



**WATERFALL**  
COUNTRY ESTATE

# WATERFALL PULSE

APRIL '26 VOL. 4



# Happy Easter

**7**

## **Clubhouse Pool Upgrades**

Investing in the Estate's ongoing lifestyle facilities.

**11**

## **A Hopping Success**

Celebrating an Estate tradition with families and loved ones.

**16**

## **Fitness Tips**

Motivation for your fitness routine as we move into the colder months.



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# CEO Review

## Dear Residents,

As autumn settles in, it's a good time to reflect on what makes a residential estate truly great and desirable in today's South African context. In discussions with peer estates' management and estate agents, I always ask the question, "What makes a great estate?" Their insights, combined with current 2026 market trends, paint a clear picture. Desirable estates continue to outperform broader segments, driven by the need for peace of mind, community and long-term value in a country where safety and convenience remain top priorities.

A standout estate rests on solid foundations: robust layered security that delivers genuine peace of mind, meticulous landscaping and maintenance that create pride of place, high-quality shared facilities that evolve with resident needs and strong governance backed by healthy finances and reserves. These come together to foster social connections, wellness and an effortless lifestyle for families.

A great estate does far more than provide a house - it builds community, supports family life across generations and protects and grows property values. Modern upgrades make a noticeable difference: refreshed bathrooms and cloakrooms, new gym equipment, safe and engaging kids' play areas, and facilities for teens such as padel courts or esports spaces all boost desirability. Padel, in particular, has experienced a remarkable boom across South Africa, with courts now integrated into lifestyle estates as a popular social and active amenity that brings residents of all ages together.

What sets "the place to stay" apart in a city or suburb is a careful blend of prime location, top-tier security, attractive aesthetics, evolving amenities and professional governance. Buyer preferences have shifted noticeably over the years - from traditional golf estates toward balanced, integrated lifestyle communities that emphasise wellness, family facilities, smart security and convenience. A 40-year-old buyer might prioritise active, modern amenities, community energy, and family-friendly spaces suited to growing households or flexible work. A 60-year-old may lean toward tranquillity, mature landscaping, reliable maintenance and relaxed social areas. Both generations are drawn to estates that feel vibrant, well-cared-for, and future-proof.

Central to success is a strong and committed HOA Board who carefully consider investment decisions, are comfortable making the difficult calls when needed and clearly understand their roles. An effective Board focuses on strategic oversight and governance, while giving management the space and flexibility to handle day-to-day operations.

# CEO Review (Cont.)

## Dear Residents,

Paired with professional staff and healthy reserves, this structure supports proactive upgrades, avoids surprise levies and keeps the estate competitive and stable.

Residents play a vital role in maintaining a great estate. Simple actions help enormously: keep your property neat and compliant, participate in community events, report issues promptly and contribute positively to shared spaces. Equally important is what to avoid - ignoring rules on noise, parking, or alterations that can quietly erode the appeal everyone enjoys.

We track progress with simple internal measures: resident satisfaction surveys, resale demand, maintenance response times, facility usage and feedback and key financial indicators such as levy collection rates, budget compliance and reserve levels. At this year's AGM we will take you through a scoresheet where we will share Management's score of the estate against the aforementioned criteria. We would welcome your assessment of where we stand as an estate and whether we are in fact growing our desirability status.

Thank you for your continued commitment to our shared home. Together, we are creating an estate that delivers real social, wellness and lifestyle benefits while safeguarding your most important investment and on that note we would like to welcome our new tenant at Gate 6 "Waterfall Print & Stationery".

Warm regards  
**KENNY GAYNOR**  
CEO





# Important Reminders

## Updated Banking Details for Levy Payments



We would like to remind residents that the HOA transitioned to a new administrative agent, ZDMGT, with effect from the 1st of March 2026.

Please use the updated banking details below for all future payments. Kindly note that banking details are only changed through formal written communication issued by the HOA.

Account Name: Waterfall Country Estate

**Bank:** First National Bank

**Account Number:** 63195417770

**Branch Code:** 250655

**Reference:** as per your statement.

Should you have any queries or concerns, kindly contact:

**[accounts@waterfallcountry.co.za](mailto:accounts@waterfallcountry.co.za)**





## Our Community Cares

### Young riders helping shape the future of the MTB Trails



It is always encouraging to see residents not only enjoying our Estate's facilities, but also taking an active interest in how they can be improved.

