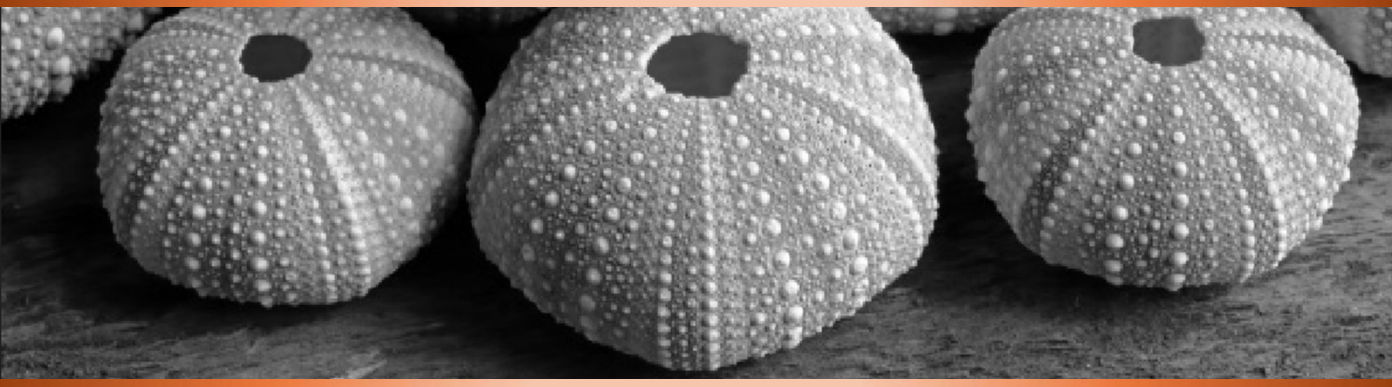
GREENWAYS
GOLF ESTATE

BULLETIN



October 2026

WELCOME

We extend a warm welcome to both new and long-standing residents—and a special welcome back to our returning Swallows. Let's embrace the summer season and make the most of every day.

BUILDERS RECESS

Last day of work allowed 14 December 2026. Builders can commence work again on Monday 18 January 2027.

In case of an emergency, please contact the office.

Wine Tasting

The Neil Ellis Wine tasting on 25 August 2026 was thoroughly enjoyed by all

NEIL ELLIS













Neil Ellis Vineyards



Ryno, Owen, Francois, Emile

1st Place



GREENKEEPER'S REVENGE

3rd October



Rudman, Paul, Rheino, Jozua

2nd Place



3rd Place

Lourens
Deon
Willy
Josh

4th Place

Hein
Eben
Tyron
Kyle



GREENKEEPER'S
Fun Prizes









Best dressed
Andre, Chantelle, Dalen, Handre

Youngest player
Eben





RYDER CUP

GRABOUW MASHIE GOLF CLUB vs **GREENWAYS ESTATE SOCIAL GOLFERS**

10 OCTOBER 2026





Greenways Estate Social Golfers win the cup!







Well done!

BODY CORPORATE

LAGUNA BEACH

A warm welcome to our new residents

The Trustees extend a warm welcome to all new residents of Laguna Beach. We hope you enjoy living in our community and look forward to fostering a safe, well-maintained and pleasant environment for everyone.

Maintenance Manager – Retirement

Gert Pretorius, our Maintenance Manager, will retire at the end of December 2026. We sincerely appreciate his years of dedicated service, support, guidance, and his contribution to maintaining Laguna Beach's physical infrastructure.

During the handover period, residents are reminded that the Laguna Beach Trustees' contact number is 071 559 2530. Please use this number instead of Gert's personal cellphone number. It is primarily intended for WhatsApp communication with owners and tenants, including community updates and notices.

Roof Inspection

A drone-assisted aerial inspection of all roofs at Laguna Beach was conducted on Friday, 23 October 2026. The footage provides a detailed visual record of the current condition of the roof tiles and roof coatings. This information will assist the Trustees in identifying maintenance requirements and prioritising any necessary remedial work as part of the ongoing preventative maintenance program.

