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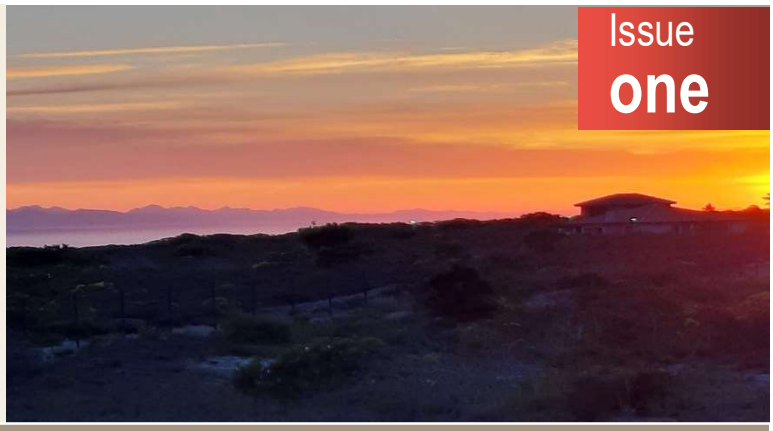

Issue one

A quarterly insight into what is happening in Fijnbos Paradijs

Fijnbossie



Welcome to the 1st edition of the Fijnbos Paradijs Newsletter!

In this edition, we provide you with a snapshot of the period June to August. To run this Estate at the level that we all desire, it is important to emphasise that each and every owner should pay their levy on time. As the committee, we would like to take this opportunity to thank you for your continued support. Several projects have been completed and are in progress which we believe will add value to this Estate. As always, we encourage any feedback that you might have and we welcome any suggestions.

Welkom by die 1ste uitgawe van die Fijnbos Paradijs Nuusbrief!

In hierdie uitgawe bied ons u 'n oorsig van die periode Junie tot Augustus. Om hierdie landgoed te bestuur op die vlak wat ons almal tot voordeel strek, is dit belangrik om te beklemtoon dat elke eienaar hul heffing betyds moet betaal. As komitee wil ons van die geleentheid gebruik maak om u te bedank vir u volgehoue ondersteuning. Verskeie projekte is afgehandel en aan die gang wat volgens ons waarde tot hierdie landgoed sal toevoeg. Soos altyd, moedig ons enige terugvoering aan en verwelkom enige voorstelle.

Money Matters / Geldsake

34 Owners have made payments towards their levy accounts and we would like to thank you sincerely for the payments received.

10 Owners have not made any payments yet. We are in the final stages of setting up software to send out the monthly statements electronically with the assistance of one of our owners who is a qualified bookkeeper.

During June/July we have had the following expenses:

- Garden Services – the front garden is maintained, weeds throughout the estate sprayed, a 1 m area next to the road on both sides were cleaned throughout the estate
- Gate Repairs
- A tall ladder was purchased to replace streetlight bulbs ourselves. This is to save cost on calling a contractor to do the job
- Energy efficient light bulbs for streetlights was purchased – it is costly, but we are hoping that in the long run we will see the benefit of saving electricity

We are also pleased to announce that we settled our debt with the developers for the garden services (for March) and the Water & Electricity accounts for March to July. An amount of R11 703.55 was due to Tropical Paradise Trading. In return Tropical Paradise trading had to pay back an amount of R8 550 for a streetlight that was damaged by a contractor. Therefore an amount of **R3 153.55** was paid over to Tropical Paradise Trading.

A deposit of **R7 830** was paid to Mossel Bay Municipality to open an account for the Home Owners Association. With effect from August we will be paying our own bill. The average cost for electricity and water for the past few months was +- R2600 per month. The electricity is used for streetlights and the gate motor. Water consumption is for the front garden irrigation and the fountain.

PINCUSHION - LEUCOSPERMUM CORDIFOLIUM



Did you know? Leucospermum cordifolium is indigenous to South Africa, characterising large parts of the Cape Floristic Region and testifying to its diversity and beauty.

Although Leucospermum cordifolium is part of the Proteaceae family, it looks rather different to any other members of the family. It is called the pincushion due to its unique shape and structure, as well as the bobbejaanklou and the luisiesbos in Afrikaans.

Leucospermum cordifolium is a rounded spreading shrub up to 2m in diameter and about 1,5m high, with a single main stem and horizontally spreading stems, hard green leaves and 1 to 3 large inflorescences borne at the end on the stem. They consist of a large number of small flowers. It is the stiff protruding styles of the flowers which are the source of the common name "pincushion" for this genus.

It grows in acid, nutrient poor soils in a fairly small area in the South Western Cape. In the early hours of the morning the abundant nectar flow attracts a variety of small insects, which in turn attract the Cape Sugar bird and three species of Sunbird. These insectivorous birds consume the small insects as well as the nectar, and in the process transfer pollen from one flower to the next. The flowers are not self-pollinating and depend on the small Scarab beetles and the birds for pollination.



Our Annual General Meeting was due to be held in June. However, due to the current regulations of the Covid 19 Lockdown, it was not possible yet to schedule such a meeting. We will keep you updated on this matter.

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Ons Algemene Jaarvergadering moes in Junie gehou word. Weens die huidige regulasies van die Covid 19 Grendeltyd, was dit egter nog nie moontlik om so 'n vergadering te beplan nie. Ons sal u op hoogte hou van hierdie aangeleentheid.