Fourteen-year-old Owen, together with a group of like-minded friends, has developed a strong interest in mountain biking and makes regular use of the Estate's trails. With a growing knowledge of the sport and a clear understanding of trail progression, the boys took the initiative to share their ideas and observations with the team.

Their feedback was thoughtful and constructive, focusing on how the trails could evolve to better support riders of different skill levels. Suggestions included progressive jump lines, bermed corners, improved flow, stronger safety considerations and general trail maintenance. Their input reflected both genuine enthusiasm for the sport and a clear interest in the future of the Estate's trail offering.

Following this engagement, the boys had the opportunity to meet with the team on site, where ideas were discussed and early conversations began around how rider input could help inform the next phase of the MTB trail upgrades.

This engagement aligns well with the Estate's broader trail development plans. While Phase 1 has focused on extending and formalising the route, Phase 2 will introduce additional features such as berms, rollers and technical elements aimed at improving the overall riding experience.

It is encouraging to see young residents engaging in such a positive and constructive way, not only making use of the Estate's facilities, but also contributing ideas for their future development. We look forward to seeing how this collaboration progresses.





# Lifestyle

## Clubhouse Pool Upgrade Complete



The upgrade of the Clubhouse pool has now been completed as part of the Estate's ongoing investment in its lifestyle facilities.

This was a labour-intensive project that involved the removal of cracked, outdated tiles and extensive preparation of the underlying surfaces. Residents in the surrounding areas may have experienced some dust and disruption while these works were underway, and we appreciate the patience shown during this period.

The refreshed pool area now offers an improved finish and forms part of the broader enhancement of the Clubhouse precinct.

We trust that residents will enjoy the upgraded facility as part of the Estate's wider lifestyle offering.





## Lifestyle (Cont.)

### Gym Upgrade: 12 Years Later

Work on the gym upgrade is now advancing across multiple areas of the facility, with contractors on site for extended hours as the refurbishment programme continues. The current phase includes a full repaint of the gym, the removal and replacement of flooring and the installation of new mirrors, an upgraded sound system and modern air-conditioning units. Collectively, these improvements are intended to strengthen both functionality and the overall training environment.

This upgrade is particularly significant, as no major refurbishment has been undertaken in the gym and pool area for more than 12 years. It therefore represents an important reinvestment in one of the Estate's key lifestyle facilities.

Built on Resident Feedback:

In May 2024, a comprehensive Fitness Centre Survey was conducted, with 185 residents responding to 22 questions. The results provided clear feedback on the areas requiring attention.

#### Key themes included:

- Strong demand for updated equipment across the cardio, strength, and free-weight areas.
- Requests for improved maintenance, cleanliness, and upgraded finishes.
- The need for better airflow, cooling systems, and an improved overall gym environment.
- Increased interest in functional training space, studio offerings, and a more premium look and feel.
- A clear view from many residents that the facility had become outdated and no longer reflected the expected Estate standard.

