



KELDERHOF
Country Village

Home Owners' Association

NEWSLETTER

January/February 2022 Edition

Welcome to 2022!

Many of us start the New Year thinking of New Year's Resolutions and by February, recommit to them to the following year. Gyms are always full in January and by May, when the cold and rainy weather sets in, only those who are determined are still swiping their cards. Diets are another favourite. But there are many who make positive changes and achieve a great deal of success in so doing. New Years are somehow a good time to start and we hope that 2022 is a good one for you. Whatever your plans are for 2022, we wish you the best of luck with all your goals and ambitions for 2022, and may all your hopes and dreams come true for you and your loved ones.

Trustees

Many have misperceptions about the role of the Trustees in the Estate. This can partly be attributed to the fact that our Trustees have been so approachable and hands-on for so long, it's become the norm to contact them for a variety of issues. When the previous Estate Manager left, between Gavin and Sonia and the Trustees, they all had to put in an extra effort to ensure the Estate continued to operate, but with the appointment of the new Estate Manager, this has changed. Please see below: -

Definition

The definition of the role of the Trustees is set out in the constitution as follows: -

"...Trustee Committee shall manage and control the business and affairs of the Association, shall have full powers in the management and direction of such business and affairs..."

As stated in the extract from the constitution, the Trustees are not responsible for the operational and day-to-day running of the Estate, they are Members like each of you, with a home, loved ones and seeking relief from their other commitments in their spare time. Any operational issues is primarily the role of the Estate staff in any estate-related issues. Herewith your contact details should you need assistance: -

Administration issues mail sonia@kelderhof.co.za

Maintenance issues, mail gavin@kelderhof.co.za

Other issues, mail estatemanager@kelderhof.co.za

Tel: 021 843 3164



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CHRISTMAS HAMPERS

Each Christmas, Debbie Underwood co-ordinates a fund-raising drive to gift the security and estate staff with a hamper. During December 2021, a total of 15 hampers were made up and given out to security and the HOA maintenance team. The gift hampers were filled to the brim with food and goodies to spoil the staff and their loved ones over Christmas. Below is a message for the generous residents who contributed to the drive

"A huge thank you to all who contributed to the staff hampers this year. Each person got a bag of goodies, a hamper bucket and R200 cash. This couldn't be done without your support. See you again in 2022!"



ELECTRICAL ISSUES OUTSIDE YOUR HOME

For those who don't know, the Estate is on the Eskom grid and as such, all queries for electrical issues, not within the confines of your erven (this would be your local electrician), should be referred to the Eskom office. You would need to provide your name and address as well as your account number. Here are the various contacts you can use to deal with an electrical issue of this nature, should it arise again: -

Eskom contact number	0860 037 566
Eskom E-mails	CustomerServices@eskom.co.za CustomerRelationsWC@eskom.co.za westernfollowups@eskom.co.za
Interactive Eskom Website	chatroom">https://alfred.eskom.co.za>chatroom



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PETS!

Any Managing Agent will tell you; their life consists of dealing with the 3 "P's"; People, Parking and Pets!

In reality, it's actually 2 "P's"; People and Parking, as pets don't have the gifts of self-awareness, conscience and imagination as people do. The pet's behaviour, as any animal behaviourist will tell you, is a function of their owner, the People.

In the past month, there have been many issues raised about cats and their roaming on the Estate. Both male and female cats are territorial and their natural tendency to roam is becoming problematic. Residents have expressed their concern as to how it is possible to contain the cats to their erf. This can be done with training (I am told), spraying key points and plants strategically placed, rollers on the wall and supervising the cat's exit from the home.

Ultimately, cats should be confined to their erf and the rules, whilst vague on this point, is being addressed with the Trustees. It simply cannot be acceptable for a cat to make its way onto a neighbouring property, into the neighbour's home and attack the resident's cat. Nor can it deposit its faeces in the neighbour's garden or mark the territory as its own. This applies to dogs on verges and common areas as well! It follows that if your cat has the above tendencies, the Estate will have to take a stance against you as the owner.

Please take care of your pets to avoid issues with your neighbours and unfortunately, the Estate.

