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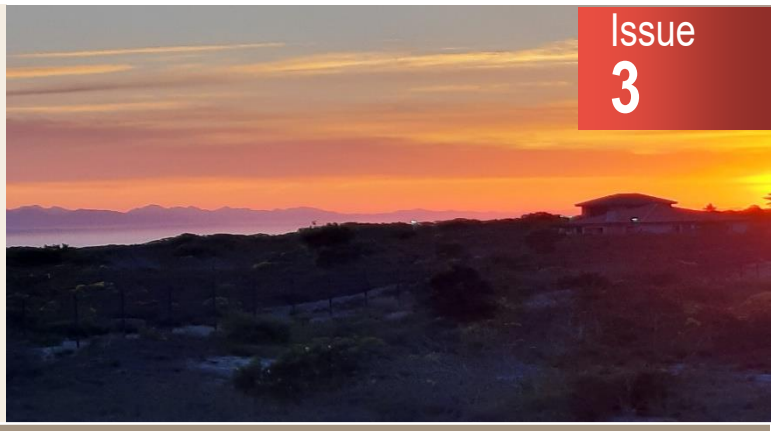


Issue 3

A bi-annual insight into what is happening in Fijnbos Paradijs

Fijnbossie



Day 479 and counting….

We are currently in revised lockdown level four and most of us have been impacted in some way or another. This pandemic has changed just about every aspect of our lives.
The third wave has brought the disease closer to home. As a committee we would like to offer our sincere condolences to those owners who have lost loved ones due to Covid19.
May you find comfort in loving memories and hope in each new day.
We would also like to thank residents of our complex that are frontline workers for their dedication and hard work.
We are all looking forward to the end of this terrible disease.

Stay safe & warm!

Dag 479 en ons tel steeds....

Ons is tans in hersiene inperkingsvlak vier, en die meeste van ons is op een of ander manier beïnvloed. Hierdie pandemie het omtrent elke aspek van ons lewens verander.
Die derde golf het die siekte nader aan die huis gebring. As 'n komitee wil ons graag ons opregte meegevoel betoon aan eienaars wat geliefdes verloor het asa gevolg van Covid 19.
Mag julle vertroosting vind in liefdevolle herinneringe en hoop in elke nuwe dag.
Baie dankie aan inwoners van ons kompleks wat voorste linie werkers is vir hul toewyding en harde werk.
Ons sien almal uit na die einde van hierdie verskriklike siekte.

Bly warm & veilig!

Important Matters / Belangrike sake

According to our records there are currently 58 registered properties in Fijnbos Paradijs.

38 Houses are complete, another 4 in progress and 16 empty stands.
Of the 58 owners only 1 owner have not made any payments yet. A few owners are however slightly in arrears. Please keep your account up to date!

We had the following expences during the first half of the year:

- Gate repairs
- Front gardens - and new plants planted
- Empty stands and fire line cleaned up, tall grass cut and invasive plants removed.
- Professional valuation done on common property for insurance purposes
- Streetlights replaced where necessary

Our investment account is currently standing on R61 806. We had a lot of expenses in 2020 but still managed to save a lot. Most of the major projects are completed.

Documentation for the financial statements to be compiled, will be submitted to a bookkeeper during the next week. Please note however, that bank statements are available at all times (on request) for owners' perusal.

We are planning to schedule the Annual General Meeting during September and will inform owners of a date as soon as the Lockdown measures are eased.

During this meeting a few important matters will be discussed e.g. :

- New constitution
- House rules
- Building guidelines

These documents will once again be sent to all owners for comments before the AGM.

We would like to thank all owners for their cooperation and assistance with regard to complex matters. As the complex is getting busier by the day, we urge all owners to make use of the complaints and suggestion forms to report any issues. These forms will again be send to all owners.



Cape spurfowl or Cape francolin / Kaapse Fisant



The Cape spurfowl or Cape francolin (Kaapse Fisant) is a gamebird in the pheasant family Phasianidae. It is endemic to southern Africa, where it is the largest francolin. It occurs in the Western Cape province of South Africa, and locally northwards to southern Namibia.

Scientific name: Pternistis capensis Family: Phasianidae

A large, mostly dark brown francolin with pale feather-edging that forms a fine scaly pattern on the body. It also has dull red legs and a mostly reddish bill with a dark top and yellow base. The pale eyebrow and throat are emphasized on a dark face. The juvenile is duller. The loud, territorial crowing call ("kak-kaak, kak-keek, kak-keek") is given from a low perch; it increases in pitch but decreases in volume. Bold and confiding, it is widespread and common in its range; found in fynbos, semi-arid zones, and coastal scrub. Gray-winged Francolin differs by having yellow legs, a rufous-streaked chest, and a gray-and-brown necklacing pattern.

Cape Spurfowl, also known as Cape Francolin, inhabits areas of fynbos, heathland and semi-arid scrub, usually near a reliable water source, and also utilises nearby orchards, vineyards, cultivated fields, pastures and suburban parks and gardens. It has an omnivorous diet, feeding primarily on seeds, fallen fruits and berries and a wide variety of invertebrates. Male Cape Spurfowl are quite a bit bigger than the females and may weigh up to a kilogram.