#### From Feedback to Delivery:

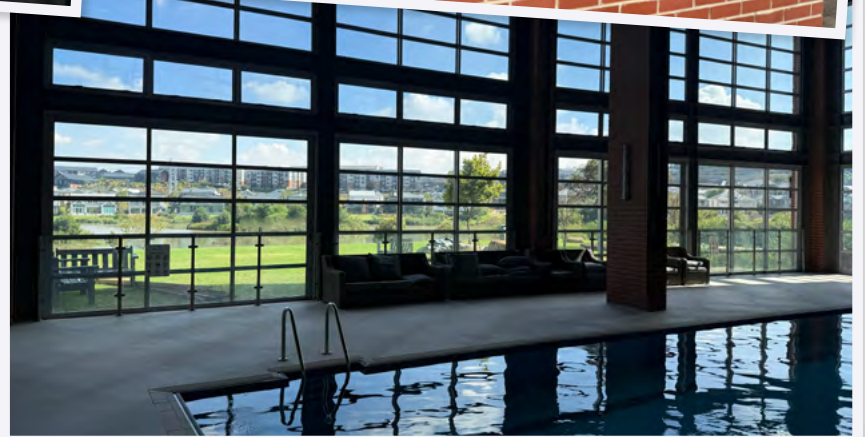
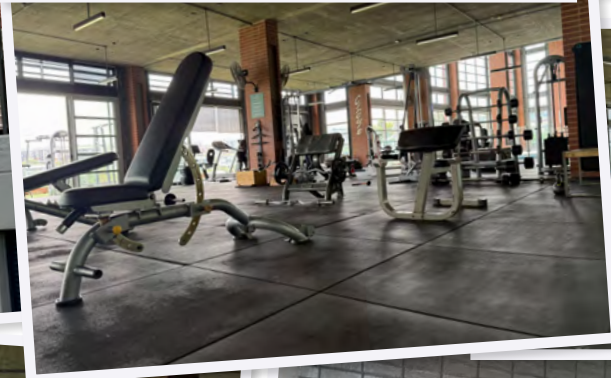
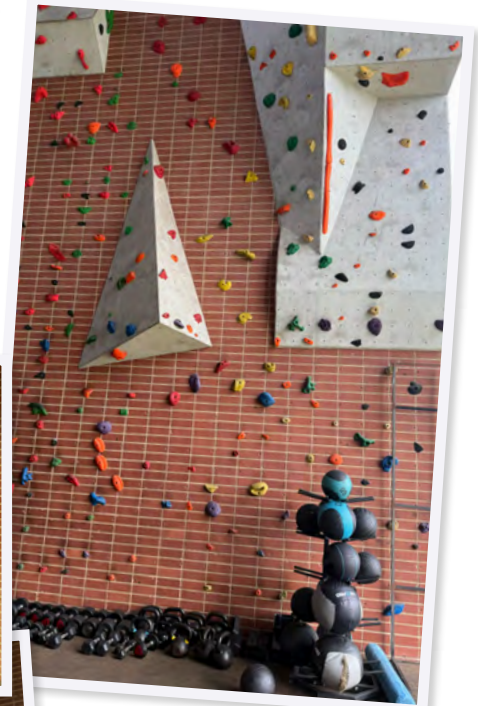
The current upgrade has been shaped directly by this feedback. The works now underway respond to the priorities raised by residents, including:

- New flooring, mirrors and finishes to modernise the space.
- Upgraded air-conditioning systems to address ventilation concerns.
- Improved layout and equipment zones to support better usability and flow.
- A renewed focus on creating a cleaner, more functional, and better-finished environment.

We thank residents for their continued patience and understanding while this project is underway. We are confident that the completed upgrade will deliver a significantly improved fitness space that strengthens our Estate's lifestyle offering and the overall resident experience.



# Lifestyle (Cont.)





## Lifestyle (Cont.)

### Bridge Upgrades County South: An Update

The persistent rainfall throughout April has delayed this project and completion is now expected by the end of June 2026.

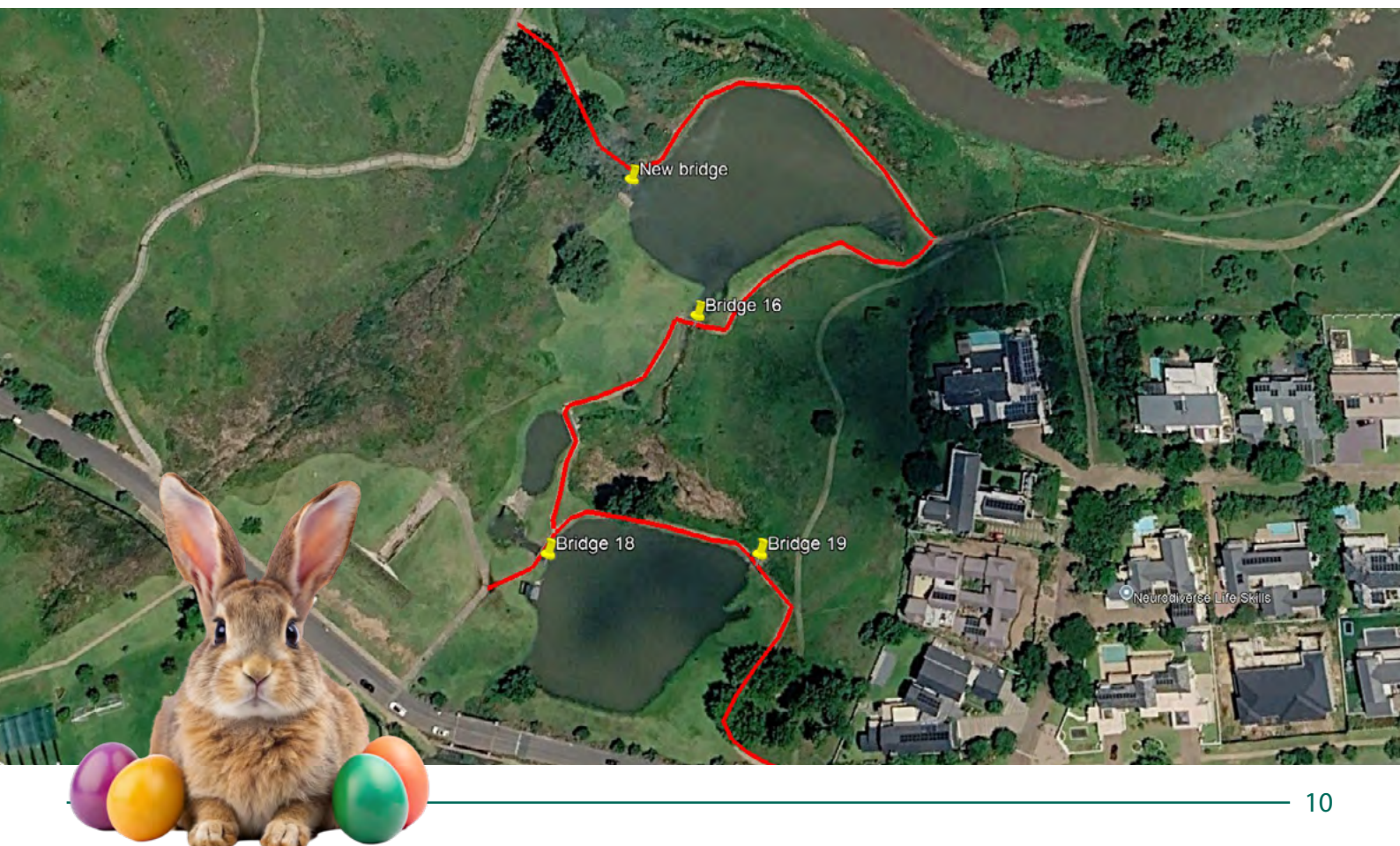
The scope of works includes the removal and replacement of Bridges 16, 18 and 19, which will be reconstructed in line with the steel bridge design already implemented across the Estate. This will ensure both architectural consistency and improved structural durability.