Cost Saving Initiatives

The following measures were taken and are planned to try and curb the cost :

- Streetlight bulbs were replaced with energy saving lamps. About 60% of the lights were already replaced and we are awaiting more stock from the supplier
- The irrigation system is now controlled manually to save water
- We are considering revamping the front garden to bring down the cost of the water consumption.

Please send us your suggestions on how to save cost!

ARE WE READY?

As many of you might know, the area around Dana Bay was ravished by a devastating fire in 2016. We requested guidance from our local Fire Department to ensure that Fijnbos Paradijs is fully compliant with all legislation and adheres to all requirements.



On Friday 7 August our local Fire Station Commander visited our estate to investigate. He made some recommendations and will be sending us a report to confirm his findings.



Some of the recommendations made was that we clear a 1-meter strip along the fence on our side.

Owners of property on the other side of the fence will be receiving a notice from the Fire Department to clean on their side as well.

Roadsigns have to be painted to indicate where fire hydrants are. We should also consider obtaining a set of fire hoses for the estate. We encourage all owners to obtain a fire extinguisher for their private use. Fire department will send us the specs.

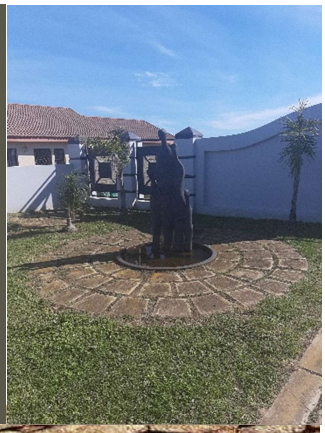
Please let us know if you will be interested in attending a free training session by the Fire Department on general fire safety and what to do in case of a fire



future projects...

Revamp the entrance to the Estate by :

- Improving the lighting
- Repainting the walls
- Planting indigenous trees & shrubs which will complement the name of our estate
- Repair road inside estate where necessary
- Long Term : Maintain fence



Making Any Changes to Your Property? Don't Forget To Obtain Approval First!
The HOA governing documents require that the HOA committee approve all proposed architectural changes before any work is started.

The importance of this requirement cannot be overstated when you consider the reason for such a restriction. Membership in an estate community association requires compliance to pre-existing conditions and regulations. One of the biggest advantages of these conditions is the protection of our property values.

The value of your home is directly related to the condition, appearances and aesthetics of our community as a whole. By regulating the kind and types of architectural changes that can be done, the HOA is better able to maintain our property values.

Getting the HOA Committee to approve all proposed architectural changes is therefore not just a good idea to protect your investment, it is a requirement! If you have any questions, please do not hesitate to contact the committee members.

Be a Good Neighbour

Be a Good Neighbour first …. • Don't make judgements about your neighbours. • Respect your neighbours, their property and their privacy. • Curb and control your pets. • Don't play the TV and music too loud. • Take care of your own property and garden. • If there is a problem with your neighbours, talk to them directly. Conversation is really much more effective than sending a letter to the HOA or banging on walls.

Belangrik om te onthou ~ Important to remember

- Vullisverwydering vind plaas op 'n Vrydag oggend. Vullissakke moet op 'n Vrydag oggend voor 7h30 buite die hek geplaas word. Slegs indien dit onmoontlik is weens werksverpligtinge kan die sakke op 'n Donderdag aand aan die binnekant by die hek gesit word. In die geval, reël asb met 'n komiteelid of buurman om dit op Vrydagoggend namens jou buite die hek te plaas.
- Garbage removal takes place on a Friday morning. Garbage bags must be placed outside the gate on a Friday morning before 7:30. Only if it is impossible due to work commitments can the bags be put inside the gate on a Thursday night. In that case, please arrange with a committee member or neighbor to place it outside the gate on your behalf on Friday morning.
- Swart sakke is vir normale huishoudelike vullis. Blou sakke is vir herwinbare vullis en groen sakke is vir tuinvullis.
- Black bags are for normal household rubbish. Blue bags are for recyclable garbage and green bags are for garden garbage.
- Moet asb geen waardevolle items saans buite u huis of in u voertuig laat nie.
- Please do not leave any valuables outside your home or in your vehicle at night.
- Wanneer u die kompleks binne kom of verlaat, sorg eers dat die hek toe is voordat u verder ry.
- When entering or leaving the complex, first make sure the gate is closed before driving off.
- Moet asb nie die hek vir vreemdelinge of kontrakteurs oopmaak nie.
- Please do not open the gate to strangers or contractors.
- Hou asb u erf en tuin netjies en skoon – elke eienaar is verantwoordelik vir sy eie erf. Die HEV is slegs verantwoordelik vir die intstandhouding van die gemeenskaplike areas.
- Please keep your yard and garden neat and clean - each owner is responsible for his own yard. The HEV is only responsible for the maintenance of the common areas.

We are pleased to announce that our insurance policy is in place with effect from 1 August 2020.
This policy covers the common ground and gates and walls at the entrance.
To keep the cost low, the parameter fence was excluded as well as the roads/paving.

Ons is verheug om aan te kondig dat ons versekeringspolis vanaf 1 Augustus 2020 in werking is.
Hierdie polis dek die gemeenskaplike areas, hekke en mure by die ingang.
Om kostes laag te hou is die heining en plaveisel nie ingesluit.

Please be reminded that all owners (empty stands and houses) are liable to pay their monthly levies of R200 with effect from 1 March 2020. According to the constitution interest of 24% will be raised on all accounts in arrears.

First National Bank
Account Number : 6285 6548 387
Branch Code : 210314
Please use your house/stand number as reference or alternatively your surname