

31 August 2015

Dear Oakies

ESTATE COMMUNIQUE - GENERAL MATTERS

We have had some good winter rain after the summer fires and it is great to see the signs of spring and new growth and life emerge. We are now heading into the last quarter of 2015 which is always a busy time for us all. They say there is no time like the present, so I have decided to settle down and write and to keep you informed as to the issues the trustees are currently managing on the estate.

Mr. Gielie Mulder the *Estate Overseer* has settled in well and is steadily getting on top of things that were neglected with not previously having had a good person manages daily operations. Gielie with his "can do attitude" is starting to make a positive difference, I would like to say thanks to Gielie from all of us.

RISK MANAGEMENT – SECURITY

Heinrich Brumfield our security trustee is always the busiest trustee. The estate has been very busy with traffic in and out associated with building, renovations and daily life on the estate. Access control is never easy, given the high traffic, and as a result we have had a few gate incidents including bumper bashings. To assist our guards better monitor and control access, a mirror and stop lines have been installed by Gielie at the main security gate while we no longer allow parking in the entrance turning alcoves.

Based on a risk assessment done, some weaknesses were identified, thermal and high definition cameras are currently being installed in strategic positions which will link into the estates security and communication systems and to the established security bodies who co-ordinate monitoring and response to security threats within our area.

Security and safety is everyone's responsibility and as a result the trustees always appreciate your input on any matter that affect security or safety on the estate. Please use our estate website which supports communication and makes available standard forms to report incidents or inform us should you plan to be absent etc. Thanks to all those who are already using the website.

On another note we are paying monthly for excessive armed responses call outs for alarm activations on the estates perimeter. An assessment was done and it was found that the majority of the alarm activations are due to vegetation making contact with the electric / alarmed fence in windy conditions. Owners and residents are reminded to keep the fence lines cleared at all times to avoid the trustees having to send a contractor in to clear the fence and bill the owner for the call out and fence clearing.

We are still experiencing incidents of the fence being actively by being short circuited from the inside by person with ill intent to test the estates security's response. It is for this reason we need to negate all false alarms so we can respond appropriately to real threats.

We request that owners and residents remain vigilant on the estate at all times and assist the trustees by vetting who is contracted, employed and permitted onto the estate.

Mount Oakhurst Home Owners Association

c/o Sandak Lewin Trust, 26 Albert Road, Hout Bay, 7806. ☎ 021 790 1991

www.oakwoodestate.co.za

We also reminded everyone that duty security guards are not permitted to leave their post within the security office as they have a monitoring function to perform within the guard room at all times while on duty.

RISK MANAGEMNT - FIRE PREVENTION

The estates hydrants have been opened, serviced and marked. Firefighting equipment has been purchased and delivered for our first response fire defence system and a fire reaction plan will be posted on our website within the next 2 weeks. At our upcoming AGM we will identify residents who are able to act as members of a fire response team and who will then receive training which is planned for October.

COMPLIANCE - ARCHITECTURE & ALTERATIONS

Only one property remains to be completed in terms of new construction, while alterations to existing dwellings are also being done. The trustees need to remind members that approval is required before any external alterations are permitted in terms of the *Estates Architectural Guidelines* which are available on the website. It is never easy when the trustees need to pull members in line who have not applied or received approval for alterations, unfortunately these situations usually become confrontational and result in the trustees not signing any release documentation in the event of a sale, as a last resort.

We are aware that the estates architectural guidelines require dynamic management and this will be addressed in the next term. As a community living together it is required that we all work together in a constructive manner to resolve matters affecting our needs, as and when they arise.

COMPLIANCE - PROPERTY MAINTENANCE

In preparation for the upcoming AGM we have been calling for quotes to paint all the estates boundary walls that face outwards onto public open space. This is required as not all owners are maintaining their own walls and as a result some walls have become unsightly, which is going to result in expensive renovation due to no preventative maintenance being done. A painting fund is currently being considered as an option to paint these boundary walls every 5 years.

COMPLIANCE - DOG & PET CONTROL

Owners are reminded to consult the estates code of conduct as it relates to dog and pet control. Owners and residents who allow pets onto public areas not under control or do not clean up behind their pets are subject to being fined. Complaints in this regard have been received and the problem needs to be managed as a result Gielie has been instructed by me to identify all pets and owners who are not complying with the estates code of conduct and I will circulating letters first as initial warning before stricter measures are taken.

RISK MANAGEMENT - SAFETY

Owners of swimming pools and any climbing frames exceeding 2 meters should be aware that regulations exist to manage safety and liability of such.

Indemnity certificates are available on the estates website which should be completed and returned to the trustees for estate records. It is noted that properties with pools and climbing structures are not always controlled as they do not have self-closing gates fitted and driveway gates are left open making the pool accessible to anyone on the estate.

COMPLIANCE - PARKING

Please assist further by ensuring all residents and owners park on their own property only. The verge parking is temporary (few hours) parking for contractors, emergency vehicles and visitors. Our roadways are narrow in places and vehicles obstructing the roads are forcing others onto the verges breaking services and irrigation standpipes.

We are very aware that costs are rising in our current economy and joblessness leads to desperation and crime. We need to work together in difficult times to ensure we maintain community security while still keep costs under control while we grow property values through creating a well-managed sought after estate to invest in.

Our AGM is being planned for 29 September 2015. This date and the venue will be confirmed in the AGM notice soonest as we await quotes for gardening, painting services to finalise the numbers. A succession plan has been agreed for trustees to ensure continuity in managing the estate. It is planned that of the 5 trustees each year, 2 will be rotated out while 3 remain to ensure continuity.

We look forward to meeting you at the AGM and more members becoming involved in the life of the estate.

Best Wishes

Robin Alistoun
For: MOE Trustees