



# NEWSLETTER



New home in progress -  
Summer Place

New site started.

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## Message from the Vice-Chairman

*Caroline Clarke*, our long-standing Chairlady who works tirelessly for our Estate, is taking a well-earned sabbatical. She will be blessed with a visit from her two sons who reside in the UK and in May will return "home" for an extended stay, returning to Plett mid-September.

The year has got off to a relatively quiet start, but building activity continues at a frenetic pace and the majority of the new builds are on schedule for completion on the due dates. Our estate manager, Chris, continues to exercise control over the contractors and their staff. Despite the difficulty in sourcing suitable suppliers to undertake the major projects on his "to do" list, there is a noticeable improvement in the look and feel of the Estate.

We have noted that the Robberg Quarry appears to be working extended hours and on weekends. We approached the management of the quarry who informed us that they are currently unable to keep up with demand for materials because of downtime resulting from the ongoing electricity load shedding. The owners have been forced to invest a considerable sum of money to acquire a large generator which will be commissioned in May, latest mid-June.

You will note that we have updated the Conduct Rules which were circulated on 22 February. The few important changes were marked up in yellow.

We should like to remind Owners that it is not permitted to conduct a business from a residence without the approval of the Trustees. A lot of unpleasant interaction, and even the resorting to legal advice, can be avoided if the Conduct Rules are abided by.

Your estate is in a good financial position with healthy cash reserves. Other than a few areas which are being addressed, both revenue and expenditure are in line with the budget.

*Allan Appel*



Magnificent new homes, all in different stages

# DEVELOPMENT ON ESTATE

## RECENT PROJECTS Completed

- Upgrading of security system with a new facial recognition scanner which ensures quicker access/egress at the gate.
- Water meters have been installed on several of the older residences and currently all houses completed and under construction can be metered.
- The 14 stopcocks for the bulk water supply in the Estate have been located and serviced and are fully operational. We apologise to those Owners whose pavements and gardens were disturbed where the access points were covered by grass and/or plants..
- Vertical alignment of 10 streetlights enclosures.
- Painting of 12 fire hydrant enclosures.
- Enclosure of south-western side of mini substation below erf 8629.
- Servicing of two-substations and a re-paint of the exteriors.

## HANDOVER OF BIKE



A huge thank you from **Alfred** for all your wonderful contributions which enabled us to purchase this fantastic bike. We also got a helmet and lock to go with it. There were some surplus funds which we will use to get the bike serviced next year. One happy man!

## PROJECTS IN PROGRESS AND Planned

### Work will commence shortly: -

- Subterranean drainage to lead water to the nearest storm water drains. Quotes have been obtained –
  - on the upper-west side of Blue Whale Crescent, erven 8580 to 8657
  - on the upper-west side of Southern Right Drive, erven 8613 to 8614
  - On the upper-west side of Southern Right Drive, erven 8624 to 8625 and linking it with existing subsoil drainage.

### Ongoing repairs: -

- Collapsed sections of roads and areas around manhole covers.
- Replacement of damaged/broken kerb stones outside completed homes on an ongoing basis.
- Levelling and repairs to the pathways around the pond.

## STATUS OF THE 111 PROPERTIES IN THE ESTATE

- There are 54 completed residences.
- 12 new builds in various stages of commencement and completion. 7 New homes should, weather permitting, all be completed this year.
- A further 5 new plans have been submitted for Council and architectural committee approval.
- 9 Stands have been purchased to protect views and there are no plans to develop at these at this stage.
- Leaving 36 vacant stands currently.

## Security

Since the last security report, nothing of any major significance has occurred regarding security related matters.

- No crime of any nature has been reported either within the estate or in close proximity to our fences.
- The monitoring and maintenance of the cameras as well as the maintenance of the electric fencing is ongoing and our estate manager, Chris Coetzee, plays a big part in ensuring that the service providers carry out the functions for which they are employed. He also carries out regular inspections of the palisade fencing and is currently evaluating some relatively simple, inexpensive improvements to the fencing.
- Due to the extent of the loadshedding, and the impact this has on the security systems, we decided to upgrade the backup inverter system in the guardhouse and a 5kW system with Lithium-Ion batteries has been installed. This provides power to the guardhouse, the camera system, and the electric fence.
- We have recently met with Mr Otto Olivier to discuss possible improvements to the access control system and a small trial is under review. News will follow as this develops.