

Welcome

We would like
to extend
a warm winter
welcome
to the new and old
residents in die estate.

Whether you're returning to familiar surroundings or starting fresh in our beautiful community, we're thrilled to have you with us. Greenways is not just a place to live; it's a vibrant community where neighbors become friends, and every day offers a chance to create cherished memories. We hope you'll enjoy the scenic views, and the serene atmosphere that make this place special. Here's to a season filled with warmth, joy, and new beginnings.

MESSAGE FROM THE FORMER CHAIRPERSON

As you may have heard, my family and I are relocating to Langebaan in August 2026. This decision was made when we fell in love with a 5 hectare lifestyle property in an equestrian estate in Langebaan, during a weekend break in May this year. The move gives us a unique opportunity to have 4 generations of our family living in separate houses on one “homestead”. While this is an exciting new adventure for our family, Romee and I will be very sad to leave Greenways, the friends that we have made here and the fantastic quality of life that Greenways offers its residents.

I have resigned as Chairperson of the Greenways HOA and the Soet River Catchment Management Forum. It was an honour to serve in those capacities and I take great comfort in the fact that both of these entities are in very good hands and will continue to flourish.

Best wishes
Dave Walker

Wine TASTING

The Van Loveren Wine tasting on 9 April 2026 was an absolute cork-popping extravaganza!





QUIZ EVENING

The Quiz Evening took place on 16 July 2026, and it was a night packed with fun and excitement!

1st Place :
JOHN DEAR
Monika
John
Mariette



QUIZ SPONSORS

1st Place
Ceres Rail Company sponsored 4 tickets for the Elgin Railway Market Train.

2nd Place
Farmhouse Pantry sponsored Eco Fire BBQ logettes

2nd Place :
CLUELESS CREW
Chrizelle
Jarrod
Chelsea



APPOINTMENT OF NEW MANAGING AGENT:

PAXTON PROPERTIES

We hereby wish to inform all residents that Paxton Properties has been appointed as the new managing agent for the scheme, with effect from 1 August 2026, taking over from Micsam.

We would also like to advise residents that Dr Brendan Venter resigned as a trustee in June, and that Mr Dave Walker resigned at the last Trustee Meeting. We thank them both for their contribution and wish them well for the future.

We further confirm that Mr Christo de Wet has been elected as the new Chairperson of the Board of Trustees.

PAXTON
PROPERTY PRACTITIONERS (PTY) LTD

Gardening LADIES

A heartfelt thank you to the wonderful ladies who volunteer to maintain our gardens in pristine condition. Your hard work and dedication are evident in the vibrant blooms and lush greenery, making our community more inviting. We truly appreciate the time and effort you invest in creating a beautiful environment for all residents.





SECURITY TRAINING

Thorburn Security did training in the hall.The session was comprehensive, covering essential safety protocols and emergency response procedures.

BODYCORPORATE

GOLF BEACH

The owners at Golf Beach enjoy a social gathering on the first Friday of every month at our braai and pool area. These get-togethers provide a wonderful opportunity for residents to connect with their neighbours, build friendships, and strengthen our sense of community. Some evenings are themed events, while others are relaxed "Bring & Braai" occasions where everyone is welcome to bring their own food and enjoy a casual evening together.

During the recent chilly winter evenings, one of our owners kindly prepared a delicious pot of homemade soup for everyone to enjoy. Residents simply had to bring their own mug and join in the warmth and camaraderie. It is these thoughtful gestures and shared experiences that make Golf Beach such a special community. Whether they choose to bring something to braai, share a meal, or simply enjoy the company of neighbours, it's a great opportunity to connect with the community.





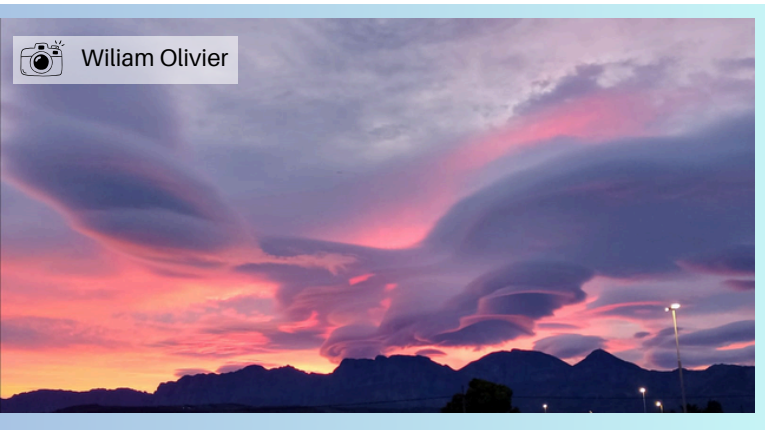
GOLF BEACH OFFICE/MANAGING AGENTS

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BODYCORPORATE

LAGUNA BEACH

It has been a busy four months since the March 2026 AGM, with several maintenance projects and owner improvements completed or underway.
A warm welcome to our new residents—we trust you will enjoy your stay at Laguna Beach.



Maintenance Update

Thank you to residents who continue to report maintenance concerns. Your vigilance has enabled the timely repair and repainting of external facades and roof waterproofing where required.

