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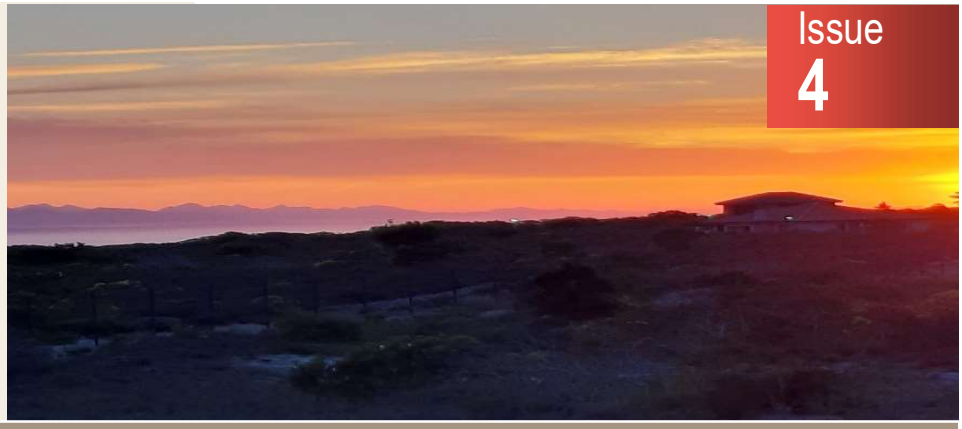


Issue 4

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

Fijnbossie



Dear Fijnbos Paradijs Owner

We would like to start this newsletter with a very warm welcome to all our new owners at Fijnbos Paradijs.

2021 is coming to an end. Another challenging year is behind us. A year in which the virus had not yet left us and we still had to live behind masks.

Time goes by so fast that one cannot believe that it has been almost two years that we have been living under these uncertain and abnormal circumstances.

May we end this year on a cheerful note and make way for a fresh and bright new 2022. Today, tomorrow, and always, we wish you a life full of peace, love and happiness.

May the Christmas of 2021 be a very blessed Christmas for each of Fijnbos Paradijs' owners.

Fijnbos Paradijs Committee



Important Matters

This was a great year for the HOA, as we accomplished a lot of things and we are planning to continue our accomplishments into 2022.

The following are a few of the accomplishments:

- The new committee was elected at the AGM and consist of the following members :
  Frans Maree, Ben Joubert, Ben Rademeyer,
  Pam Brough, James Barnard
- Our constitution, building guidelines and conduct rules were approved at the AGM. It was also approved by the Mossel Bay Municipality.
- Financial Statements were approved at the 2021 AGM.
- We are now CSOS registered
- We have insurance policies in place
- We have developed a builders code of conduct to which all building contractors must adhere

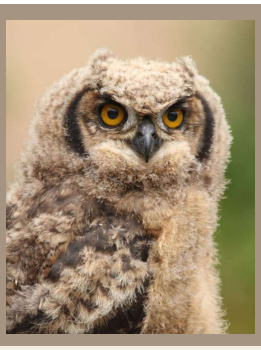
According to our records there are currently 71 registered properties in Fijnbos Paradijs:

40 Houses are complete, another 8 in progress and 23 empty stands.

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. All other important documents will also be send to owners for the sake of the new owners.

We have a lot planned for 2022 of which the following are the most important :

- Water drainage problems to be addressed
- Fencing – to be replaced in stages (long term project)
- Cameras at gate and at a few strategic places in complex



Spotted Eagle Owl / Gevlekte Ooruil



In Afrikaans, the owl is known as the Gevlekte ooruil and the scientific name is Bubo africanus.
The name was probably derived from the owl's call … "uhu" and is an ancient name that was borrowed into many languages. (SANBI).
They occur in most habitats and is the most common owl found in South Africa. It is a nocturnal bird of prey and breed in a variety of habitats, including living close to humans and therefore occurring in many town and cities in S.A.

