

014 495 0026

fairways@korocreek.com

MARKETING

014 495 0026

marketing@korocreek.com

GOLF COMMITTEE

014 495 0026 / 30

committee@korocreek.com

MANAGEMENT

General Manager – Martin Rose

014 495 0026

manager@korocreek.com

FINANCIAL OFFICE - BARBARA LOOTS

014 495 0026 / 30

HOA OFFICE - CHANTELE PRETORIUS

014 495 0026 / 30

hoa@korocreek.com

DEBTORS DEPARTMENT - LYNETTE SMITH

Reception - 014 495 0026

debtors@korocreek.com

ESTATE MANAGER – RYAN OOSTHUIZEN

063 687 1798

estate@korocreek.com

RESTAURANT MANAGER:

014 495 0026

fairways@korocreek.com

SECURITY

Gate 1 (Main Gate) - 014 495 0031

Gate 2 Church Street (Visitors) - 014 495 0028

Gate 3 (Service Gate) - 014 495 0032

MUNICIPALITY - ELECTRICITY

Electricity - 014 718 2000

082 807 8153 / 082 907 8151 (Stand By)

084 556 3321 (Andre)

MUNICIPALITY - WATER / SEWERAGE

014 718 2056 / 082 807 8150

083 377 9541 (Bushy)

071 258 8524 (Thabo)

KORO CREEK

CONTACT LIST

EMERGENCY

SAPD - 014 718 1055 / 014 718 7752 / 10111

Ambulance - 082 040 5003

Tromar – Bela Bela 072 276 2978 / 082 584 1690

Satellite Connection 014 717 1551

MEDICAL (DOCTERS)

Dr Breedt - 014 715 2216

Dr Veldman - 014 717 1332

Dr Pienaar - 014 717 5363

Dr Latouf - 015 282 1145

HOSPITALS

H.F Odendaal – Modimolle 014 717 5257

St. Vincent – Bela Bela 014 736 2310

PHARMACIES

Protea Apteek - 014 717 5351

Van Heerden Apteek - 014 717 4010

Modi Mall - 014 717 3587

OXYGEN RENTALS:

Limitless Health - 011 028 1122

Clinical Emergencies - 011 443 9093

Breathe Easy - 011 367 0605

Vital Aire 086 111 4578

Ackermans Health - 011 828 9000
011 872 7000 (After Hours)