In addition, a new bridge will be constructed across the irrigation dam spillway. This will provide a clearer and more direct connection towards Augrabies Falls Boulevard, further improving route continuity and accessibility within the Estate.

During the construction period:

- The affected areas will be securely cordoned off to ensure the safety of residents, contractors and visitors.
- Existing pathways within these zones will be temporarily inaccessible.
- A temporary pathway will be established to maintain pedestrian access, providing an alternative route through to Riverbend.

Residents are kindly requested to observe all safety signage and access restrictions for the duration of the works.





# Reflecting on our April Events

## A Hopping Success: Annual Easter Event

Our Annual Easter Event continues to grow each year and this year was no exception. Held during the school holidays, it was wonderful to see so many families, including visiting loved ones, taking part in what has become a valued estate tradition.

A sincere thank you to all the parents who took the time to RSVP. We understand how busy family schedules can be and the responses helped us cater effectively for attendees, including a few additional little ones who joined on the day.

The afternoon was structured around age groups to support a safe and enjoyable experience for everyone. Each group made its way to Village Park, assisted by our Fidelity officers, where the Easter hunt began. With more than 200 children taking part, the turnout made for a lively and memorable afternoon.

The Easter egg hunt was well received, with children collecting their treasures and redeeming them for Easter-themed take-home gifts. The excitement and enthusiasm throughout the event contributed to a wonderful atmosphere.

Following the hunt, families enjoyed a relaxed arts and crafts session, where children created keepsakes to take home and added a creative element to the day.

As with all growing estate events, we continue to review and refine the experience. With attendance increasing each year, we will consider adjustments to next year's programme, including an earlier start for younger children.

Thank you once again to everyone who participated and contributed to the day. The Easter Event remains a special part of the estate calendar and we look forward to welcoming families again next year.





# April Events (Cont.)





# Environment

## A Growing Herd in Our Estate

Our natural environment continues to develop and this month brings further positive news from the Estate's wildlife population.

Following last month's update on the growing impala herd, we are pleased to share that the nyala herd has also expanded, with the arrival of two nyala calves.

The nyala were first introduced to Waterfall Country Estate on 21 July 2025, when a group of six, consisting of one male, four females and one calf, was released in the Country North area. Since then, they have settled in well, adapted to their surroundings and become an established part of the Estate's natural environment. The recent births are a positive sign that the herd is thriving within a stable and supportive habitat.

### Did You Know?

Nyala have a gestation period of approximately seven months, or around 220 days. Calves are usually born singly and are carefully hidden in dense vegetation during their first few weeks of life. Their mothers return periodically to nurse them, which helps protect the calves while they gain strength.

