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NOTICE TO ALL RESIDENTS

Ref: N195

8 September 2017

Dear Resident/Owner

RE: GENERAL UPDATE FROM BOARD OF TRUSTEES

1. Speedbumps

The estate has had the existing tar speedbumps since inception. These have served the estate well, if one considers the number of cement trucks and building trucks that have been in the estate over the past 12 years.

Over the past two years the need for extra traffic calming measures were identified and the temporary square pointed rubber speedbumps were installed.

With the 2nd last house on the estate being built and one last empty plot remaining, it makes sense to remove the rather unsightly speedbumps of the past and standardize all the speedbumps throughout the estate.

To this end a more permanent upmarket design has been selected. These new speedbumps will be laid independently of the existing tar road or paved road. It will have its own sub base and if the road surface needs new tar laid in the future, the speedbumps will remain intact.

The contractor has, before being appointed, kindly constructed a new speedbump on Hummock Circle, closest to the guardhouse. Please do have a look at this when you can. It is certainly a major improvement compared to the existing speedbumps.

All the existing speedbumps will be replaced and this will definitely improve the aesthetics of the Estate as well as keep a control on the offenders that continue to ignore the estate speed limit.

Safety within the estate is paramount.

The cost to lay down these new speedbumps throughout the estate is R95K. There are reserves for this and approval for this CAPEX spend will be tabled at the upcoming AGM.

2. Fibre Optic

This topic has been on the HOA agenda for a long while. It has always been the goal of the HOA to get fibre installed without the residents having to pay for the external, nor the internal infrastructure. Another major objective was that the resident should not be held to contract with a particular service provider but rather have their choice of service provider.

Whilst fibre has been around for a while now, it is still relatively new in the sense that its technology has already advanced from its time of inception. This is a characteristic of all technology but we are at a time now that fibre has recently been laid to the point of the Dune Ridge entrance. What this means is now that the infrastructure outside of the estate has been installed, we can now hook up and lay a fibre infrastructure within the estate.

The HOA attended a meeting to discuss fibre within the greater Big Bay area and the merits of standardizing fibre optic networks for the enhancement of the security within the Big Bay area. After discussion it seems that each estate will be free to install the fibre network they desire and this will not prejudice the overall security level of the Big Bay area.

Dune Ridge is fortunate to have a resident on the estate with fibre expertise and is currently running a very successful operation. We await report and proposal from him and this will be discussed at the HOA Trustees meeting on 18th September.

Our findings will be communicated to all.

The intention to commence installation of optic fibre is a priority.

3. New Guardhouse

As you all know we have had the go ahead for this project and the plans are finally approved by City Council. Please feel free to view laminated copy of these at Barry's office.

Exciting times ahead.

The enhancements to the guardhouse will improve security, create optic fibre router room, create more storage space, create a meeting room and improve estate aesthetics and street appeal.

Tenders from developers will be received by end of this week and building should commence shortly.

As you can imagine there will be some challenges during the building period. Barry, along with the Security Trustee and Building Committee will be working hard to ensure security is not compromised and a smooth build project is carried out.

Once building commences, please look out for communication and notices in this regard. During the time of preparing the building site and especially during the construction period, the HOA would like to ask residents (especially children) to remain clear of the site. There are too many hazards that can occur and we would prefer a 100% safety record during this project.

Your understanding and patience during this major project is appreciated.

4. Landscaping

With the drought and the water restrictions the estate sprinklers have not been in operation for the past 6 months. Water from the borehole has been sparse and has not contributed to a lush vegetation in any way around the estate.

With new level 5 restrictions and the current dam levels, it would seem that constant watering of estate vegetation seems highly unlikely.

Much of the vegetation has died and has shriveled into a tangle of stalks. This needs to be removed as it poses a fire threat. You will have noticed that this removal operation has already begun, however the replacement plants have not yet been planted.

The replacement vegetation will be a more waterwise species and hopefully a hardier plant. This transition strategy is being formulated and presented to the HOA by the existing landscape contractor. A trustee will be appointed to the landscape portfolio to ensure this strategy is implemented and work hand in hand with the landscape contractor.

The further removal of dead vegetation has been halted. It is the plan to do this transition in stages, where once an area is cleared of dead vegetation, that same area is filled with the waterwise plants.

This transition is a longterm project as only once the waterwise plants are truly settled and thriving will we see the benefit.

5. Verges and houses

While the estate is embarking on various projects to enhance the look and feel of the estate it is incumbent that the residents living in the estate as well as the landlords and tenants make every effort to maintain the appearance of their verges and houses.

Dune Ridge is an upmarket estate and it only takes one house to shame the entire estate.

The HOA will be communicating with residents /tenants/landlords who are in contravention.

Well done to the residents and new owners that have done a remarkable job at giving their property a fresh coat of paint and a new lease of life.

Yours sincerely

A handwritten signature in cursive script that reads "Yvonne Green".

Yvonne Green

Service Provider: Dune Ridge Estate Home Owners Association on behalf of the Board of Trustees.

Cc Estate Manager

Trustees