



October 2024

Reserve Manager's Monthly Report

"Sky Above, Sand Below,
Peace Within "

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1. Building Projects

- Unit 32 is currently painting, "almost there"
- Construction activities at Unit 34 is progressing.
- Units 16,17,48,25 and 82, is building.
- Building works at 56 is almost there.
- Units 45,58 and 71 is upgrading.

2. Water

- Water usage for the month of October was measured on the 23rd.
- The bulk water reading was 21909 kl for the month of September This is 875 kl for the month.



3. Estate Projects

The boma and toilet as well as the new Look out deck on the western side has been completed.

Owners can now take a scenic hike of 1.3km to the waterfall. Some safety tips: ropes has been fitted where it is needed for support. It is recommended that you wear suitable shoes like boots and take into consideration that you will get wet up to your waste but the view is worth the walk.

Maintenance on the stairs of the western side of the beach is upcoming. Please note there will be no access for a week.



4. Environment

Summer is finally here. Please be on the lookout for snakes and tortoises.

A large bale of material washed up on the beach to the west. Mosselbay City is doing a clean-up but can only work while it is low tide and therefore this will take some time.

Beach cleanups are done regularly, and there are still some bottles of medication washing up.

The University of the Western Cape will be doing research on our beach focusing on microplastics. They will be collecting samples and contaminated objects. This project is scheduled for November. It will take approximately 1 to 3 days to complete. They have all the necessary permits and permissions in place.

5. Maintenance Performed

- Maintenance was carried out on the lawnmower and all grass-cutting equipment as per normal.
- The perimeter fences was, inspected and it is apparent that much work needs to be done. Residents will be kept informed.
- The water troughs at the pump stations is now cleaned every Monday.
- The grass was cut.
- Regular cleaning of the viewing deck is ongoing .
- Weekly inspections of all the pump stations, the sewerage plant and internal firebreaks are ongoing.
- The sewerage plant is operating as expected. We seeded the plant twice during the month.
- Walkways is being inspected and will be painted soon.

6. Security

The transition between the security companies is complete and Alert Patrol is now settled in.

"My estate life" is up and running. Anyone needing assistance is most welcome to ask for help. Although we have 58 owners that has registered, there is still some outstanding.

Please send your visitors access control tags before their visit. Long-term builders can be added on the system as staff and sent for approval.

Residents are requested to please report any security issues to myself or Markus Killian.

Cameras will be installed soon.



7. 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 Wednesdays.

Please be on the lookout for fires. Teamwork, coupled with a fast response, is the best way to deal with this threat.

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.

Kindly submit your approved, up-to-date building plan in accordance with Guidelines for the Conservation Levy.

We express our gratitude to all owners for their timely levy payments, enabling us to carry out the necessary maintenance in this stunning estate.