Residents are reminded to admire these animals from a respectful distance and to avoid feeding or approaching them. Their wellbeing depends on preserving natural behaviours and allowing them to remain wild.

We will continue to share updates as the Estate's biodiversity grows and develops.





# Compliance

## Clear House Numbering: A Small Detail That Matters

Resident safety remains our top priority. One of the simplest but most important ways to support emergency response teams is to ensure that house numbers are clearly visible from the street.

In an emergency, whether assistance is needed from paramedics, security officers or other response teams, clear house numbering can help reduce delays and enable faster access.

Residents are encouraged to check that house numbers:

- Are clearly visible from the road during both the day and at night.
- Are not obstructed by landscaping, walls or decorative features.
- Are adequately lit where possible to improve visibility after dark.

In accordance with the Estate's Architectural Guidelines:

### *11.11 House Number and Lettering*

Signs relating to the address and/or the name of the house are permitted, provided that the height of the lettering does not exceed 300 mm. Should a specific design for a house number be required, it may be submitted for approval.

Residents who are unsure whether their house number complies, or who wish to propose a new design, are encouraged to make contact for guidance.

For further assistance please contact, Arne Norval: [arne@waterfallcountry.co.za](mailto:arne@waterfallcountry.co.za)





# Clubhouse News

Waterfall Health & Beauty Clinic



## Spoil Mom This May!

### Top To Toe Spoil - R1900 per person

Indulge in our ultimate spa experience, designed to pamper & rejuvenate every inch of your body. This luxurious package includes:

- Coffee Scrub Back Exfoliation to smooth and nourish your skin
- 60-minute Hot Stone Full Body Massage to melt away stress and tension
- Fire and Ice Signature Facial to reveal radiant, glowing skin
- Classic Pedicure to leave your feet feeling smooth and refreshed

<b>Full Body Massage</b> R450	<b>Fire &amp; Ice Facial &amp; LED Mask</b> R1100	<b>Microneedling Face &amp; Neck</b> R1000	<b>Gel Hands &amp; Toes</b> R400
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May is the month dedicated to our wonderful MOMS!  
Enjoy 15% OFF any gift vouchers purchased for a MOM!

 To make a booking whatsapp us on **0724399310**





# Clubhouse News (Cont.)

## Fitness Tips for your gym workout

### Different Season, Same Goals

When the seasons change and the mornings become colder, it is natural to feel less motivated and for routines to slip. Shorter days and lower temperatures may make staying indoors more appealing, but winter does not have to interrupt your progress. This is a good time to refocus and build habits that will carry you through the colder months. Staying consistent now will place you in a stronger position later in the year.

#### Action points:

- Plan your training days and times in advance.
- Treat workouts like appointments.
- If mornings feel difficult, consider training later in the day.
- Aim for consistency rather than perfection.
- Keep sessions short and effective.
- Have a workout plan before you arrive.
- Remember that a 30-minute workout is better than missing the session altogether.

It is also important to **warm up properly**. Cold weather can leave the body feeling stiff, so allow a little extra time to prepare before training.

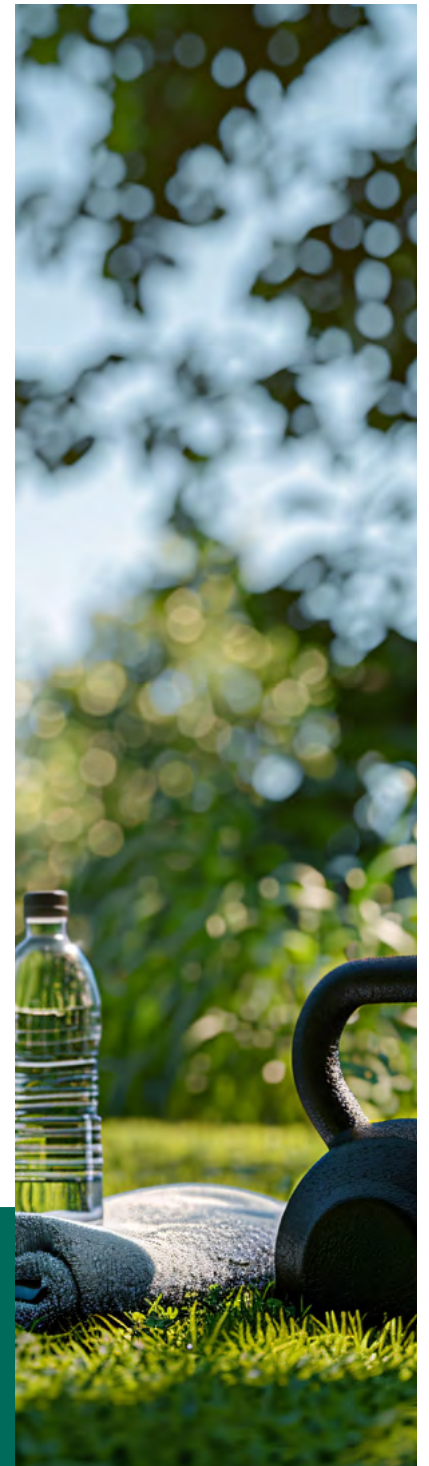
- Start with 5 to 10 minutes of light cardio.
- Include mobility work for key joints.
- Ease into heavier exercises with warm-up sets.

