



## Brackenridge Estate Quarterly Newsletter

March 2018

Dear Homeowners,

High time to give you a further update.

### 1 Recent developments

Five things happened this week that you should be informed of. First of all, we have started distributing tags for use at the main entrance. This follows the replacement of the exit boom and the installation of cameras at both gates. Secondly, and contrary to the expectations of some of you, Eden Municipality reimbursed us for the full cost of the tarring and repairing the front entrance in late October 2017. Thirdly, Henra Civils have just tarred the other entrance from the back gate to the bend brick pavement leading up to Maplin Drive. Fourthly, a security training exercise was conducted at Erica Heath with the PBCPA and its canine unit involving the “arrest” of two suspects on the estate, one of whom was found with the use of a drone. Last but not least, we said farewell to Leisle Paulsen at the end of February 2018 and wish to thank her for her efforts over the last five and a half years. We wish her luck in her new venture at Helen Melon Estates. I received some 14 applications for her position and a number of interviews were held in close cooperation with the “Big 5” Estate Agents who enjoy an affiliation with our office. We have found a good candidate who should start on 1st April 2018.

### 2 Security

We are now proud to say that it is 3 years and 4 months since our last security breach and long may his trend continue. The trustees and estate managers ask all homeowners to remain vigilant with respect to security.

The Brackenridge Emergencies WhatsApp group is working well. We thank home owners for exercising restraint in its use.

A note from Security Manager Wesley Andrew follows:

“I can proudly announce that we made it through December with no serious issues or incidents on the estate. It has been 6 months now since I have taken over the position of

Security Manager, and I have tried my best to start implementing some new security systems and procedures without making too negative an effect on the visitors, contractors and homeowners of Brackenridge Estate.

Following the recent awful incident that took place in Schoongezicht Private Estate, I have conducted an extensive estate risk assessment and am happy to say that we have a strong system in place. That said, our access points required some attention. We have installed a far greater quality CCTV system at both entrances of our estate and a new exit boom has been installed at the main gate.

Access procedures for contractors and deliveries have been improved, and a personalised access tag system for homeowners to eliminate traffic flow and allow for homeowners to enter and exit the estate has been implemented. Also, the number of day and night perimeter patrols has been increased. In addition, all-round security visibility around the estate has been enhanced.

All visitors and guests who enter the Estate are given an access register to fill in upon arrival; thereafter homeowners are contacted to confirm that the visitor / guest may enter the Estate.

All homeowners are encouraged not to use casual/temp workers, as we find this allows for a higher security risk for the Estate.

Please remember all staff must sign the access / exit register and receive a card in the guard house every time they enter and exit the Estate.

For those guests who will be staying for longer than 24 hrs, they will be required to complete a more detailed registration form to allow us to monitor and keep a more accurate control over who is on and off the Estate.

We have the support and back up of the PBCPA (Plettenberg Bay Crime Prevention Association), whose reaction team was instrumental in the arrest of the murder suspect from the neighbouring Schoongezicht Estate. If we ever have a crisis within Brackenridge Estate that needs more back-up, the reaction team is highly trained and always responds and covered a perimeter fence patrol around the estate and will from time to time continue to do this. This is a great liaison to have moving into the future.

Lastly, I urge you to please contact me directly with any issues you may have regarding security, and if any breach occurs to immediately call so that I can rectify the issue and make sure someone is held accountable for the issue or mistake that was made. I would like to reassure all of you that the safety and security of yourselves and your property is my first priority.

Wesley Andrew – cell 079 607 5495

### 3 Fire Control

I want to thank our trustee Brian Madeley for plotting all fire hydrants and hydrant cat's eyes on the Brackenridge maps of the various zones.

These maps are on display in the Security Office at the front gate. The updated maps will also be copied to all Fire Wardens.

Additional cats' eyes and hydrant signs have been purchased and installed by Ricky.

A Fire Bowser mounted on a trailer has recently been acquired and is on standby with a full tank of water should the need arise.

#### 4 The Estate Manager

Ricky and his team continue to deliver on overall Estate maintenance and upkeep.

The Estate has now taken delivery of a trailer for garbage and garden refuse, which now means we no longer have to hire a trailer every week.

Eradication of alien vegetation continues as does cutting and maintaining of fire breaks.

Following requests by some of you Ricky has been asked to ensure proper maintenance of all traffic circles. All street lights were checked and lightbulbs replaced late last year. Please let me or Ricky know where street lights do not function properly.

We would also like to remind homeowners who rent out their homes over the holiday period that garbage is only collected on a Monday. Should you or your visitors / tenants be leaving on any other day, please do not leave your black bags on the pavement for sea gulls to peck open but rather arrange with the office that Ricky collects prior to your leaving.