Work currently in progress includes:

- Repair and replacement of gutters and downpipes.
- Repairs to trafficable areas.
- Protecting the irrigation system from damage caused by weed eaters.
- Ongoing repairs to subsidence at the visitor parking area near the swimming pool.

Owner Improvements

Owners have continued to invest in their properties through patio extensions, air-conditioner installations, kitchen renovations, new flooring and new bedroom cupboards. Several wooden doors, windows and garage doors were replaced with aluminium alternatives or refurbished windows. Resealing existing timber joinery is ongoing.

Other News

Heavy rainfall has resulted in flooding and ongoing water ingress from Gordon's Bay Road. Assistance from the City Council is required to identify the source before a permanent solution can be implemented.

New signage has been installed at the Laguna Beach entrance reminding pedestrians that dogs are not permitted within the complex in accordance with the Conduct Rules.

Finally, our resident dassie, after spending just over a week enjoying the early morning sunshine, has moved on in search of greener pastures.

LAGUNA BEACH MANAGING AGENTS

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Respecting the Governance of Our Sectional Title Communities

Greenways Country Estate is unique because it consists of both freehold properties and several sectional title schemes, including Laguna Beach, Golf Beach, Bermuda Beach and Emerald Bay. Together we form one estate and share the many benefits Greenways has to offer.

As owners and residents of a complex, we value being members of the Greenways Home Owners' Association. Our residents enjoy access to the Estate's outstanding amenities, including the golf course, walkways, recreational facilities, landscaped common areas and the secure environment Greenways provides. In return, every complex owner, resident, tenant and visitor must comply with the Greenways Conduct Rules, just like every other resident within the Estate.

At the same time, it is important to recognise that each sectional title scheme is also an independent legal entity. The Greenways Conduct Rules specifically recognise the Sectional Title Schemes as separate developments within Greenways Estate.

Unlike freehold properties, the complexes operate under the provisions of the **Sectional Titles Schemes Management Act, 2011 (STSMA) and the Community Schemes Ombud Service Act (CSOS)**. It has its own registered Body Corporate, elected Trustees, approved Management and Conduct Rules, budgets, maintenance plans and statutory obligations.

This means that each complex is responsible for managing and maintaining its own:

- Internal roads and paved areas;
- Gardens and landscaping within the scheme;
- Buildings and common property;
- Infrastructure and services;
- Maintenance planning and budgeting; and
- Conduct Rules applicable within the scheme.

These responsibilities are separate from those of the Greenways Home Owners' Association.

For this reason, there will inevitably be circumstances where the complex's Conduct Rules are more restrictive than the Greenways Conduct Rules. This is both lawful and necessary to ensure that the Body Corporate fulfils its statutory obligations while protecting the interests of all owners within the scheme.

Examples may include:

- Architectural and alteration requirements;
- Pet restrictions;
- Use of common property;
- Maintenance obligations; and
- Other rules adopted specifically for the benefit of the scheme's residents.

These additional requirements are not intended to limit anyone's enjoyment of Greenways, but rather to ensure that the sectional title scheme is managed effectively in accordance with South African legislation.

The Greenways Conduct Rules themselves promote neighbourly behaviour, mutual respect, tolerance and consideration for fellow residents. They require all residents to act reasonably, avoid conduct that interferes with the rights of others and to treat fellow residents with courtesy and respect.

We therefore respectfully request that all Greenways residents, particularly those visiting or conducting business within a complex, recognise and respect the authority of the relevant Body Corporate and comply with the complex's Conduct Rules whenever they enter the scheme.

Respecting the governance of each community within Greenways strengthens the Estate as a whole.

Our shared objective remains the same: to preserve the high standards, safety, appearance and quality of life that make Greenways Country Estate an exceptional place to live.

By respecting both the Greenways Conduct Rules and the individual rules of each sectional title scheme, we promote cooperation, good neighbourliness and harmonious living for the benefit of all.

Message From Laguna Beach Chairperson
Christa Olivier

BODYCORPORATE

& EMERALD BAY



Emerald Bay has enjoyed a very productive few months, with several important improvement projects moving forward successfully. Good progress has been made on the electrical infrastructure, and excellent progress continues on the painting and waterproofing project across the main building, cabanas, garages, gutters, walkways, and roof areas. Weather permitting — and with the Cape winter hopefully behaving itself — completion is expected in July. Overall, these upgrades mark an exciting step forward for Emerald Bay and contribute positively to the continued maintenance, appearance, and value of the broader Greenways Estate.



& EMERALD BAY MANAGING AGENTS

Body Corporate Assistance
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Greenways Website

For a comprehensive overview of all conduct rules and regulations, please visit the Greenways Website:

https://www.greenwaysestate.co.za

Closing Note

"The cold arrives like an old friend, asking us to slow down and listen. The trees loosen their grip, the wind rewrites the landscape, and the soil hums with quiet activity. Winter isn't an ending, it's the season where the roots gather strenght for the return."

Paul Avellino

CHAPPIES



Did you know?

South Africa contains the Vredefort Dome, the oldest and largest visible meteor impact crater in the world. It is also home to an estimated 40% of the world's undiscovered gold reserves.

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