



KELDERHOF
Country Village

Home Owners' Association

NEWSLETTER

March/April 2022 Edition

“The Winter is coming...!”

Most of us know that in the weeks that follow Easter, the evenings will start to cool and the mornings will become crispy and fresh. Mountain Bikers will haul out their full-length gloves and tights, whilst scarves and beanies will make their appearances on those out for a morning walk, jog or enjoying some exercise with your dog (on a leash hopefully) as the case may be. Last winter was one of the coldest I have experienced in the Cape with a lot of snow on the Hottentots and Stellenbosch mountains. Whilst I don't enjoy frost bite on my nose during a morning ride, I do love the splendour of the snow-capped peaks in the surrounds of the most beautiful Cape in the world. So, stock up on your gas, wood or whatever combustibles you use, winter is coming. You have been warned!

Free range pets

It seems like pets will be a monthly feature in the Newsletter. We had to address a number of complaints in the last two months with cats wandering into other people's homes, dogs attacking other dogs and some residents allowing their dogs to wander around the estate like they were free-range pets.

The Code of Conduct is very clear that your pet is your responsibility and you need to ensure you comply with the Estate rules in this respect. If your pet is not complying, then you or your landlord is in breach of the Code of Conduct and may be warned, fined, or further and more severe action may be taken, something we are loathe to do. Please be responsible owners and ensure your pets are controlled according to the Code of Conduct.

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.

ANNUAL GENERAL MEETING



Hear ye!, Hear Ye! Hear Ye!

Please note that the Annual General Meeting will be held on the **23rd June 2022** at 18h00 on a digital platform. Notices have already been sent out and if you haven't received a notice, please send a mail to ppmsupport@percipient.co.za



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Lifestyle Centre pathway lights

(by Gavin Skinner)

We have added some much-needed illumination to the entrance pathway of the Lifestyle Centre. This has enhanced the aesthetics of the centre and, will help those who need the additional light as they make their way into the Lifestyle Centre in the evening. Hopefully, this will increase the footfall to, what should be, the social hub of the estate.

There are a few dark spots in the area, which will be addressed shortly. This is a work in progress and any suggestions would be welcomed by the HOA office team



Security dog enclosure

(by Gavin Skinner)

Silver, our security patrol canine, has a new enclosure! We have fenced off an area of approximately 30m² for him to stretch his legs during his down time. The area is grassed and partially shaded, and Silver has adapted to his increased area very well. He still enjoys his regular daily walks and seems to be one happy pooch!

In inclement weather, he still has his water and windproof kennel, complete with a warm blanket and we have rubberized a wooden platform to prevent the cold from rising through the paving.

All in all, a great improvement on his living conditions. Thank you to all the dog lovers for their great suggestions and recommendations.

POSTAL PROBLEMS!

It has recently been brought to our attention that the Post Office was without a delivery vehicle since the beginning of March and as a result, no post was delivered to Kelderhof.

The Estate office immediately went to the Post Office to collect the undelivered post and appointed a resource to deliver the post.

We believe that part of the issue lay with security and have taken the issue up with management.

In the meantime, the HOA will be collecting and delivering your post weekly. We apologise for any inconvenience caused.



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[General information notice board-→](#)

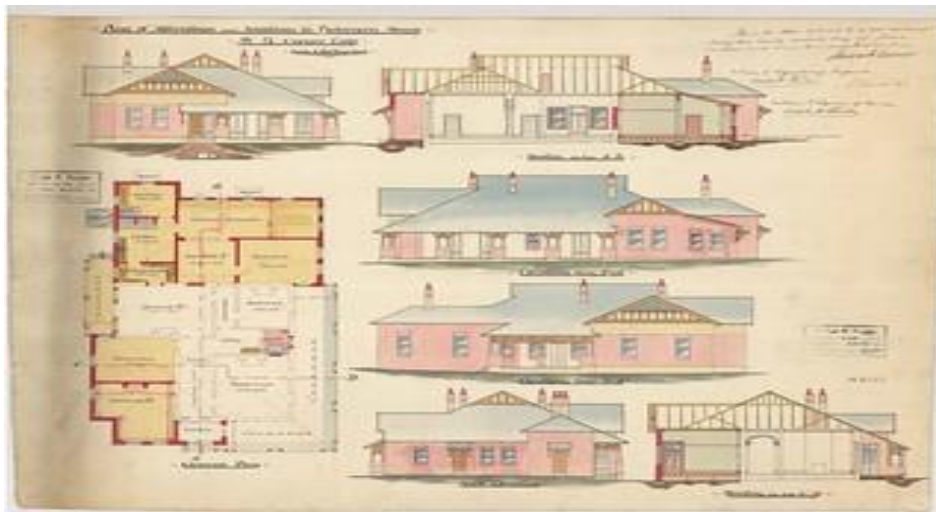
We have installed a digital noticeboard at the security entrance to the estate. This board will be used to notify our residents of any specials, functions, meetings, etc. that will be happening at the Lifestyle Centre and across the estate in general.

It will also serve as an additional means to inform our residents of any notifications received from ESKOM and the COCT regarding power or water outages. Best thing is that the notice board is free!

Thanks to **Gavin** for organising this!



Alteration & Additions



There are different requirements for different scopes of works. It is of vital importance that all owners who planned to do any alterations, additions and/or landscaping to contact the HOA Office first for assistance with the correct information and procedure.