The breeding season for Cape Spurfowl commences in early spring but stretches right through to the end of summer. The nest is a simple scrape in the ground, hidden among vegetation, in which the female incubates a clutch of 1-4 eggs for around 3 weeks. Larger clutches of up to 14 eggs have been recorded, but are thought to be of multiple females laying in the same nest.

The Cape Spurfowl's distribution is mainly centred on South Africa's Western Cape Province, extending into adjacent areas of the Eastern and Northern Cape, and reaching southern Namibia along the course of the Orange River.













future projects...

- Planting more indigenous trees & shrubs which will complement the name of our complex
- Repair road inside complex where necessary
- Long Term : Maintain/replace fence

➔ Please feel free to submit any suggestions to the committee.

GENERAL NEWS

- Fibre Optic lines were installed in Dana Bay and although postponed a few times already, the latest indications are that we will go live in August.
- Please be reminded that for any building/alterations at your property, a request must be submitted to the HOA committee for approval. In most cases, plans are required to be signed off by the committee before submitting it to the municipality for approval.
- The new Personal Protection of Personal Information Act (POPIA) is designed to respect how your data is used, stored and processed and it went into full effect from 1 July 2021. Please note that we as HOA committee are committed to comply with all laws and regulations in this regard and would like to give owners the opportunity to decide if they would like to continue receiving important communication from the HOA. No action is required if you are happy to continue to receive Fijnbos Paradijs related communication.
- Another change is that the administrators of a Whatsapp group have to obtain the consent of members that is part of a Whatsapp group. As such, your are hereby notified that you may exercise your right by leaving the Fijnbos Paradijs HOA Whatsapp Group.

People Often Ask What The Difference Is Between a Homeowners' Association (HOA) & a Body Corporate – Or If They Are Similar

An HOA and a Body Corporate are certainly not the same. A Body Corporate is a legal entity created in terms of the Sectional Titles Act and managed in terms of the Sectional Titles Schemes Management Act. The fundamental principal behind a Body Corporate is the division of a property into parts that are exclusively owned by individual owners and other parts that are jointly owned in undivided shares, referred to as common property.

The functions of a Body Corporate are strictly defined in terms of Section 3 of the Sectional Titles Schemes Management Act.
An HOA on the other hand is not created in terms of any specific national legislation and the common property is usually transferred to and registered in the name of the HOA which exists as a legal entity separate from its members, none of whom shall in their personal capacities have any right, title or interest to or in the property, funds or assets of the HOA.

The main functions of an HOA differ depending on the founding document of the HOA. Some HOAs are governed in terms of a Memorandum of Association while others are governed in terms of a Constitution. Irrespective of the type of founding document the most common functions of an HOA shall usually be the following:

- the control over all aspects of the design, aesthetics and maintenance of all buildings, improvements and landscaping within the development
- to ensure compliance with the complex rules
- the maintenance, control and management of the common areas within the development
- the promotion, advancement and protection of the communal and group interests of the members generally in regard to the development
- to enter into service agreements and other necessary agreements with the local authority or any other authority or supplier of services in connection with the development

Vullisverwydering Refuse Removal

- Vullisverwydering vind plaas op 'n **Vrydag oggend**. Vullissakke moet op 'n Vrydag oggend voor **7h30** buite die hek geplaas word.
- Garbage removal takes place on a **Friday morning**. Garbage bags must be placed outside the gate on a Friday morning before **7:30**

Baie belangrik / Very Important

- **Swart** sakke is vir normale huishoudelike vullis.
  Blou sakke is vir herwinbare vullis en
  Groen sakke is vir tuinvullis.

  Vullis in die verkeerde kleur sakke word nie deur die munisipale vullistrok weggeneem nie

- **Black** bags are for normal household rubbish.
  Blue bags are for recyclable garbage and
  Green bags are for garden garbage.

  Garbage in the wrong color bags are not taken away by the municipal garbage truck

Tuine / Gardens

Eienaars word vriendelik versoek om asb u erf en tuin netjies en skoon te hou – elke eienaar is verantwoordelik vir sy eie erf. Die HEV is slegs verantwoordelik vir die intstandhouding van die gemeenskaplike areas.

Friendly request to all owners : Please keep your yard and garden neat and clean - each owner is responsible for his own yard.
The HOA is only responsible for the maintenance of the common areas.

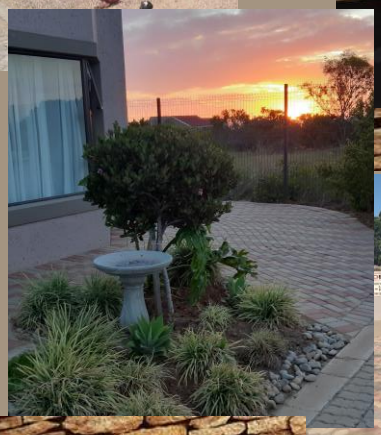
Please be reminded that all owners (empty stands and houses) are liable to pay their monthly levies of R200 with effect from 1 March 2020. According to the constitution interest of 24% will be raised on all accounts in arrears.

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






Fijnbos Paradijs
Please wait for gate to close before driving off.
Please drive carefully, we have tortoises and
other small animals roaming.
15 KM/H
SPEED LIMIT

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Fijnbos
Paradijs