Inspection of Verges

During February, the Estate Landscape Architect went through the Estate inspecting all the verges for compliance. He compiled a very comprehensive report which the HOA office and Managing Agent is busy addressing. If you haven't already, you may be receiving a letter with an extract from the report addressing your verge and how it needs to be corrected.

Francois discussed his report with the HOA office and mentioned that the Landscaping of verges and gardens is not a once-off thing. They require regular maintenance and attention as they are always growing and dying, depending on the attention you give them. It's unrealistic to think the verge can be planted and no more time is needed on it.

We encourage you to ensure that you comply with the revised guidelines, and take some pride in your verge. There are many verges which reflect the care and attention their owners show them and we'll be mentioning them in the months to come.

We will be addressing non-compliant homeowners individually with an opportunity to comply according to a timeline. Please feel free to contact the estate office at estatemanager@kelderhof.co.za if anything is unclear.





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Design Review Committee – DRC

One of the main goals in the design and development of an Estate is to ensure that there is a theme or look of the Estate that becomes recognisable and familiar to residents and members. Many Members buy in to the Estate as they are comfortable with the design and provides a sense of security for them.

To retain this appearance, Architectural Design Guidelines (ADG) are drawn up and included with the governing documents, normally as an Annexure to the Constitution. In respect of Kelderhof Country Village, it is in fact one of the main objectives. Par 5.1 states *“The main object of the Association is the control over and the maintenance of buildings, and more specifically: -*

5.1 to control the design and construction of and any alterations to all buildings, in accordance with the Architectural Design Guidelines (Annexure "B").

In order to ensure that the ADG are complied with, two things have to happen:-

- Plans need to be submitted for approval by a professional familiar with the ADG; and
- The physical work needs to match the plan that was submitted and approved by the professional.

These conditions are set out in Par 8.3 of the constitution: -

“ A Member desiring to erect any buildings and/or structures of any nature whatsoever, or to make any alterations, modifications or renovations to such buildings and/or structures ("the proposed work") on his Residential Erf shall submit a full set of proposed building and landscaping plans (if applicable), which indicate both construction and design details, to the Trustees, or any person nominated by the Trustees, for written approval, prior to submission of such plans to the City.”

In line with Par 8.2 the HOA has appointed three architects to serve on the Design Review Committee (DRC). They are Michael Kornmüller, Nic Border and Francois van Rooyen (landscaping architect).

The next issue of contention is what is considered to be “alterations, modifications or renovations...” This is covered in the BIBC Collective Agreement. The BIBC or Building Industry Bargaining Council which is the Bargaining Council and authority for the Western Cape for all contractors covering in the agreement. The collective agreement is the sectorial determination for the building industry in the Western Cape and is promulgated once the Minister of Labour signs it into law.

In the agreement, all work that falls under the agreement is covered; it takes up 4 pages. If you have any doubt as to whether the work you want to do falls under the agreement, you can contact the Estate Office or download the agreement directly from the BIBC website (<https://www.bibc.co.za/>)

If you want to do any alterations, modifications or renovations, please ensure the work is approved through the DRC BEFORE you start any work. You will also need to complete the relevant documents to allow your contractors on site. Note, if you don't have an approved plan, or allow contractors in without completion of the correct documents, it is a violation of the Constitution and Code of Conduct and may be fined. If you have any doubts about the work, please contact the Estate office for guidance and further information.



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Social Media

There are many benefits and advantages of social media which allows us to interact and engage with people normally distant or somewhat removed from us a lot easier. However, there is always a downside to these technological advancements. When you join a social media group like the WhatsApp groups at Kelderhof, please make sure you take a moment to consider what you will be placing into the public domain. The laws on electronic communication allows for individuals who contravene certain laws to face jail time and penalties. Contraventions include: -

- Defamation;
- Hate Speech;
- Other risky content.

Social media posts end up on the public domain and may be disseminated farther afield than what the originator intended. Employees have been dismissed for posting negative posts about their employer and even sharing defamatory posts hold the same liability.

Please use the social media platforms positively and considerately. What may be a very harmless post may be offensive to another participant on the group. Keep it light, informative and encouraging. Let's work together as a community for the good of Kelderhof Country Village.



Here are some tips on how to keep those New Year's resolutions going:-

- **Keep the resolutions realistic** –

You're not going to look like you did in high school and if you do, it's genetic, just be better than yesterday.

