



March 2024

Reserve Manager's Monthly Report

‘ Don’t chase success. Decide to
make a difference and success will
find you— *Jon Gordon*

INSIDE THIS REPORT

1. BUILDING PROJECTS.....	2
2. WATER.....	2
3. ESTATE PROJECTS.....	2
4. ENVIRONMENT.....	3
5. EMPLOYEES.....	3
6. MAINTENANCE PER- FORMED.....	4
7. SECURITY.....	4
8. GENERAL.....	5
ADDITIONAL: WATER RE- PORT	

1. Building Projects

- The construction of Unit 32 has progressed smoothly, with the roof trusses currently being installed.
- Construction at Unit 34 has made significant progress, with the ground level now complete and sturdy.
- Residents are requested to ensure their homes always remain in a good state of repair and their gardens kept neat.
- We have received several building plans that are currently under revision with the relevant committee.



Unit 32 under construction.



2. Water

- Water usage for the month of March was measured on 27 March 2024.
- The bulk water reading was 1008kl for the month of March..
- Water usage from the homes on the estate showed a slight decrease compared to the previous month.

3. Estate Projects

- The Rooikrans Eradication Project is progressing well, and we are steadily making strides. It's important to note that this project is substantial and will require a considerable amount of time to finish. Following its completion, ongoing efforts will be necessary to maintain control.
- We would like to express our gratitude to the residents for their support of the Rooikrans Eradication Project through the purchase of braai wood. We hope that you have enjoyed many braais and cozy fires thus far.
- We are currently in the process of installing another gate on the west side of the estate, providing an additional emergency exit.



Bagged Rooikrans.



4.Environment

- We recently had a site visit from PetroSA concerning a minor leak at the clamp repair. They will continue inspections while mapping out a repair methodology. Currently, they are depressurizing the leaking line, so the hissing noise will gradually subside as the pressure decreases. They assured us that there is no danger or risk involved.
- A Water analysis was conducted on both the reservoir and the waterfall water to assess their suitability for human consumption. The accompanying report is included at the conclusion of this document.
- Sea turtles are highly active during this season, so please remain vigilant while on the beach. Residents are encouraged to promptly notify either myself or Rene Hodges upon spotting any baby turtles on "our beach." We've been equipped with turtle transit boxes to safely transport the baby turtles to the Two Oceans Aquarium for rehabilitation and eventual release into warmer waters.

5. Employees

- No missed shifts.
- Xhola was on leave from February 23rd to March 10th.



Site at the gasoline

6. Maintenance Performed

- The security gates at the main entrance were sanded down in preparation for a fresh coat of paint.
- The soil was excavated from the road in the western parking area, followed by the planting of 'vygies' to mitigate erosion.
- The sides of the eastern beach road were sprayed with Roundup to manage weed growth.
- I inspected all the street lights and replaced any light bulbs that needed attention.
- One of the grass cutters underwent repairs.
- As per usual, the water troughs at the pump stations were cleaned.
- Viewing deck cleaned regularly.
- I continue to inspect all the pumpstations, sewerage plant and internal firebreak weekly. No breakdowns or issues to report.
- 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 beaches on both the western and eastern sides were thoroughly cleaned, and all trash was collected.



Western Beach

7. Security

- No major incidents to report for the month of March.
- Residents are requested to please report any security issues to myself or Markus Killian.

Vygies planted to mitigate erosion





Residents enjoying new views on the estate.



Chandelier Lily

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 kindly remind residents to utilize the blue bags for recycling purposes, encompassing paper, cardboard, tin, glass, and plastic items. Please refrain from including polystyrene or any household waste in the blue bags, as a single prohibited item will result in the entire bag being left behind.
- Homeowners are kindly reminded to ensure that all doors are securely closed and locked, and that all lights are switched off before leaving their holiday homes.
- ***We express our gratitude to all owners for their timely levy payments, enabling us to carry out the necessary maintenance in this stunning estate.***
- ***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.***