



Reserve Manager's Monthly Report

September 2023

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1. Building projects

- At Erf 42 building operations have progressed well. The unit has been plastered and painting has been started.
- Our appeal application was heard and subsequently approved with certain conditions. The attached document sets out the conditions. Jaco and Frans from Exco need to be congratulated for their efforts as well as Kobus Steyn and Deon Nel.
- 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 week during the month. Overall, the amount of refuse collected was minimal, with only a single bag being collected on each occasion. This changed after the significant storm surge event on 16 September. All three dry riverbeds were flooded, and the dunes suffered major erosion.





- The width of the beach has been halved. The riverbed areas also received the bulk of the debris. A huge thanks to Andre Els for his initiative in getting these areas cleaned. The major cleanup took place on Tuesday 3 October. On the west side the bulk of the organic matter was burned. Thanks for the overwhelming response by the homeowners to contribute financially towards the cleaning initiative.





- 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 pruned the internal firebreak on the west side 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. Trukon will be on site again second week of October to start with the priming of the beach roads. Once primed the slurry layer will be applied. 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:** Pumpstation No 1 was emptied, where after I climbed into the sump to access the pump tag. The tag was found to be barely legible but I succeeded in getting the information required.



I updated the spreadsheets with all the pump specs and sent it through to Walter at Coastal Armature Winders. He will provide us with quotes to service all the pumps. He has a Unimog truck which he uses for this purpose, so access to pumpstations No2 and 3 will be a challenge. A portable tripod and hoist will have to be used to lift the pumps out of the sumps at these locations.

EMTEC provided us with a quote for the VSD for pumpstation No 1. The VSD will replace the soft start, allowing us to ramp up the power to 20 Amps to get the pump running, and not have a spike of 60 Amps. Exco is evaluating the quote.

4. Water

- Water usage for the month of September was measured on 26 September. Water usage from the homes on the Estate increased in September from 613kl in August to 843kl in September. This increase is mainly due to higher occupancy rates, lower rainfall for the month and the filling of swimming pools. The bulk water reading was 887kl for the month. Six units used over 50kl for the month, again all with swimming pools.

5. Employees

- One shift was lost due to inclement weather.
- One shift was lost due to a public holiday.
- I was on leave for 6 shifts.
- I have resigned from my position as Estate Manager to take up the position as Estate Manager at Monte Christo Eco Estate. My last shift will be 31 October.

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.
- All the pumpstations 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.**
- The water troughs located at the pumpstations were all cleaned and filled with fresh water 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 leak on the main water line supplying erven 83 and 84 was located and repaired. The fittings were not installed plumb and were cross threaded. They were removed, new plumbing tape applied and refitted correctly. The excavation was closed after we tested the repair.



- The refuse cubicle needed to be cleaned twice during the month.
- The area around our entrance was brush cut, as well as areas on the verges in the Estate. The remainder of the verges are in the process of being cut with the lawnmower.
- The entrance road was swept to remove gravel and stones.
- The areas around the pumpstations were cut.
- The western internal firebreak edges were cut with the brush cutters.
- The internal firebreak on the western side was pruned.
- The viewing deck, stairs and walkway to the viewing deck were treated with timber preservative.
- A new battery was purchased and installed into the quad bike.
- A new “swim at own risk” sign for our beach entrance on the east side was ordered. I made a frame for the sign out of aluminium square tubing. The sign will be erected second week in October.
- The Milkwood tree at the eastern beach entrance cul-de-sac was trimmed according to the environmental guidelines. The area under the tree may only be trimmed to height of 2 metres.
- I serviced the bakkie sakkie pump motor, as it would not start.
- An emergency fire assembly point sign was erected at the office parking area. The other second escape route signage will be installed second week in October.

7. Security

- No major incidents to report for the month of September.
- 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 was up to standard.
- Residents are requested to please report any security issues to myself or Markus Kilian.
- Visitor slip books were ordered and collected from Phoenix Printing in George.
- Residents are 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.

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.
- **Refuse:** 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.