- **Don't try to change everything immediately** – Small changes over a period of time accumulates to large changes over time.

- **Avoid trying to stop something completely** – Rather cut back or replace with something else.

- **Focus more on the inputs and less on the outputs** – Worry less about what people think and say and concentrate on what's going to be the most beneficial to

you.

- **Start Slowly** – Martha Beck's book "The Four-Day Win" suggests that on day 1 you only get out of bed, day 2, out of bed and get dressed with day 3 just driving to the gym. Baby steps...



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Civic Bins-→

The Estate has installed an additional 3 strategically placed bins for litter. There is now a total of 14 bins spread across the Estate. Members and residents are requested to please use them appropriately to ensure the Estate remains clean and free from litter. It is each one of our's responsibility to contribute towards the cleanliness of the Estate.



Content, Questions and Concerns

The newsletter is planned for every second month and if you would like something to be featured or something covered, please mail estatemanager@kelderhof.co.za with ideas on topics and questions. Whilst the HOA team aren't journalists, we will endeavour to address your suggestions or topics in the next newsletter.

SPEEDING!

IS NOT ALLOWED ON THE ESTATE. Please Kelderhof Citizens, don't speed. We get complaints about people who drive fast and don't stop at Stop Street Signs regularly. We don't want to have to police our roads inside the Estate. The speed bumps are designed to slow traffic down, particularly if you aren't paying attention but drivers have to take responsibility for their speed.

The HOA will have to start taking people to task if they are not complying with the speed limit of the roads inside the Estate. This may be in the form of a warning or a fine. Please, slow down!

Charitable work in the Croydon area

Aftermath of the devastating fire in Croydon

(by Gavin Skinner)

Thanks to all the generous residents who opened their hearts and wallets and donated everything from dog food to diapers to the affected people. Here is a before and after picture of the Wendy house erected thanks to Kelderhof residents' donations. A big thanks to Wessel who project managed and coordinated the donation drive.



(cont)



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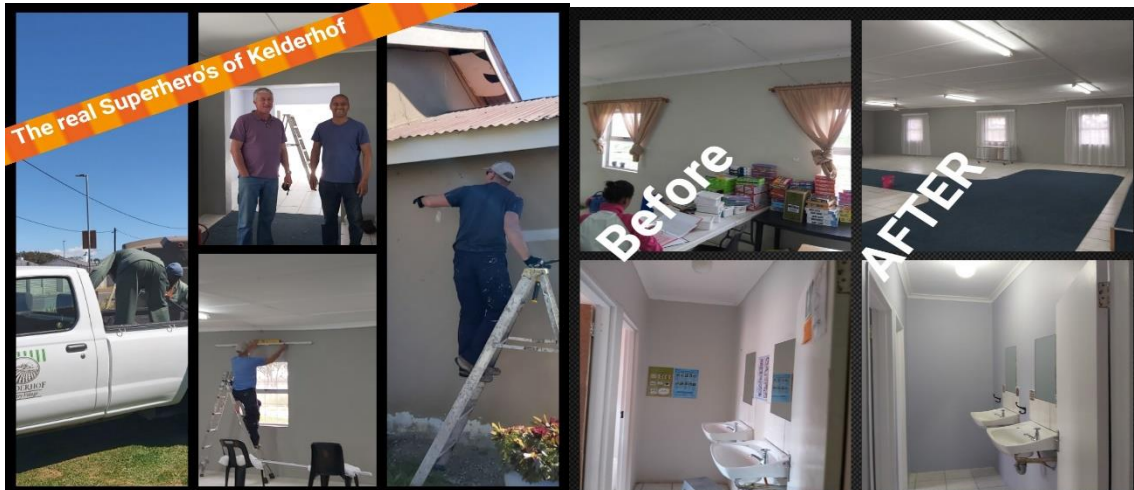
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Charitable work in the Croydon area (cont)

Upgrade of the Croydon creche and church hall

Martin, our resident painting contractor, worked tirelessly to brighten up the building. New gutters, a jojo tank, plumbing, electrical work, etc.



Leandre hard at work, using her artistic talents, to create a beautiful mural





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Charitable work in the Croydon area (cont)

These are just a couple of the many residents and contractors who have assisted our less fortunate neighbours. A big thanks to all who have contributed!

