

# Whale Rock Home Owners Association Chairman's Report – November 2022

Whale Rock Heights continues to be a wonderful place to live. New houses continue to be built and the Estate continues to thrive. As I write this report eight new houses are currently being constructed and another two extended. There are now 51 houses built on the Estate.

Plots are changing hands and new plans are being presented regularly.

In respect of security Rob Kearns and Mike Wallace (Security Trustees) have kindly compiled the following report:

## General:

Security in and around the Estate has been running smoothly with regular interaction between the estate manager, the HOA security team and Plett Security. Otto Olivier and his team continue to provide us a good service and very often go over and above the terms of our SLA. They are actively involved in Fire fighting training and regularly use WRH as the area for training the Kdivision. Otto is continually making recommendations to improve the overall security and his advice is very often followed.

## Camera System:

The camera system has been working without problems. Throughout the year we have made some adjustments where and when necessary. The monitoring of our camera system in the control room has been operating for quite some time now and our estate has a dedicated monitor in the control room.

The increased hours of loadshedding are however presenting problems with our battery backup systems and we are currently investigating a solution for these. We may have to replace the current inverters and Lead batteries with bigger units and Lithium batteries

#### Guard House:

The facial recognition system implemented at the gate to identify and record access for contractors, domestic workers and gardeners is operational and whilst this has improved the bottleneck at the gate, the increased number of contractors places enormous strain on the system and the officers. At this time however no further system improvements are envisaged. This situation is being monitored and will receive attention should it become necessary.

#### Patrols:

Our security officers continue to patrol the Estate at regular intervals and this together with the continuous monitoring of the camera system has helped us to stay up to date on what is happening in and around the estate.

#### Electric Fence:

We installed two new Nemtek Druid 28 Energisers to power the fence. These Energisers make it possible for remote control. We are having some teething problems with the energisers and Nemtek visited the estate on 16<sup>th</sup> September to investigate. Their recommendations will follow shortly after which the appropriate action will follow. In the meantime however the fence is operational.

New signage was installed on both sides of the entrance road. Lights have been fitted to illuminate these.

Alfred also continues to work for the estate and has finished a number of jobs which have improved the overall appearance. The electrical boxes have been painted, with one having to be totally replaced. The fire hydrant boxes have also been painted.

Towards the end of 2021 firebreaks were cleared and are now kept under control by Alfred. Thank you Alfred for all your hard work.

The Landfill Site (old dump) has finally been decommissioned and rehabilitation work finished. I am sure you will all agree it looks a million times better!

The old broken wooden benches around the pond area have been replaced by new benches.

Our Estate Manager, Chris Coetzee can be found working from his office. Do go and introduce yourselves to him. If you have any problems he is your first line of help in getting them sorted out and it is so much nicer for him to be able to put a face to a name. He oversees all work being carried out on the estate including building works.

Earlier this year we held a Whale Rock Heights Braai. We had a wonderful day for it and were lucky enough to be able to use the Rugby Club as a venue. Thank you everyone, and in particular the Taylor family, who helped organise and arrange this super event. We definitely hope to repeat this in the not too distant future.

As you will see our finances remain in good order. Thank you too to PPM. Lizelle Engelbrecht and Patrick Sassin who are consistently on hand to help with any problems and to ensure the smooth running of the estate finances and administration.

Lastly, but certainly high on my agenda, I would like to thank all Trustees' for their hard work and support over the past year. Allan Appel, Rob Kearns, Gavin Hurley, Theo Tolmay, Mike Wallace and Hannes de Wet, the time and effort you put into the estate's affairs is very much appreciated by everyone.

Wishing you all a good year to come.

Regards,

Caroline Clarke

Chairman.