Pool Deck Repairs

Extensive repairs to the pool deck are underway. The work includes replacing components where necessary and varnishing all deck surfaces to improve their condition, appearance and durability.

Passage Floors – Repainting

The painted floors on the first and second floors are being refurbished. Once the sanding process is complete, the floors will be repainted to improve their appearance and maintain the common areas.

Inverter Replacement

A new inverter has been installed in the storeroom behind the pool toilet. This forms part of the ongoing maintenance of the building's electrical infrastructure.

Owner Improvements

Owners have continued internal renovations, including waterproofing of an open balcony, extending paving and installing air conditioners.

Laguna Beach Swimming Pool

There are two pools available to Laguna Beach residents: the Greenways swimming pool, located at the Clubhouse and the Laguna Beach pool. A key is required to access the Laguna Beach swimming pool. Residents who require a pool key should contact the Trustees on 071 559 2530 to arrange collection.

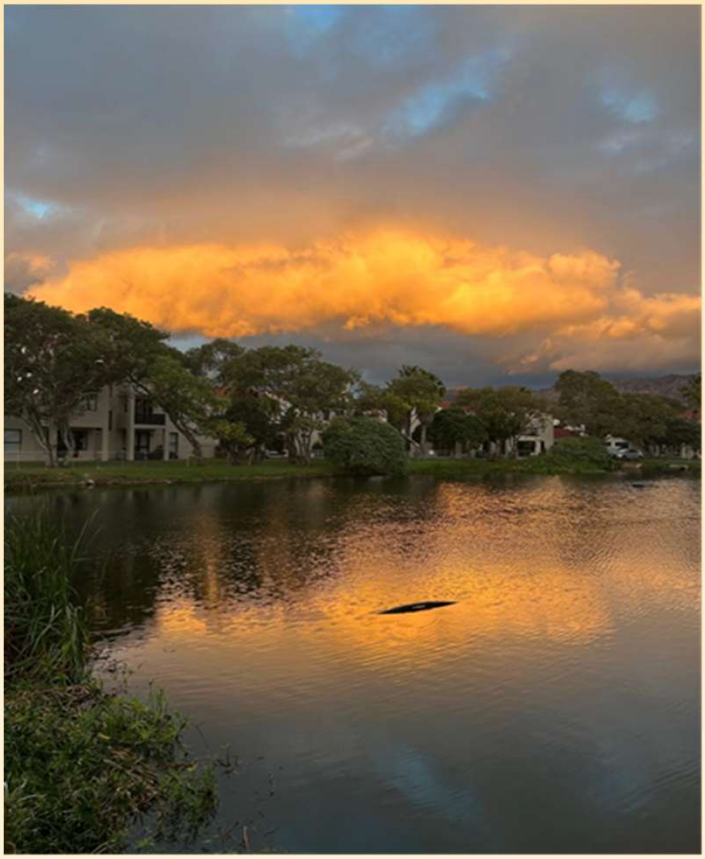


Photo credit

Tharia Labuschagne

BODY CORPORATE

EMERALD BAY

Emerald Bay Gets a Fresh New Look!

AUGUST–OCTOBER 2026

It's been a busy few months at Emerald Bay, with plenty of activity behind the scenes (and quite a bit of painting in plain sight!). From roof to ground level, if you take a walk around Emerald, you will notice that the complex has finally got its well-deserved TLC.

Roofs have been waterproofed and fully repainted, gutters replaced, and staircases and communal areas repaired and refreshed.

Our major electricity project is another highlight, with infrastructure upgrades and bulk metering expected to save approximately R600,000 annually — certainly, something for the Emerald Bay residents to smile about!

Safety has also received a boost, with improved security cameras, fire-safety equipment and signage. The pool area has enjoyed its own makeover, complete with new fencing, upgraded facilities and waterproofing.

Even the gardens are joining in, with indigenous plants and fynbos being introduced to brighten up our shared spaces.

A big thank you to our hard-working trustees, complex manager Cobus du Plessis, managing agent, and contractors for their exceptional work and dedication in keeping Emerald Bay looking its best.