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A contractor shall not be permitted to commence work on the Estate until such time as the Member has furnished the Association with a copy of the Builder's Code of Conduct for Alterations and Additions, duly signed by the relevant contractor which must be handed into the Estate office before any work will be permitted to commence. Upon such signature, the Builders' Code of Conduct for Alterations and Additions shall constitute a binding agreement between the Association and the relevant contractor jointly and severally with the Member.

When all documents are received, the contractor gets uploaded on the system to your property. The Contractor must quote your Erf no. at security to gain access to your property. This way we keep track of all contractors on site. It is Important that we get notified by the owner that work has been completed so that the contractor can be removed from the system.

Residents are warned against sending a contractor a PIN to access the Estate as this is an infringement of the Code of Conduct (and security) and can lead to a fine.

Contractors Hours of work Public / Private Time

Contractors may only be present on the Estate during the following public time hours:

Normal Working days 07:00 to 18:00

Saturday 08:00 to 12:00

Welcome to Telegram



Telegram Broadcast Group

The HOA Office often has messages for the community and a mailer isn't always the best media to reach the general community quickly. The WhatsApp platform has a limitation of 256 members which is why there are multiple groups and not just one.

The Telegram platform can have unlimited members and is the preferred platform of communication for general broadcasts.

Click on the link below to join this group and avoid missing out on important information and announcements to be shared with the residents on this platform.

<https://t.me/+71CcgJA3tFkOTFk>



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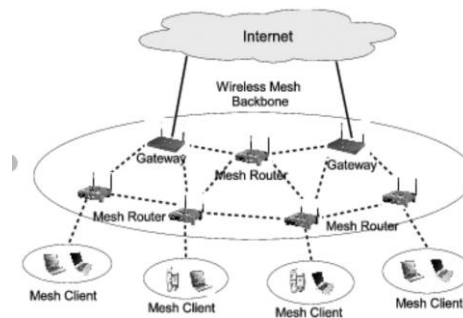
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LIFESTYLE CENTRE GOES BROADBAND

The HOA has taken the initiative to take the Lifestyle Centre Online with the installation of Broadband and a Mesh Network. We asked Keith Williams, Linux Engineer and IT specialist from Blue-Hat Consulting, who installed the network to explain what this means.



What is a mesh network?

Mesh technology is not new, it was just super expensive. Only corporates had the ability to afford this technology until recently. A mesh Wi-Fi network is quite simply (in this setup) Wi-Fi access points that act as one unified Wi-Fi infrastructure (one SSID). Most people will understand the issue where you have dead Wi-Fi spots in your home/premises. The traditional way of rectifying this is to install additional access points/repeaters. While this works, there is always the loss of speed across these devices. Only because the signal needs to be "bounced" from one point to another.

So instead of having to force your device to the best signal/route with a traditional router/repeater system - this will be done automatically. IT nerds will call this "least cost routing" - for us average blokes that nerd-speak means: I need to drive to Cape Town center, please provide me with the fastest way to get there, without traffic, BUT if there is traffic, please balance it so it can be fair with the routes/paths we have available.

Additional benefits to the system:

Self-Healing - In a mesh network, if one point goes down, communication is simply rerouted through another point. (Obviously with load-shedding, if main router/connection goes down, then there will be a situation where internet is not possible.) But essentially, one point going down doesn't mean the whole system is down.

Additional AC Adapters

A high-speed internet connection will be meaningless if your mobile device or laptop is flat. As a result, Gavin has arranged for additional multi plugs to be installed at the Lifestyle Centre so there will be plenty of AC outlets, including USB charger ports, for you to charge your device while you access the new high-speed network. Now you can have your cake and eat it, in the Lifestyle center with Broadband access and AC adapters to ensure your device doesn't go flat!



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Verges work continues...

After the initial inspection by our resident Landscape Architect, many homeowners and residents have started to address their verges. Some, where minor work was required have already had a follow-up from Francois and received the (green) thumbs-up. There are still a number of verges that need attention and the regular inspections will highlight the ways to address the compliance issues. Please take note of the suggestions and attend to the suggestions to ensure you become compliant which will have a positive impact on the estate and in turn, the value of your homes.



Our M202 and M203 participants. The M202, Association Communications, and M203 Community Leadership, was held at Pecanwood Golf & Country Club from 16 to 18 February 2022.

#caisa #cai #communityassociationsinstitute
#southafrica #communitymanagers #estates
#gatedcommunities #talk #work #managers
#residential #admin #officework #groundworks



Asst Estate Manager Completes CAI Courses

Some of the core principles of HR management is to ensure that there is staff growth and training, talent retention and a succession plan for key positions.

As part of this strategy for the Estate, the HOA sent Gavin Skinner on the M202 and M203 courses in Estate Management. The courses are part of a programme written by CAI (Community Association Institute) and hosted by CAISA (the South African version) which, when once all the courses are completed, will qualify an individual as a CMCA (Certified Manager of Community Associations). The pass mark is 70% and Gavin was one of only two who passed. For more details and information, you can go to.

<https://www.caionline.org/pages/default.aspx>

A final note from the Estate Manager...

I recently had to place my ageing mother in a home; it's a sobering process. Part of the process was to assist her complete a personal questionnaire about her interests in life. It was a reality check and I don't think she anticipated the frail care would come so quickly, maybe even considered things she still wanted to do before it got too late.

With this sobering thought, I try to consider each day what is important and how I can use the limited time I have been given on this ball of earth and sea hurtling as a vortex through the universe, stopping for nothing. It follows then I would prefer to use it productively and I am thus grateful that I work in an Estate where there are so few conflicts and relatively scarce complaints. I can then use my time effectively dealing with improving the Estate into the amazing place the Developers envisaged many years ago. I have to ask then, how did you use your time today?