**Recovery** should remain a priority, particularly during winter.

- Aim for 7 to 9 hours of sleep.
- Stay hydrated.
- Maintain regular daily movement.
- Prioritise protein in your meals.

Training during winter may feel more demanding, but discipline remains more important than motivation. Continue showing up, stay consistent and keep to your routine. The work done now will make a meaningful difference later in the year.

Always bring your own sweat towel to wipe away perspiration and to use a personal water bottle to avoid sharing. Additionally, wash your hands before and after your workout to **minimise the spread of germs and maintain a healthy gym experience**.





# Clubhouse Sporting Activities

## Monthly Gym Activity at the Clubhouse

**WATERFALL**  
GYMNASIUM

# YIN & YANG

*CALM MEETS INTENSITY*  
*BALANCE MEETS POWER*

EXPERIENCE THE PERFECT BLEND OF CALM AND INTENSITY IN THIS UNIQUE 60-MINUTE SESSION.

Start with 30 minutes of flowing yoga  
Improve mobility, flexibility, and your mind-body connection  
Then shift into a high-energy full-body workout  
Build strength, elevate your heart rate, and finish feeling powerful

HOSTED BY: PULANE & KATLEGO

**TIME:**  
• 08:30 – 09:30

**DATE**  
**13 JUNE 2026**

FLOW. PUSH. BALANCE.

FLASHFITNESS

## KARATE CLASSES

REGISTRATION NOW OPEN

**CONTACT: SENSEI TRISHEN NAIDOO**  
**(FORMER SA KARATE CHAMPION)**  
**CELL: 0837248251**  
**IG: TRISHEN\_NAIDOO\_FITNESS**

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**WATERFALL GYMNASIUM** | **THURSDAYS** | **FROM 15:30**

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**AFFILIATED TO KARATE SOUTH AFRICA**

## Swimming with Glide Swimming School

# SWIM LIKE A CHAMPION WITH GLIDE THIS SUMMER

DIVE INTO FUN LESSONS, NEW SKILLS AND WATER CONFIDENCE - PERFECT FOR BEGINNERS AND ADVANCED SWIMMERS

- 30 Minute classes
- Maximum 3 per class
- Selection of venues
- Nurturing and skill focused lessons for all ages

GLIDE SWIM SCHOOL

ADMIN@GLIDESWIMMING.CO.ZA  
074 195 2902 OR 071 186 7975



# Clubhouse Sporting Activities (Cont.)

## Courtside Precinct

Interest in padel at the Courtside Precinct continues to grow, and it is encouraging to see such strong participation.

We recently conducted a Padel Court Survey to better understand which dates would work best for hosting Padel Socials. Thank you to everyone who took the time to share their input.

The survey results indicated a preference for evening events, and the first socials were held on Wednesday, the 15th of April 2026 and Thursday, the 16th of April 2026.

Please see on the side the winners for that week. Kindly note that the socials will commence on a full-time basis once the holiday period has concluded.

**COURTSIDE PRECINCT**

**CONGRATULATIONS TO OUR TOP 3**

**WINNER**  
**TEAM 1**  
Clare & Novashen

**TEAM 2**  
Faaiza & Ricardo

**TEAM 3**  
Sarah & Samir

**FLASHFITNESS**

**COURTSIDE PRECINCT**

**COURT SIDE SOCIALS**  
**2 WEEKLY SOCIALS!**

Join us every week for fun, competition, and community on the padel court:

- Wednesday: King of the Court
- Thursday: Americano

Connect, compete, and have fun! All skill levels welcome.

**JOIN THE PADEL SOCIAL GROUP:**  
Scan the QR code below to connect with fellow players, RSVP, and stay updated on socials.