Here's to a fresher, safer and greener Emerald Bay!



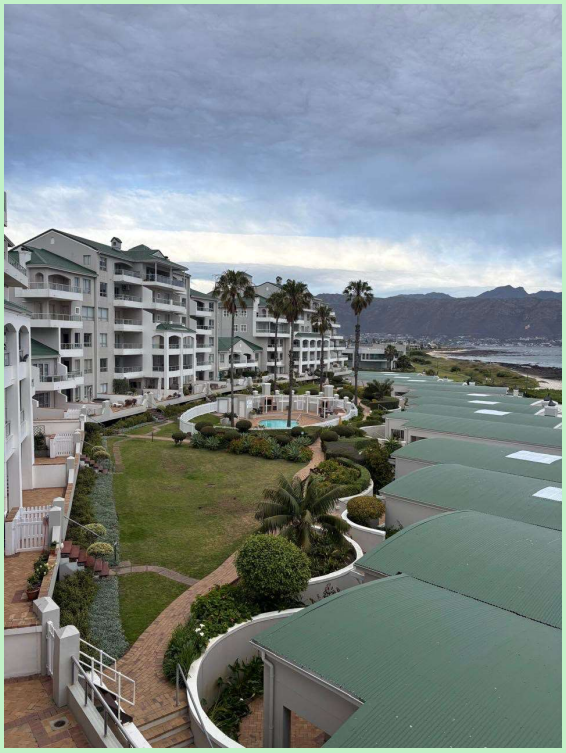
Building exterior improvements



New fire safety signs



Refurbished communal staircase



A fresh coat of paint on our roofs



New fencing and access gate



!! A FRIENDLY REMINDER !!

Please be courteous when walking with your children around the golf course. Kindly ensure that they do not run across the course while others are playing, as this may cause disruption and pose safety risks.

Architectural Rules; 8.3.1

The height of beachfront boundary planting facing the sea or beyond the building line, including hedges and shrubs, may not exceed **1,2m.**

https://www.greenwaysestate.co.za/wp-content/uploads/2026/03/8.-Architectural-Rules-approved-at-SGM-30-October-2019-Rev-5-Mar-2026-1.pdf

We love seeing children enjoy themselves in our beautiful estate. Recently, however, there have been a few doorbell-ringing games. While this may seem like harmless fun, it can be disruptive to residents. Please remind children to respect their neighbours when playing outside. Thank you for your understanding and cooperation.

Cape Otter

Having 5 clawless digits on each foot, the hind feet are webbed in half its length whereas the toes of the front feet are unwebbed.

Feeding predominantly on crabs, the Cape otter also eats fish, insects, birds, reptiles, molluscs, lobsters, frogs and small mammals.

The Cape otter is solitary and very elusive in the wild. Young stay with their mothers, living in groups of up to eight.

The males do not associate with the females and are not involved in rearing the young.

Being intelligent and playful animals, the Cape otter is pleasant to observe.



CAPE SEA URCHIN



Their sharp spines provide a safe-haven from predators for young abalone

In 1994, sea urchins in the southwest Cape were almost wiped out by lobsters

They come in a variety of colours such as purple, green, pale or red

Standing on an urchin, particularly when entering or exiting the water, can lead to a painful wound with spines penetrating the skin and breaking off. If these spines are not removed, further problems may occur.

DECEMBER HOLIDAY RESTAURANT AND OFFICE HOURS

OFFICE CLOSED:

24, 25, 26 December 2026

1 January 2027

RESTAURANT CLOSED:

24,25,26 December 2026

1 January 2027

Telkom

We now have a dedicated contact person at Telkom who can assist with any queries or service-related issues you may experience. Please feel free to reach out should you require assistance.

Ziyaad

081 390 2266

Final message



Office hours:
Monday – Thursday: 08:00 – 17:00
Friday: 08:00 – 15:00
Last Friday of month: 08:00 – 13:00
Last Saturday of the month: 10:00 – 12:00
Weekends and public holidays: closed