



DUNE RIDGE

ESTATE

PO Box 30124
Tokai
7966
Tel 021 702 4489
Email: info@capeclass.co.za

N234

18 February 2019

Dear Resident / Owner

RE: GENERAL UPDATE - 6 MONTH REVIEW FROM BOARD OF TRUSTEES

We trust that 2019 has started well for everyone!

Following our first HOA Trustees meeting, and this being our halfway mark in our financial year, we would like to update you all on recent developments:

LANDSCAPING (Lizelle Gore)

It has been a busy time for landscaping on the estate with a number of projects on the go and planned.

The Estate borehole has been independently tested and the water quality checked. Based on these reports, which we attach for your information purposes, we are comfortable that the borehole is currently sufficient for the Estate's verge and open area watering needs. This has also allowed us to focus on our irrigation in order to ensure that all the necessary areas are being watered. Our landscaping service provider is working through the irrigation throughout the estate which project is expected to be finished in the near future.

The rehabilitation of park 1 has been completed and we are currently busy replacing the sand under the play equipment. We are in the process of dead wooding certain areas within park 2. The grass and open spaced in this park is a planned future project. The Jojo tanks in park 3 are currently being secured for safety reasons and screening vegetation will be planted around the new fencing. The rehabilitation of any open areas where necessary within this park is a planned future project. Park 4 now has access to borehole water and the irrigation is functioning. Jojo tanks have been installed for this purpose and we are also currently in the process of securing these tanks, as with park 3. Now that this park has access to water we are busy with the replanting of the lawn area and the intention is to rehabilitate the open spaces where necessary as well.

The verge on the western border is almost complete (Hummock Circle). We have planted low maintenance and drought tolerant vegetation in this area. You will also notice that trees have been planted on various other verges within the estate.

We urge residents to be vigilant with the eradication of any alien and invasive vegetation within their properties.



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Bird Problem Solutions

Thank you to those who responded with solutions and precautions to the problems encountered with pigeons in the Estate. These are a few suggestions:

- Install bird spikes;
- bird repellent gel;
- bird barrier mesh is a good solution to protect gutters and internal roof spaces from possible pest bird activity. These can be fixed to block access via openings under the roof tiles or sheeting;
- Fake replicas of snake, owl, falcon and hawk decoys have also been known to assist as pigeon deterrents.

We are busy looking into the erection of owl boxes as an attempt to deter the further ingress of rock pigeons on our Estate.

Please note, no eagle eye optical bird blinders are permitted to be installed on the Estate.

SECURITY (Dale Lewis)

Our focus over the last 3 months has been to manage the new security company to a position where we are happy that the team understand our needs and perform accordingly. We got through the festive season incident free and with a limited number of niggling concerns this in spite of the Servest group undergoing an internal staff restructuring process which is always disruptive. Our focus now is to conduct a comprehensive risk assessment of the site and address the concerns. We are in the process of installing cameras on our internal roads allowing us to monitor traffic if the need arises. Routine maintenance of our electric fence will see all the isolators replaced in the next few months. Our vehicle tag system has been reviewed and we have removed all unused tags from the system. We continue to focus on our access control protocols in particular UBER drivers arriving at incorrect addresses. We welcome residents' feedback in all aspects of our security.

MPOA (Greig Rietoff)

The Blouberg area has become a very popular and attractive destination for residents and visitors alike. Over the festive season we have definitely seen an increase of visitors to our beaches mainly on the weekends and public holidays. At Eden on the Bay beach goes attendance was in excess of 5500 per day and all stakeholders and service providers worked tirelessly throughout the festive season to keep our area safe and clean.



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Although there were no drownings here in Big Bay, it is unfortunate that there were 2 drownings on Table View beach and at Small Bay and the drinking of alcohol was a main contributor to this. Law Enforcement confiscated 1700 bottles of liquor in Big Bay alone during the festive season!

The MPOA and its various service providers continue to add value to our area as we strive to make Big Bay the safest and best beachfront in the Western Cape. SAPS Sector 1 (Big Bay and Bloubergstrand) is considered by SAPS and Table View Neighbourhood Watch to be the safest sector in this west coast area thanks to our extensive security camera network, our partnership with Law Enforcement who provide four dedicated Officers to guard Big Bay and the 24/7 vigilance of our Security partners Green Platoon and Star Alarms. The MPOA has also established a Beach Front Portfolio Sub-Committee consisting of BBMPOA and City Officials (Recreation & Parks Dept) who are working in partnership to provide quality public amenities at Eden on the Bay; regain Blue Flag Status for Big Bay beach, and, initiate stage quality events at Eden on the Bay to draw visitors and commerce to Big Bay. Watch this space...

MAINTENANCE/BUILDING (Jay Pillay)

Building on the Estate is complete, and there is only one vacant erf left which has no immediate plans to build on. Residents are renovating, repainting and doing general repairs to keep the Estate looking great on an ongoing basis.

The boundary fence on Hummock Circle which was falling over has been repaired, and repairs have now started on the electric fence. At the same time, we are repainting all the electrical kiosks and boundary wall pillars. Once this project is completed, we will start to repaint the front boundary wall.

We request that when you are planning any structural changes, painting or construction projects to the outside of your house, to please advise Barry so that the right procedures can be followed.

Street Camera Upgrade

We have started the process of installing 7 new cameras in the streets and will be installing 1000 meters of cable to connect these 7 cameras to our current DVR's situated in the guard room that can be monitored by security.



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FINANCE - Dune Ridge Financial Report: July 2018 – December 2018 (6 months)

Levy income is being efficiently collected by Cape Classic.
Actual operational expenses are tracking the budgeted expense without any signs of alarm.

Major improvements:

We have exceeded the budget of R30 000 for purchase and installation of new generator by R1 552.81 due to supplier preferred electrician for wiring. Generator is working well and has proven vital during the current rolling blackouts.

Landscaping & Securing of water tanks budget will be utilized throughout remainder of this year as contractors have been appointed.

Income from endowment levies:

There has been no income from endowment levies for the first 6 months. This is a break from trend and can be attributed to slow down in resale property market.

Estate Rules

The process of updating and amending the estate rules has been concluded and will now be sent for legal scrutiny. The trustees manage this process on behalf of the members and the final version will be communicated to all owners. Any comments should be communicated through the Managing Agent.

As a matter of policy, the board of trustees cannot reply to any issues raised on the Facebook page. All members of the Home Owners Association are welcome to contact the board through the Managing Agent.

Regards

The Board of Trustees