**FLASHFITNESS**

**COURTSIDE PRECINCT**

**CONGRATULATIONS TO OUR TOP 3**

**WINNER**  
**KAVIR**  
**RESULTS**  
Record: 5-2-0  
Points Difference: 36  
Total Points: 74

**NOVASHEN**  
**RESULTS**  
Record: 5-1-1  
Points Difference: 26  
Total Points: 69

**VINOTH**  
**RESULTS**  
Record: 2-2-3  
Points Difference: 12  
Total Points: 62

**FLASHFITNESS**



# Clubhouse News (Cont.)

New Falls Offerings for 2026



**Falls**  
RESTAURANT

## SMASH MONDAY

4 HOUSE SMASH BURGERS, GIANT CHIPS,  
CRISPY ONION RINGS AND BOTTOMLESS SODA

FROM 17:00

# R395

SIT DOWN ONLY

**Falls**  
RESTAURANT

## TERRIFIC TUESDAY

BUY ANY 2 PIZZAS GET 3<sup>RD</sup> FREE  
(LOWEST PRICE FREE)

T'S AND C'S APPLY  
SIT DOWN ONLY



# Clubhouse News (Cont.)

New Falls Offerings for 2026



**Falls**  
RESTAURANT

**WEDNESDAY  
SPECIAL**

**1KG CHICKEN WINGS  
AND BOTTOMLESS SODA**

— FROM 17:00 —

**R200**

T'S AND C'S APPLY  
SIT DOWN ONLY

**Falls**  
RESTAURANT

**Sushi  
THURSDAY**

**HALF PRICE SUSHI  
LIMITED MENU**

INCLUDE POKE BOWLS

— T'S AND C'S APPLY —

**SIT DOWN ONLY**



# Upcoming Events

Estate Halloween  
SATURDAY 31 OCTOBER 2026



# HALLOWEEN

WATERFALL  
COUNTRY ESTATE

SATURDAY, 31 OCTOBER 2026  
SAVE THE DATE

DON'T MISS OUT!





# Welcome to Our New Team Members



On Friday, the 17th of April, the CEO hosted a welcome coffee for our newest team members at Waterfall Country Estate.

The session provided an opportunity for introductions, connection and alignment, helping new staff members understand both their roles and the standards and culture that underpin the Estate.

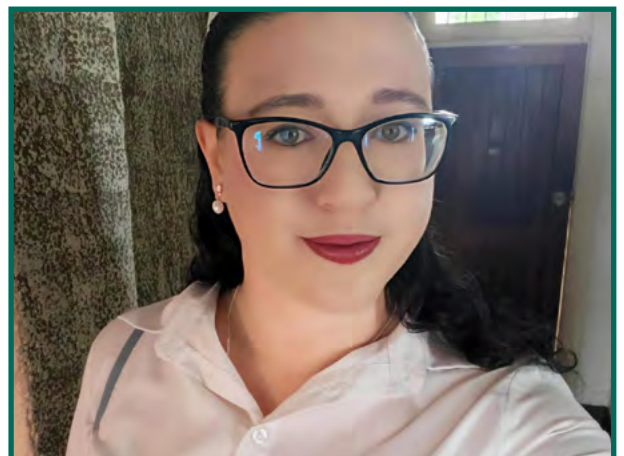
A key focus of the morning was a reminder of the Estate's values, which continue to guide how we work, interact and serve residents each day. These values remain central to the way we operate:

- Integrity
- Diversity
- Respect
- Agility
- Responsiveness
- Community and Environmental Participation

**New Members**  
Siyabonga Buthelezi  
Mthokozisi Excellent Magudulela  
Maredi Kind Mothapo  
Nadia Olivier

As the Estate continues to grow, it remains important that these values are reflected consistently across every department and in every interaction.

We welcome our new team members and look forward to the contribution they will make to Waterfall Country Estate.





