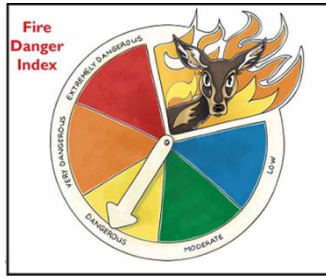


# The Year So Far

Dear Members

It's already the middle of March and the year is flying by. We thought we would do a short re-cap of things that have been happening over the last couple of months.

- In January we began the cleaning of the entire sewerage system and the month of February brought about the finalisation thereof. Some of you may have unfortunately received a surprise in your bathroom during this period and for that we sincerely apologise and thank you for your patience whilst this procedure was in process. As part of the same project the storm-water drains down Lakeshore Drive and the roads leading off Lakeshore Drive were cleaned out and we hope we will be getting lots of rain soon to test them out.
- February saw the final preparations for the budget for the new financial year and the General Meeting to pass the budget took place on 22<sup>nd</sup> February. For those of you who attended the General Meeting or submitted your proxies, thank you for taking the time to do so. You would have had notification that the 2017/18 budget was passed, again thank you, the Management Team can continue with the day to day operational activities and projects budgeted for this year.
- You may have noticed that the paving at the Northshore Entrance on the visitor's access was repaired.
- Our well point pump at the Lakeshore Entrance has been fitted with a control system which will allow it to be activated automatically.
- Although the Northshore Drive side of the Estate was designed with built-in traffic calming devices, we have been experiencing a great deal of speeding and people driving on the wrong side of the islands making it very dangerous for residents on the estate. We have on numerous occasions over a period of years requested people to slow down, we put requests and reminders in the newsletter, at General Meetings and AGMs, we reminded visitors at the gate on entry what the speed limit was, they sign on entry to the estate to abide by the speed limit and we even banned a courier service from gaining entry to the Estate due to constant speeding. We have had numerous appeals from members to slow down the traffic and take further action before an accident occurs. Emails were sent directly to speeding members requesting them not to speed. We looked into a speed camera, speed humps, speed dips and speed bumps and the result is what you see on the estate today. We have had both positive and negative reaction to these speed bumps, some mixed and some with constructive criticism which we have taken on board.
- We have erected a Fire Danger Index (FDI) next to the estate agents board at the Northshore Drive entrance; a second one is being made for the Lakeshore Drive entrance. The various colours indicate the daily index running from blue and green to yellow, orange and red. This is updated on a daily basis, as and when we receive the FDI.



- The wall at erf 1000 has been stippled and plastered to blend with the rest of the wall.
- We acquired a new tipper H100 bakkie.
- The roof of the kitchen at the boathouse has been repaired.
- The boathouse is receiving a facelift with some wood repairs and a good paint.
- And we have replaced a couple of fire hydrants along Northshore Drive.
- We continue to take samples of the lake water and from our last water sample readings there appears not to have been any alarms triggered. We will, however, bring to your notice any conditions that may prevent you from using the lake water for recreational use. Please bear in mind that should you choose to use of the lake for recreational activities it is done so at your own risk.

## **APPEAL TO RESIDENTS**

We would like to appeal to residents to please keep their dogs on leads whilst walking them around the estate, to not let their dogs roam the estate unattended and in keeping with the community spirit take into account your neighbours and other users of the common areas, as set out in the Code of Conduct of the Estate.

We have received many complaints from your fellow residents about dogs not on leads and/or roaming unaccompanied, but unfortunately without supporting evidence it makes the job of addressing this issue with the owners all the more difficult.

Small children are easily scared by bounding dogs no matter what the size and what the intent is. Remember the smaller children are at the same height as the dogs. Adults out walking have had bad experiences of being bitten by unattended roaming dogs. A dog on a lead is at a disadvantage when a dog off a lead approaches it and it's just not fair on the dogs or the owners or the children in these circumstances.

The staff on the estate cannot be everywhere at once and usually when asked to fetch a dog, the dog has either left the scene or gone back home.

So, we sincerely appeal to our members and residents to be responsible and adhere to the rules of the estate, take others into consideration and live a happy life on your beautiful estate. No one wants to have to put their dog down because it has bitten a child in the face whilst the child is playing happily in the common area.

## Reminders from the Code of Conduct

As there are more and more residents and tenants moving on and off the Estate, here are some friendly reminders from the admin office:

- **Refuse, recycling & garden refuse bags**

Please ensure these are only put out on a Monday morning by 8am and not the night before. In keeping with the current Codes please also remember that you may only put out 2 garden refuse (green) bags per week.

- **Speed limit**

The maximum speed limit on the Estate is 30km/h on Northshore & Lakeshore Drives and 20km/h on the side roads. Please be mindful of children, pedestrians, cyclists and our small creatures.

- **Common area parking**

Residents are kindly asked to refrain from parking their vehicles in the common area parking on a long term basis and requested to park in such a way that accommodates more vehicles i.e. where possible park two cars between trees.

- **Fishing in the Ponds**

Fishing in the ponds is not permitted. We have had a few reports of mainly children fishing in the ponds and we ask parents to inform their children of the rules. We also ask that when fishing no fishing line is left behind as this can cause serious damage to birds and other small creatures even ending in their demise.

In closing, we intend to continue to send out email updates of what our teams have been up to and we hope to do this on a month to month basis. We have also attached an updated list of emergency numbers.

Until next time!

The Management Team