



Reserve Manager's Monthly Report

February 2022

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1. Building projects

- Third draft plans for unit 22 were submitted in January after the second draft fell short of the aesthetic requirements. The aesthetics committee reviewed and approved the plans during the first week of February 2022.
- Unit 75 has started with initial preparatory work on site before commencing building operations in March.
- Unit 34 submitted amended plans at the end of the month. These will be reviewed by the aesthetics committee early in March.
- A meeting is scheduled early in March with Deon Nel to get the full application for the increase in floor area from the current 250m² to 570m², prepared for submission.

2. Environment

- Three beach clean-ups were conducted for the month. Overall, the beaches were not that badly soiled with between 3-4 bags being collected per occasion. The beach to the west of our western beach entrance was also cleaned. We will clean the beaches weekly for the remainder of the summer months.
- On one of our beach clean ups we came across two seagulls with food poisoning. Rene Hodges was contacted who collected the birds for treatment. Rene said that they were already treating many seagulls with food poisoning. It appears the birds frequent the municipal dumpsite along the N2 adjacent to Petro SA.
- We continue to note excessive mole activity in the firebreak adjacent to stands 69 and 68. This makes the cutting of this area with our sit-on lawnmower challenging.
- I inspected the two-track road in the reserve section, and it is badly overgrown towards the western boundary and the last portion in the dry riverbed is also badly overgrown. We will first attempt to cut back the overgrowth in the dry riverbed section.
- We are investigating the possibility of changing the fire hydrants from below surface to above surface hydrants to ease maintenance and operation of the hydrants. To this end we opened one of the underground hydrants to confirm the connections to the main water line. This has highlighted exactly what will be required to make the change. Quotes are being sourced.



3. Estate Projects

- **Main Entrance Road:** On 18 January we had a site visit with Petru Koen from Trucon. Trucon were involved with the beach roads in the Estate. They have provided us with a quote for the repair and sealing of the main entrance road. The quote is currently being considered.
- **Reserve Road and firebreaks:** Pieter from Anderson Trading has provided us with a quote for the rehabilitation of the two-track road in the Reserve area. We have challenged him on his TLB rates and await an updated quote. We are pursuing other service providers as well.
- **Office upgrade:** The inside of the office block will be painted during the first quarter of this year once the roof leaks that appeared after the heavy rains towards the end of last year have been repaired.

4. Water

- Water usage for the month of February was measured on 25 February. Water usage on the Estate increased in February from 429kl in January to 555kl in February. Bulk water usage also recorded an increase to 600kl compared to the January bulk usage figure of 470kl. The bulk figure is more than the residential consumption as the fire hydrants and hoses were all tested during the month. The office block and pumpstations also do not have water metres to measure their consumption. We will start with a process to rectify this. If usage is not measured it cannot be controlled. Two units consumed over 50kl for the month, both with swimming pools.

5. Employees

- Our employees missed 6-man day shifts due to illness.
- A total of 2 shifts were lost due to inclement weather.

6. Maintenance Performed

- At the sewerage plant all appears to be in order and operating as expected. We seeded the plant twice during the month with bio-enzyme granules and once with chlorine tablets. The area around the holding tanks, gravel beds and perimeter fence required some re-spraying to kill off some stubborn weeds.
- All the pumpstations were checked weekly during the month with no breakdowns to report. May this trend continue.

I will continue to stress the importance of discipline from our residents and their guests as to what items are flushed down the toilet. Earbuds, tampons, nappies and used face masks CANNOT be allowed to enter the sewerage system. I would urge residents to put up signage in guest toilets to make guests aware of our natural sewerage system.

- The water troughs located at the pumpstations were all cleaned, painted with waterproofing, and filled with fresh water twice during the month.



- We continue to clean the area at the N2 Vleesbaai turn off monthly.
- The verges at our main entrance were sprayed to kill off the weeds.
- The main entrance road and adjoining pavement areas were sprayed to kill off the weeds.
- The bushes bordering our main entrance road were all trimmed back. Ratchet loppers were purchased to make this task easier, quicker, and neater.
- The mole mounds were raked flat at two locations in the firebreak.
- We have started to cut back the overgrowth along our north-western perimeter fence. This is the portion of fence on route to the waterfall.

- We sprayed the embankment next to the office. This is in preparation for the flowerbed we are planning for this area.
- The stairs down to the deck had to be repaired as one of the sections had completely failed. It was discovered that the screws mounting the supporting beams to the structural poles were simply too short.
- Speedies were on site to check the operation of our fire hydrants and fire hoses. Each hydrant was physically opened. Ten of the fifteen failed because they were difficult to open. The standard is such that a young child should be able to open the hydrant. This has not been the case here since my arrival. We have sprayed lubricant and tested the hydrants on a quarterly basis, but the hydrants have never been easy to open. This situation has added further weight to having the hydrants changed to above surface hydrants.
- The firehoses were also tested, and one of the six hoses burst. A new hose has been ordered and the quote approved.



7. Security

- Only one incident to report for the month of February.

- On 21 February at 15h30 our contractors gate closed on a delivery truck from Triton. The truck was entering the premises slowly when the gat started to close. The back of the truck was too high to break the beam and the gate started to close. When the gate closed on the truck, its forward momentum pulled the gate forward, which in turn pulled the pillar which broke in two. We had to topple the pillar over to prevent any damage to the gate motor and gate itself. Once the pillar has been re-built, we will install two beams at different levels to prevent a recurrence of this incident. The truck was not damaged.



- Nothing suspicious was observed along the perimeter fence on the Eastern boundary adjacent to the fishing cottages during my inspections.
- I am happy to report that the quality of the night shift patrols was of a very good standard during the month.
- Residents are requested to please report any security issues to myself or Mark Bowden.
- The nightshift guards had to operate without the bicycle for a couple of shifts as it was in for repairs. I communicated my displeasure with this situation as it is becoming a too common occurrence.
- I am pleased to report that all the beams and cameras operated as expected after the repairs of last month. The western beam cable was inspected at various locations with no obvious damage observed. This buzzer in the security office is still inoperative.
- Phillip overslept one morning which resulted in Xola, who was on nightshift, having to stay on until 09h00. Niqua were informed of my frustration with this situation as I do not want guards to work double shifts. The necessary disciplinary action will be taken.

8. General

- Residents are requested to ensure all doors and windows are closed and locked before returning home after the holidays.

- On 13 February emergency services had to make use of our western beach entrance to assist a resident from Springerbaai who had fallen and broken their arm. Thanks to all the residents who assisted.
- Three picnic sets were collected and placed at the deck and under the trees at the western parking area. ENJOY.
- The large tortoise made an appearance just west of the office block. First time this summer that I have seen it.

