



KELDERHOF
Country Village

Home Owners' Association

NEWSLETTER

May/June 2022 Edition

The UnCaptured Estate

I am certain that there are many who feel the same conflicting feelings I do when reading the Zondo Commission report. What started as a small glimmer of hope in justice finally being served, slowly turned to anger, then despair and maybe even some hopelessness and despondency, when realising the enormity and extent to which our beautiful country got sold out, in some cases "...for as little as a meal.." as Chief Justice Raymond Zondo said.

Here at home, in our community, we are able to enjoy a true sense of freedom and power when it comes to Kelderhof. We have a strong set of governing documents, grounded by a strong constitution which regulates the community. If Homeowners feel that they have been unfairly treated, there is the Community Schemes Ombudsman Services to whom you can refer a dispute and of course, as a last resort, the courts, all of which ensure you are treated with respect and that your rights are protected. Some disagree with the decisions that are made as is their democratic right in a democracy, but for the most, the community enjoys the rights and responsibilities the community provides.

However, the most important part of all of this is the Association's governing body, the Trustees. We are very privileged to have an engaged, invested and concerned set of Trustees who live by that constitution. They are diverse in their thinking and approach, and often challenge issues I have personally thought to be clear cut. The Trustees give of their time both during and after work hours to act in the best interests of the Estate. They are not remunerated in any way for this time and do so out of duty and to protect the community's investments and culture. It is a thankless job and one that needs more recognition. The irony here is that we have a set of Trustees who ascribe to the highest morals and ethics and yet are not remunerated whilst the country's leaders who ARE highly paid, do not subscribe to those same ethics. It's a tragedy. Next time you see a Trustee in the street, at the Lifestyle centre, high five him/her, it's well-deserved

Finally, it goes with saying that each of us have a role to play in how our community is run and works. It is our responsibility to comply with the governing documents in exchange for the rights you have to live in a close-to-zero crime area, to enjoy the peace and freedom as the privileges Estate living brings you. These rights and responsibilities, along with the with the integrity of the governing documents need to be protected to ensure that our Estate remains, Uncaptured.



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Cats!

The cat problem is continuing with sightings of cats out of their yards and without collars. Cat owners are reminded that it's not the cat who is at fault but the owners, and they're the ones who will end up being fined. Please be a good citizen of Kelderhof and ensure your cat remains in your property and wears a collar. If a cat is found on common ground without a collar, it will be deemed to be feral and may be removed and taken to the Cat Shelter. Please take note.



Our last offender still on the wanted list!

Verges

Upgrade in progress...

by Gavin Skinner

A big thanks to all our residents who have maintained their verges and homes to a great standard which makes Kelderhof a beautiful, sought-after estate.

After the dry summer months, the vegetation welcomes the winter rain. However, with the rains come an explosion of weeds in gardens, verges and on road and driveway paving. This annual occurrence can easily get out of hand and our maintenance/landscaping team is hard at work, keeping the common areas and roads weed-free.

As you are aware, the responsibility for maintaining verges and driveways, rests with the individual homeowners. Please ensure that your verge and driveway is compliant with the landscaping guidelines and remains weed-free and tidy.

If you would prefer to make use of a garden service company to quote on garden maintenance, please contact the HOA office. We can assist with the names of companies regularly working on the estate.

Thanks again for your assistance in keeping Kelderhof an estate that residents and guests are proud to be associated with.



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Lifestyle Centre Operator Update

As previously advised, Limeleaf Catering's service has come to an end. As part of the search for a new Lifestyle Centre Operator, a Request for Proposal (RFP) was sent out to the Members and Residents and to some degree, even beyond the Estate.

The first round had three promising candidates but the committee weren't in a position to appoint given the challenges the Lifestyle Centre presents. Some of the difficulties are as follows: -

- Catering for a diverse community
- The broad spread of ages that frequent the Lifestyle Centre
- Lengthy operating hours (breakfast to late dinners)
- Facilitating parties, functions, clubs, events etc.
- Making a profit
- Limited market
- Longevity, consistency and quality

The committee has decided to call for further submissions which are currently being considered and will hold further interviews with potential operators. Once the process has been finalised, the committee will appoint a permanent operator which will be announced before spring.