Can all homeowners please arrange their street numbers in an easily visible place for visitors, medical and/or other emergencies. Some houses have no number at all.

#### 5 Lower Gate Access Road

This road has in recent times taken a pounding with all the construction vehicles presently involved in the construction of 10 new homes. We have budgeted for repairs and improvements to this road details of which need to be finalised with the prospective contractor, monies collected from the Building Fee will be used to part fund this. On the spur of the moment a portion of this road was done.

The Estate continues to have difficulties with residents from Maplin Drive who have resorted to lifting paving on the access road and using glue on the chain lock across the road. This has over the past few months escalated and a charge of malicious damage to property has been laid, perpetrator unknown. We continue to monitor the situation.

There is also a need to widen the road at the boom to allow construction vehicles to be checked without hindering free flow of resident traffic.

#### 6 Traffic Control

There has been a serious increase in visitors, contractors and even residents ignoring the speed limit within the Estate and also not going around circles correctly.

This has resulted in certain warnings to contractors re banning their vehicles from entering the Estate, or alternatively banning their driver.

## 7 Water Restrictions

Despite recent rains, water supply is still critical and we ask residents to continue to comply with Municipal requirements.

## 8 Fibre

For many of you who are up and running with the fibre installation, we trust that the wait and frustration that has gone with it has been worth it.

A number of residents are still grappling with blocked conduits or installations that are not complete and we again reiterate that each home owner is responsible for a "fibre way" from his or her dwelling to the boundary.

It must be mentioned that the Telkom telephone (not intercom) is still via copper wires and hence will still work during a power outage. Once combined with the fibre a UPS will be required to allow the whole system to be operational. A document was sent out titled "Residential Community Solution for Brackenridge Private Residential Estate" to all residents when negotiating the Telkom Contract.

Refer to 7.1.2.3 in the document which covers the UPS. Telkom price is R1400,00. As an alternative residences should talk to Max Plett Computers for a solution.

## 9 Building Control and Sales Activity

Thirteen (13) new homes were built during calendar year 2017 and as we start 2018 there are eleven (11) houses under construction and a further four (4) plans passed for construction.

As a consequence of certain height restriction problems, we have now made it mandatory to provide our office with a Land Surveyors Level Certificate once the ground floor slab has been cast.

Sales to the value of R71, 838,000 were achieved in 2017 with the highest house price being R10, 6 million and the highest price for a plot, R1, 450 million. Some 6 plots were sold for over R900 000. At present, 10 homes are on the market varying in price from R3,2 mil to R14,6 mil as well as 37 stands varying from R380 000 to R1,45 million.

Major attractions are our Security and a well-run HOA.

## 10 Brackenridge Golf Day

A successful Brackenridge Golf Day was organised by Charlotte Ford on the 2<sup>nd</sup> February 2018 at the Plettenberg Bay Country Club. Prizes were sponsored by the HOA and it is hoped to make this an annual event.

A festive braai was held at the club afterwards with prize winners as follows:

Individual:

1<sup>st</sup> Peter Hawkes – 38 points

2<sup>nd</sup> John Moyes – 37 points

3<sup>rd</sup> Peter Becker – 36 points

Alliance was won by John Moyes, Wayne McLashan, Peter McKenzie & Ron McMillan.

2<sup>nd</sup>, Adrian Arnott, Peter Becker, Gavin George & Ashley Wentworth.

Nearest the pin 6<sup>th</sup> Keith Miller and 11<sup>th</sup> George Clary.

As a consequence of this event I have once again been approached by several homeowners regarding the possibility of a recreational area within Brackenridge. This is currently under discussion.

## 11 Finance

### Extraordinary/Capex Spend

We have in the 5 months to March incurred extra-ordinary spend on the resurfacing of the main entrance road which has been fully recovered.

We have incurred spend on the resurfacing of the access road from Maplin drive which will come out of our Building Deposit Reserve.

Capex has comprised the purchase of a trailer for R18000,00 and a double axel water bowser for R30000,00 well as new security cameras and access control boom at main entrance has also occurred.

### Budget

Still in line with that tabled at the AGM except for an additional spend of R40000,00 clearing fire breaks and alien vegetation.

## 12 Conclusion

So, all in all a promising start to the new year. Please remain vigilant at all times, particularly when picking up household helpers or contractors who you don't know. By the same token, if you leave the estate on foot make yourself known to the security guard on duty and please make sure that you are not followed when re-entering the estate.

Keith Miller

General Manager