



November 2023

Reserve Manager's Monthly Report

A blessed festive season and happy
holidays to all the residents and home
owners!

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1. Building Projects

- Unit 32 has completed foundation and ground floor.
- Residents who have not submitted Built Plans for homes that exceed 250m² are urged to do so.
- The annual builders break is scheduled from 14 December 2023 to 15 January 2024. No major building activities will be permitted during this break, only minor maintenance tasks will be permitted.
- Unit 55 paint-work is almost complete.



- Residents are requested to ensure their homes always remain in a good state of repair and their gardens kept neat.
- Unit 43 in final stages of completion.



2. Water

- Please note estate water has a brownish color due to the repair work done by the Municipality. It should clear within a few days.
- Water usage for the month of November was measured on 27 November 2023.
- Water usage from the homes on the Estate was higher compared to the previous month with one unit with a usage of more than 150kl for the month.
- The bulk water reading was 2 518kl for the month of November. This is significantly higher than the previous months due to a malfunction at the reservoir. This is being queried at the Municipality.
- **With the holiday season upon us 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. I would urge residents to put up signage in guest toilets to make guests aware of our natural sewer-**



3. Estate Projects

- Trukon is still on site with overall maintenance on the tar roads.
- We trust that they should be completely finished within the following week or two. We thank residents for their patience.

Trukon team on site.



A large Pofadder spotted at the main gate.



4.Environment

- Beach Cleanups were done on Fridays.
- A big thank you to the residents who helped with the cleanup on the far western beach on Friday 1 December. Most of the refuse was removed.
- The residential area inside the internal firebreak is generally clear of Rooikrans/Rooipitjie. The amount and speed of the re-growth is staggering and have to be constantly monitored and actioned.
- We are working on a new initiative to actively eradicate Rooikrans and other alien vegetation in our Conservancy.
- Department of Environmental Affairs did an inspection on PetroSA leakage site. We are awaiting the report on the rehabilitation of the site.

5. Employees

- Full attendance—no missed shifts



Waterfall Path cut open



Cleanup at the far western beach

6. Maintenance Performed

- Water troughs at pumpstations cleaned
- Viewing deck cleaned regularly.
- The path to the waterfall has been pruned and the long grass cut.
- I continue to inspect all the pumpstations, sewerage plant and internal firebreak weekly.
- All the road pavements in the Estate were cut with the lawnmower and brush cutters.
- The workshop was cleaned up. During this time all the vehicles and equipment cleaned and checked for any faults.
- The gearbox on the residents motor gate stripped. We then had to wait for quotes. The quotes for the repair thereof was rather steep and it was decided that we would purchase our own equipment to fix it our-

selves. These purchases would also be beneficial for future projects and repairs.

- After purchasing a welder kit and all appropriate tools—we started with the repair. During this process the gate track and wheels also received attention.
- Residents were asked to drop-off their remotes so I could synchronize it with the fixed gate motor
- A burst pipe was reported to the Municipality. They continued to fix the pipe and another leak on their side as well.
- It was also discovered that the automatic valve malfunctioned at the reservoir which resulted in inaccurate bulk water readings. The matter it being queried with the Municipality.
- Float switches was replaced at pumpstation.

- The Milkwood trees at the east and western beach parking was pruned properly.



Repairs at the Residents Gate



Repairs at the Reservoir



Float switches that had to be replaced



7. Security

- No major incidents to report for the month of November.
- There was an internal issue between NIQUA and one of their guards. The guard was immediately removed from his post at Nautilus and has been reassigned.
- Residents are requested to please report any security issues to myself or Markus Killian.
- Please also note the importance of the sign-in of **all** personnel working on the estate. Lets work together in maintaining a high standard towards safety and security.
- I did inspection at the far eastern border and deserted bungalows on the neighboring farm— no recent/suspicious activity found.



8. General

- 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 also request that owners remove all polystyrene from boxes and place it in the black bags.
- 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.
- Residents are reminded of conduct rule 17.9, which states: No day visitors or invitees of members may be allowed onto the Reserve **unless** they are house guests on the Reserve of the members or of the tenants of the members, or unless they are **always accompanied by the member**.
- I had the great privilege to see the Elephant Seal with Rene Hodges on a nearby beach in our area.



Family of Telochistes Species (Lichem)



Southern Rock Agama Lizard

Elephant seals are seldom spotted in South Africa, with only a handful of sightings logged each year.

- The South Atlantic waters are home to about 113 000 breeding females, who reside on the island of South Georgia.
- They tend to swim in the sub-Antarctic waters – as far as 2 000 kilometers south of South Africa.
- Sightings of the critters on our shores are incredibly rare, with no more than 10 reported each year.
- Male seals can weigh up to four tons, and females up to 900kg.



Elephant Seal moulting on one of our neighboring beaches

- Moulting is done to get blood circulating quicker around the body, to deal with the cold, icy waters of the Antarctic.

Source: africawildforum.com 2018