

December 2023



Reserve Manager's Monthly Report

“Climb those mountains not so the
world can see you, but so you can see
the world” -David McCullough Jr.

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1. Building Projects

- The annual builders break ends 15 January 2024.
- Building projects has been on a stand still during the annual break.
- Owners are reminded to submit as-built plans for all houses exceeding 250sqm for approval by the HOA and the municipality.
- We have recently received a few new building plans– and we are excited to see our beautiful estate growing in the new year.

Trukon busy with final touches



2. Water

- Water usage for the month of December was measured on 27 December 2023.
- The bulk water reading was 1 469kl for the month of December.
- Water usage from the homes on the Estate was higher compared to the previous month. The overall increase is because of the holiday season and increased occupancy of the units.



3. Estate Projects

- Trukon is finally finished with the roads.
- We are excited about the Rooikrans Eradication Project that will soon be under way.

4. Employees

- Frans and Xolla went on leave on 15 December and are expected to return on the 8th of January.

Life Saving Buoy at Western and Eastern Beach.

5.Environment

- Beach Cleanups were done in December.
- A special thanks to the residents for their part in keeping our beach clean during the festive season.
- Myself, Jaco Lotter, Raoul & Rene Hodges attended the REVAG meeting held on 19 December.
- I would like 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. We urge residents to put up signage in guest toilets to make guests aware of our natural sewerage system.
- Just a reminder that fires are not permitted on the beach



Cleaning of refuse cubicles at main entrance.

6. Security

- Early morning on 25/26 December there was a break in at Unit 61. The owner was not at home. We take this very seriously and are looking in to it.
- Above mentioned incident occurred while we were doing security surveys for improvement.
- We are planning to upgrade our security system and have had conversations with Niqua Security regarding unacceptable behavior and slack under their guards.
- Starting January we will be accepting more quotes from other Security companies.
- Residents are requested to ensure all doors and windows are closed and locked before returning home after the holidays.
- Please note: **Any person** who enters the estate without a remote control for the gate **must be entered in the visitor's book and the owners of the unit being visited should be contacted**. Also when contractors enters the estate to do work, **all the passengers** must also be signed in to the visitor's book and their **ID books must be taken**.
- 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.
- If residents notice from their side that above mentioned rules was not followed— kindly contact myself or Markus Killian immediately. Your co-operation in this regard will be greatly appreciated.
- Residents are encouraged to familiar themselves with the security conduct rules (17.1 –17.9) again.

6. Maintenance Performed

- The water troughs located at the pumpstations were all cleaned and filled with fresh water at the beginning of the month
- The refuse cubicles at our main entrance had to be cleaned. This will be repeated after the holiday season.
- We seeded the sewerage plant twice during the month with bio-enzyme granules and once with chlorine tablets .
- The area around the reservoir was sprayed to kill off the weeds.
- The entrance road was sprayed for weeds and we picked up garbage on the “Vleesbaai Road” connecting at the N2 turn-off.
- The Visitor/Contractor gate that was damaged by one of the contractor trucks was repaired.
- Some of the streetlights is out of order—we dis-

covered that the fault is on the Municipality's side. It has been reported.



Maintenance at the reservoir



Spraying of Entrance road.

8. General

- The AGM meeting was held on the 18th of December. We thank everyone that attended.
- Two Life Saving Buoys was planted at the eastern and western beach for High and Peak Seasons. Please familiar yourselves with their location.
- Residents are requested to ensure their homes always remain in a good state of repair and their gardens kept neat.
- Residents and their contractors are reminded to please keep to our speed limit of 30km.h and to be on the lookout for snakes and tortoises.
- 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.
- 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.



Two baby Large Grey Mongoose.