# Staff Contact Details

Our staff contact details are as follows:



## CEO

Kenny Gaynor - (010) 591 4671  
[kenneth@waterfallcountry.co.za](mailto:kenneth@waterfallcountry.co.za)



## Financial Manager

Karishma Misa – (083) 307 4780  
[karishma@waterfallcountry.co.za](mailto:karishma@waterfallcountry.co.za)



## Facilities Assistant

Grant Greenhead – (066) 197 5050  
[grant@waterfallcountry.co.za](mailto:grant@waterfallcountry.co.za)



## Security Manager

Dion Ramushu – (066) 197 5064  
[dion@waterfallcountry.co.za](mailto:dion@waterfallcountry.co.za)



## Risk Manager

Clint Olivier – (066) 297 9305  
[clint@waterfallcountry.co.za](mailto:clint@waterfallcountry.co.za)



## Compliance Manager

Arne Norval – (079) 678 8257  
[arne@waterfallcountry.co.za](mailto:arne@waterfallcountry.co.za)



## Field & Facilities Operations Manager

Arno Botha – (072) 052 0375  
[arno@waterfallcountry.co.za](mailto:arno@waterfallcountry.co.za)



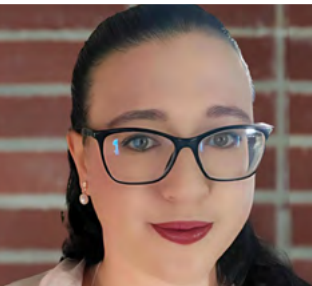
## Field and Environmental Supervisor

Luvuyo Nqweniso – (066) 197 5060  
[luvuyo@waterfallcountry.co.za](mailto:luvuyo@waterfallcountry.co.za)



## Communication and Events Manager

Sindy Tomsett – (082) 727 7180  
[sindy@waterfallcountry.co.za](mailto:sindy@waterfallcountry.co.za)



## Office Administrator

Nadia Olivier – (071) 138 8957  
[nadia@waterfallcountry.co.za](mailto:nadia@waterfallcountry.co.za)



## HOA Coordinator

Ofentse Phahla – (079) 801 7926  
[ofentse@waterfallcountry.co.za](mailto:ofentse@waterfallcountry.co.za)



## Maintenance Team

Joseph, Evans,  
Fanie & Freedom



# Emergency Contact Numbers



**Control room is available 24/7  
at (010) 591 4879**

[info@waterfallcountry.co.za](mailto:info@waterfallcountry.co.za)

Please save these numbers to your phone

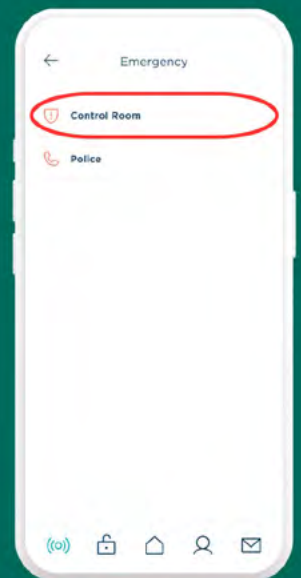
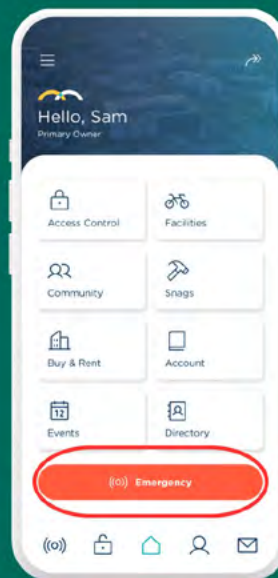
<b>Estate Security Control Room</b>	<b>010 591 4879</b>
<b>Fire Ops Fighting &amp; Emergency Service</b>	<b>083 622 6026</b>
<b>Ambulance (Netcare 911)</b>	<b>082 911</b>
<b>Netcare Waterfall City Hospital</b>	<b>011 304 7897</b>
<b>Snake Removal</b>	<b>083 622 6026</b>
<b>SAPS Call Centre</b>	<b>10 111</b>
<b>Midrand SAPS</b>	<b>011 347 1600</b>



## Need to reach the Control Room?

1. Click the Emergency Button on the GO Waterfall App.
2. Call the Control Room directly.

GO WATERFALL





# April HOA Notices

**Missed any of our communication notices this month? Don't worry!** We have outlined the notices and the respective dates they were posted on Community Connect for you below. Please visit the HOA Broadcast Group on Community Connect and stay up to date!

Name of Communication	Date posted on Community Connect
Important Notice: Temporary Gym Closure	30.03.26
Annual Easter Hunt – Event Details & Thank You	31.03.26
Mandatory Registration of Dogs & Cats on the Estate	01.04.26
Waterfall Pulse Newsletter March 2026	01.04.26
April Fools!	01.04.26
Gas Leak in Country South	02.04.26
Gym Upgrade Update	02.04.26
Gym Upgrade Update - Revised Reopening	13.04.26
Gate Two (2) Off-line	19.04.26

