



Reserve Manager's Monthly Report

August 2023

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1. Building projects

- A final occupation certificate was issued by Mossel Bay Building Control for unit 13. The building deposit has also been refunded.
- At Erf 42 building operations have progressed well. Most of the external plaster has been completed. Roof construction is nearing completion.
- The new colours for unit 61 were approved and painting will be completed first week in September. The landmark “yellow house” is no more.
- Our appeal application has been scheduled to be heard by the Appeal Board on 19 September. This is a week later than the 120 days originally given to deal with this process. We remain optimistic for a favourable outcome.
- Residents are reminded that all alterations, no matter how small or insignificant they may appear, require HOA and Municipal approval. Please do not undertake alterations without the requisite approvals. Transgressions will be reported to the Municipal building control.
- Residents are requested to ensure their homes always remain in a good state of repair and their gardens kept neat.

2. Environment

- Beach clean-ups were conducted every second week during the month. Overall, the amount of refuse collected was minimal, with only a single bag being collected on each occasion. As in the past we have noted that the beaches are substantially cleaner during the winter months compared to the summer months.
- Residents are requested to contact me or Rene Hodges if any baby turtles are observed on “our beach”. We have been issued with turtle transit boxes so that the baby turtles can be taken to the two oceans aquarium for rehabilitation and future release back into warmer waters. **Please do not throw the baby turtles back into the water.**
- We have started pruning the internal firebreak to its required width of 3m, as per fire department regulations. The cuttings are being dumped in the trench adjacent to the grassed area next to the parking area at the western beach road. The cuttings are being removed so as not to increase the fuel load of the bush adjacent to the firebreak.

3. Estate Projects

- **Beach Roads:** Trukon is on site and have completed basic preparatory work. The cracks on both the east and western beach roads have been cleaned out with compressed air, filled with liquid tar, and covered with crusher dust. The next step is to repair the major imperfections and depressions in the existing road surfaces, where after the resurfacing will commence. The aim is to have these roads re-surfaced by year end.



- The main entrance road will also be attended to as a couple of cracks and a depression have formed as a result of the excessive rainfall we experienced early in the winter season.



- **Pumpstations:** I spent a morning with Walter from Coastal Armature Winders in George to get his input regarding options to overcome potential prolonged power outages. They specialize in the repair and maintenance of sewerage pumps. Walter advised that we do not replace our 18.9kw pumpstation No 1 pump with a smaller pump, even if it is currently running at 50% efficiency. A better strategy would be to replace the soft start with a Variable Speed Drive (VSD). With a soft start, the amps spike to 60A on start up and then drop to 20A once the pump is running. This would necessitate at least a 40Kva generator to keep the pump running during power outages. With a VSD installed the power can be gradually ramped up to a constant 20A. This would allow us to get a much smaller 20Kva, portable generator.

The other issue is the lack of a backup pump, should we experience a breakdown. A backup pump is essential because we only have a single pump in each sump. The cost of a 19Kw pump is around R175000 and R108000 for a 7Kw pump. We require at least a 7Kw pump as a backup.

The pumps also need to be serviced, and to this end I need to supply Walter with all the pump specs. These are located on a tag on top of each pump. I have emptied all the sumps and taken fotos of the tags. No 1 pump is illegible and will require getting into the sump to obtain the detail. Once Walter has all the info, he will provide us with quotes for the maintenance of our pumps.



4. Water

- Water usage for the month of August was measured on 25 August. Water usage from the homes on the Estate increased in August from 489kl in July to 613kl in August. This increase is mainly due to higher occupancy rates and lower rainfall for the month. We were able to measure the bulk water again as the road to the reservoir was passable. The bulk water reading was 654kl for the month. Three units used over 50kl for the month, again all with swimming pools.

5. Employees

- Two shifts were lost due to inclement weather.
- France missed one shift due to illness.
- One shift was lost due to a public holiday.
- A coaching session was held with France and Xola on 11 August to sharpen up on our maintenance standards and operating procedures.

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 chlorine tablets.
- Pumpstations 1,2 and 3 ran on auto for the entire month without any breakdowns.
- **Just another friendly reminder to our residents and their guests to please refrain from placing foreign objects into our sewer system. Foreign objects include earbuds, teeth flossing apparatus, tampons, sanitary towels, nappies, tissues and facial cleansing pads.**
- At pumpstation No 4 I removed the float switches as a result of the breakdown we experienced last month. The operation of the pump and associated electronics were tested by operating the float switches manually. The pump and electronics worked as they were supposed to. These will be monitored in the coming months. The sump gets emptied about once a month.
- The water troughs located at the pumpstations were all cleaned and filled with fresh water twice during the month.
- We continue to clean the area at the N2 Vleesbaai turn off monthly.
- The viewing deck was cleaned twice during the month.
- The sewer line that runs between erwen 12 and 16 was suspected to be blocked. The manholes at erwen 12, 14 and 16 were lifted and the sewer line was found to be open and operating as expected. U traps inside units need to be kept filled to prevent odours from the main sewer line entering the units.

- The fire hydrant at the cul-de-sac on the eastern beach road was finally tested. No leaks were detected, and the excavation was closed.



- The suspected leak on the main water line supplying erwen 83 and 84 was located. As soon as we have the requisite parts and tools for the job, the leak will be repaired.
- The rust on the Estate bakkie loadbin and trellis was sanded and treated with rust converter and primer. I removed the trellis to make the job a little easier. The treated areas were re-painted with spray paint. The trellis was re-installed after painting.



7. Security

- No major incidents to report for the month of August.
- Nothing suspicious was observed along the perimeter fence on the Eastern boundary adjacent to the fishing cottages during my inspections.

- I am pleased to report that the quality of the nightshift patrols have improved after my discussions with the Niqua area manager.
- Residents are requested to please report any security issues to myself or Markus Kilian.
- Frans van der Pol and I spent a day tracking the fault on the PTZ camera system on the eastern side. The feed to the security office was intermittent. No faults were found at the camera itself. The feed to the office was tested and was also found to be good. The problem was narrowed down to the DVR connections or a faulty DVR. New connectors will be purchased and installed. If the fault persists the DVR will have to be replaced.
- Signage for our second escape route was ordered, designed and delivered. These will be installed in September.

8. General

- **Speeding:** Residents, their contractors, and service providers are kindly requested to adhere to the 30km/h speed limit in the Estate and the 60km/h speed limit on our access road. With summer approaching, children, tortoises and other wildlife will be up and about and crossing our roads. We **DO NOT** want any accidents please.
- We urge residents to please make use of the blue bags for re-cycling. This includes paper, cardboard, tin, glass and plastic items. No polystyrene please and definitely no household waste in the blue bags. One such item means the whole bag is left behind.
- We also request that owners remove all polystyrene from boxes and place it in the black bags.
- Please ensure all refuse is placed on the pavement before 08h30 on Wednesday mornings and that all refuse bags are sealed. Do not place bags on the pavements on Monday mornings.
- Homeowners are reminded to ensure all doors are closed and locked, and all lights are switched off before vacating their holiday homes.
- Residents are also reminded that all cleaning ladies and gardeners must be registered at our security office and **MUST** also sign in and out every time they enter the estate. We need to know who is on the Estate at all times. Your co-operation in this regard will be appreciated.
- Vygies in flower give us a small taste of the west coast flower season.

