



Brackenridge Estate Quarterly Newsletter

February 2019

Dear Homeowners,

Introduction

For those homeowners who have not been fortunate enough to visit Plett over the festive season, may you all have a successful and healthy 2019.

The woes of the ANC led Bitou Council continue with an apparent lack of prosecution of those accused of misappropriation of funds.

Council now occupy most of the upper level of Melville's Corner shopping centre (owned by P.I.C.) and have been in disarray since December 2018 regarding the issuing of Occupation Certificates and passing of plans. We live in anticipation.

Plett Rapid Response continues with their good work in the greater Plettenberg Bay area. Thankfully they assist SAPS greatly in the attempts to curb crime which unfortunately has seen a rise.

Water supply is still very favourable. Load shedding seems to have reared its ugly head again and residents are asked to be patient as Bitou have switching on problems.

We had a well-attended AGM in December and the minutes as well as the Chairman's and General Managers report have been posted on the web site. Two new Trustees by name Peter Becker and Chris Lang were elected and we look forward to their positive contribution to the wellbeing of Brackenridge.

The new Constitution was ratified and for those interested that too has been updated on the web site.

Security (contribution from Wesley Andrew)

I am proud to say that we are still running on a 100% incident free record. I would really like to give our Security team all the glory for this great achievement. We had a very busy season that has just passed; we had increased visibility patrols in and around the estate for the festive season. Our new trackers and panic buttons that our night guards patrol with throughout the night are working very effectively.

Brackenridge is still very busy with regards to on-site contractors, so please continue to be vigilant at all times. And always report anything out of place to me immediately. Lastly I would like to ask everyone to please continue following the road rules of the estate and again to report anything that happens to the office so we can deal with it.

Yours in safety.

Wesley Andrew

Lower gate access road

An upgrade of this access road from Maplin Drive has been completed in mid-January 2019 and incorporated the widening of the bridge over the Klein Piesang River.

The wider road and passing bays have certainly helped in terms of eliminating dangerous passing and all are reminded that a 30kmph speed limit is in force on the road.

A Brackenridge Estate sign has been erected at Maplin Drive which notifies the public that this is a private road.

Traffic control

Peak hours access and egress at both gates still remains a problem but all residents are now fully aligned with the new access system and thus should have very little to complain about.

“Cutting” circles continues to be a problem and we ask for those seen to be doing this to be identified and the office will name and shame accordingly.

Three new speed bumps are due to be erected. These are in Bitou Glade, near the second circle, Protea Dale, on the loop road, and Watsonia Heights where the existing speed bump is proving to be inadequate.

The new exit stop at the main gate appears to be working as designed but scooters and SUV's still tend to disregard the stop and hopefully an accident will not occur.

Building Activity

With the occupation of eight new homes just prior to the xmas break and the Bitou Council being in complete disarray we are still trying to complete all necessary administration for occupation.

On the positive side a further three new builds have commenced since the start of the year but new plan submissions as well as sales of erven have slowed down.

Brackenridge Website

All the latest updates on AGM, Trustees Meetings, Constitution and rules have been posted as well as the CV's of the two new Trustees.

Finances

We are still on a sound financial footing and were able to limit the levy increase to 7%.

Repairs to the rear access road were over budget due to bridge repairs and new gabions at the Klein Piesang River.

Extra ordinary spend on gabions at a land slip between Erica Heath and Bitou Glade will occur as a main sewer line is in jeopardy.

Removal of alien pine trees and wattle on the lower areas of Brackenridge is also underway and has been budgeted for.

The minimum wage of R20 per hour as of January 2019 will result in an increase of some R90 000 on security wages and R50 000 on maintenance staff wages per annum.

Fibre

The main problem that still exists is double billing to clients but slowly and surely this is being addressed.

The intercom system needs general co-ordination in order to work effectively as security.

Taxi fares and internal transport of hired help

This continues to cause irritation and unhappiness in certain quarters and we are seriously looking into how the internal transport of hired help can be removed from the external taxi system and done internally.

Garbage & recycling

It is pleasing to note that most residents are recycling which has led to an almost 50% decline in our garbage.

Recycle bags from Bitou remain a constant problem and residents can attempt to collect individually at Bitou Office in Beacon Way or buy at Masons.

Plans for our recycle/garbage/store are in at Council.

Garden Refuse

With the permanent closure of the Airport road tip all garden refuse is taken to the Kwano Depot for disposal. Tip fees for individual households are free but a business has to pay this. Brackenridge bulk collection by Ricky is chargeable.

We are investigating the possibility of purchasing a small shredder machine for the Estate and to reuse the chips on the Estate.

Sports note

A mail has been circulated to all that Brackenridge Annual Golf day will be held on the 15th March 2019 at Plettenberg Bay Country Club. Entries have been good and we urge all golfers to enter by notifying the office by mail or phone.

General

Please note that an Estate Generator Policy has been posted on the website.

Keith Miller, General Manager