However, given the time constraints, the committee was determined not to let the community down and took a bold initiative to provide an temporary solution. We approached Sean, a Chef by trade and who was able and prepared to assist the HOA in the interim, and he has taken on the responsibility with aplomb. Sean has a small menu (at the dictates of the Committee) and provides breakfasts, burgers, pizzas and light meals as well as an assortment of beverages for young and old. Those folk who enjoyed a meal at the Lifestyle Centre recently, have been very complimentary. Be sure to try it out!

Sean can also cater for your event so be sure to contact him for a booking on

lifestylecentre@kelderhof.co.za

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.



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THE HONESTY LIBRARY!

By Bev Hudson

Edited by Bruce Wademan

Bev Hudson started the Honesty Library in the Lifestyle Centre some time ago. Those who remove a book from the library, record it in the book and are responsible for returning the book when they're done

I started the library with a huge number of books donated by my friends as well as donations from the estate. I was horrified the other day to see that some people had kept books for a year!! I subsequently sent them messages to ask them to please return the books. Hopefully some will! Others have left the estate!

This is just a reminder to all those who use the library that this is an HONESTY library!! If you need to keep your book for longer than the 2 weeks just sign it back, and write it in again for another 2 weeks.

Currently there are people who have had books for longer than a year! So please check your homes and return! (*Maybe donate a book as a penalty at the same time? -Editor*)

It has also come to our attention that books have been taken and not written into the borrowing book! This is not the government! Stealing is not allowed!! (*Technically stealing isn't allowed at any time-Editor*)

The library would also like to have more children's books, so if anyone has to donate, it would be appreciated. On that note, could parents please sign out books for their children.

Best regards,

Bev



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SECURITY UPGRADE

Security has 5 essential elements, the 5 "D's": -

Deter, Detect, Delay, Deny & Detain. These are the key factors any Estate consider when assessing the security risk of an Estate. The Trustees recently appointed ISC (<https://iscafrica.co.za/>) to do an assessment of the Estate security (5'D's). Following a rigorous assessment of the Estate's security, they sent out an RFP to several reputable companies for the supply, installation and monitoring of security equipment and services. Without publicising the exact nature of the upgrades, Phase I has just been launched and will include an upgrade to the fencing, the installation of cameras, lights and speakers to the fence with remote monitoring. There are also fail-safes and circuit-bypassing if there are breakages in the circuit and backup batteries to ensure that the fence and cameras are always on. The equipment is also of a high quality with local support.

Members and residents should see the first part of the project on the inside of the fence perimeters where trenches are being dug for the circuit. The first Phase will see the construction of the Civils work around the perimeter with upgrades that will take place in 3 phases over as many years and will see best practices being applied.

MOVING TO SOLAR

As part of the upgrade and the ever-decreasing efficacy and concomitant dependability on Eskom as a consistent power service provider, the HOA has decided to invest in Solar Panels and battery backup to support the security fencing, camera and access control systems.

The solar panels will be installed either on the guard house roof to maximise exposure to the sun on the proviso there is adequate space and protection from the trains running past the estate.

The power demand that the security and the fencing is significant and there will be 10 Solar Panels installed to support the batteries.

On that note, the HOA would like to encourage Members and Residents to move towards PV panels, inverters and battery back up instead of generator power.



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NEW LANDSCAPING/MAINTENANCE TEAM

by Gavin Skinner

Earlier on this year, a decision was made to in-source our landscaping team and simultaneously increase the size of our maintenance team. Not only is this a cost-saving but it also allows us to increase the maintenance head count as required.

We employed most of the former landscaping team, as well as the site manager, Andrew. Our total headcount for the new maintenance team will be eight.

The team, led by Andrew (maintenance manager) will consist of seven groundsmen, all proficient and experienced in their fields. Their mandate is to ensure the smooth running of the estate, from delivering post to mowing the park's lawns, fixing broken paving to making sure Silver, the security dog has neatly cut lawn.

On behalf of the HOA office, I would like to welcome the new team and wish them all the best for their time on Kelderhof.

The team consists of:

Andrew – Landscaping expert and proficient in general maintenance

Lennox – Long-time Kelderhof employee & general handyman

Frans - Long-time Kelderhof employee & general handyman

Sinethemba – New employee – Experienced builder and plasterer

Josef - Experienced with plant identification and setting up a nursery

Kwanele – Experienced landscaper assistant

Cohen – New employee eager to learn and hard worker

Thembi – Experienced landscaper assistant

If you see the guys in their new Kelderhof uniforms, stop and say hello. It will be greatly appreciated



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A final note from the Estate Manager...

One of the not-so-nice parts of being the Estate Manager is having to address non-compliance