

04 January 2016

*The Home Owner  
Boschhoek Mountain Estate*

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## **BOSCHHOEK NEWSLETTER: JANUARY 2016**

A very happy new year to all of you! May all your dreams, especially those for Boschhoek, come true in 2016. This is the first of a new format newsletter to keep our home owners informed of what is happening in and around Boschhoek. Whereas Herbert's more general marketing orientated newsletters will continue, these are specifically aimed at Boschhoek owners and is meant to be informal and informative.

The Board has reshuffled its portfolios in order to give the right focus to the different areas important to the estate and to support Jandre in his efforts. These are;

- Chairman - Pieter Kluever
- Finance & Admin - Alan Green, Frik Kruger, Carl Lotter
- Operational - Ian Nel, Francois Holloway
- Communication - Christo Saaiman, Tassilo Matthiesen
- Environment, Health & Safety - Tassilo Matthiessen, Christo Saaiman

### **Sand**

The purpose of the sand project on Boschhoek is to provide home builders with affordable sand and filling during the construction of their homes, while also an invaluable source of income to our estate. We therefore urge homeowners to support this initiative.

As indicated at the last AGM, the Board has also started to look into the long term solution regarding the rehabilitation of the quarries. Two of the four have been identified to be rehabilitated soon, while the other two will remain open for the time being or until building activity starts to dwindle. The Board are also considering different uses for these quarries, e.g. additional dams/watering holes? This will receive attention early in 2016 and will be communicated to you.

### **Water**

This summer has again showed us what a precious resource water is to all living creatures. With temperatures frequently soaring to 40 degrees in the Waterberg and probably the lowest

rainfall ever measured in large parts of the country, we have to do everything to conserve water as much as we can.

The HOA approved that each residence may install a water tank to the maximum capacity of 2500 litres for the storage of water for personal and household use. This will ensure water is available at a household for a couple of days when there is a break in the main water supply.

It has happened that residents leave their homes unattended during a water outage or return to their permanent residence and leave the taps open inside the house which cause flooding and emptying of the reservoirs. PLEASE ENSURE THAT THE STOP VALVE SERVING YOUR HOUSE IS CLOSED WHILE THE SUPPLY TO THE GRAVEL BED AND THE FIRE HOSES REMAIN OPEN.

Home owners are also requested to make their outside taps 'baboon proof'. Taps are opened by the animals and tanks are running empty which creates a water shortage for (human) residents. Also ensure that the gravel bed and ball valves are tamper proof.

The HOA is investigating the installation of solar systems to pump water from the northern boreholes to the reservoirs. This will reduce costs on the generators and also contribute to Boschhoek's environmental friendly approach.

### **Sewerage systems**

The HOA is considering two additional systems subject to approval from the Department of Water Affairs and the Department of Environmental Affairs. One of the sewerage systems make allowance for water recycling and the grey water can be reused in your yard. Evaporation ponds will still be applicable in all systems. More on this later.

### **Building regulations**

Please take note of a few recent changes to the building regulations and guidelines before you commence with new building activity in the new year. These have all been updated in the Architectural Guidelines as part of the Building Pack on the web site.

- Charcoal, black and dark brown are the only roof colours allowed. A sample must be submitted to the estate manager for approval before ordering of material and construction commences.
- Wall colours also to be earthy and dark and a sample of the colours to be painted for inspection and approval of the estate manager.
- New guidelines on building height restrictions have been drafted to assist home owners.

All rules and guidelines are subject to final approval by the control architect.

### **Security**

Unfortunately we have had a couple of incidences of theft in the past year. The Board are continuously looking at measures to improve the security on the estate with the limited means available. Unfortunately, the biggest risk area is the fact that there is a lot of building activity on

the estate and that this is still going to continue for some time. Accordingly, from January 2016 a new security process will be followed with building contractors which will include (amongst others) a building file that will be established for each building project on the estate, a template will outline to every contractor what is required in terms of security on the site, all workers will require a permit to work on the estate, regular inspections and toolbox checks will be undertaken, etc.

Security is all of our concern. We kindly call on every home owner to assist us in keeping our property safe.

### **Estate manager**

Jandré, our estate manager, is mainly responsible for the day to day management of the estate and all operations that are taking place, administration duties required as well as the collection of levies from home owners. He is also responsible for the controlling of builders and to ensure that they adhere to the safety rules and regulations as well as the security of the estate.

To see where our levy money is going, we shall discuss the application of the levy fund in the next newsletter in more detail.

### **Roads**

The new mountain road has been completed and all vehicles are now channelled through our main entrance. Please watch your speed and take note that the new road is a one way down, and the old road is a one way up!

Those of you that visited Boschhoek over the festive period would have seen the new road signs going up all over the estate - no more guests (and some owners) getting lost between the gate and their houses! Thanks to Herbert and Jandre for their hard work with this.

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*From the desk of the Boschhoek's HOA*

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