As mentioned, these owls are nocturnal which means that they hunt at night. During the day, they will sit in trees or among rocks, well camouflaged and quiet. At sunset, they normally fly out onto a perch from where they are able to watch for any moment on the ground. Their eyesight is incredible and they use both their eyes and ears to detect any prey on the ground.

Each pair of owls has their own territory and the normally nest approximately 0.5 to 3 km away from the nesting site of another pair of owls.
They are not fussy about where they nest and therefore make their nest in a variety of places – among rocks, in trees, tree hollows, tree stumps, on the ground, rocky hills, under shrubs, in rock crevices, under bushes, owl boxes, window ledges, etc.
If they have found a successful nesting site, they will usually return to that site year after year.

Many evenings one is able to hear the "hoo-hooooee" of the male and the "hoo-hoo-hooee" of the female. If fortunate enough to see them whilst calling, one is able to see a white patch on the throat with each hoot. Before breeding season, the owls are the most vocal as they call to find partners and tell them where they are.
Owl chicks are also very vocal and they will call for food with loud, screech-like hisses. They also hiss and click their beaks when they feel threatened in any way. If the chicks wander away from their nest, the parents are able to find it by following the wheezing call.
Once the chicks start hooting, then it is an indication that they have reached maturity.

The parents also make hissing and snapping or clicking sounds with their beaks when they feel threatened and they will put their head down and spread their wings in a show of intimidation. These owls can be quite aggressive when they feel that their nests are being threatened and they will fly at dogs, people or other animals, scratching them with the sharp talons.

A Spotted Eagle-owl has prominent tufts of feathers on either side of its head and this may form 'ears' or 'horns'. The ear tufts are for show and having nothing to do with their hearing.
A medium sized species of owl – one of the smallest of the eagle-owls, with a length of approximately 43 - 50 cm, weight of 480 – 850 grams with a wingspan of about 1 metre. A prominent feature of the owls are the bright, yellow eyes.
The sexes are alike in colour and size with the juveniles resembling the adults.
They are hunters and have a varied diet, depending on their habitat and what is available. As they are nocturnal, they will rarely hunt during the day.
Their food consists of insects (beetles, crickets and grasshoppers), small mammals (mice, mole rats, rats, shrews, squirrels), birds (doves, chicks of Cape Spurfowl and Guinea fowl), amphibians (frogs), reptiles (lizards, snakes) and even carrion.
In towns and cities, they are frequently seen sitting on chimneys, garden walls, rooves, streetlights and telephone poles as this gives them a good vantage point.
They swoop down on their prey and pounce on it or catch insects and birds in flight.
The prey is normally swallowed whole, if small enough, or else it is torn apart and consumed in bites.



Owls do not have many natural enemies except for the Martial Eagle and Humans!
People kill more owls than one would like to admit by means of rat poison, accidentally hitting them with their cars, for superstitious reasons, out of fear for owls or by removing the eggs from the nest.
Domestic dogs and cats have also been known to kill the chicks.

We are so blessed to live where we do and to see owls in the various areas.
Let us stand together and say NO to rat poisons or any other poisons that are able to kill the owls.
Together, we can make a difference.

Information: Dana Bay Concervancy Facebook Page

BE REMINDED....

- 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.
- New owners – please let us know if you want to be added to the Whatsapp Group which is used for communicating important information to residents.
- Please curb your pets when walking them throughout the complex. Please be mindful and respectful of our neighbour's properties and clean up after our dogs!!
- Please wait for the gate to close before driving off.

WHAT MAKES DANA BAY SO SPECIAL ?

- Dana Bay is a registered Conservancy
- In 1992, a group of enthusiastic nature lovers heard about the Natal Conservancies and what they were achieving in their areas. This encouraged them to apply for conservation status for Dana Bay, which was granted on 27 May 1998.
- The 'big fuss'? Dana Bay was the first Urban Conservancy in the Western Cape! Something to be proud of.

How was Dana Bay established?

- In 1821 the farm 'Oude Duinigt' was allocated to Hendrik Petrus Pienaar for grazing. This included our beautiful Dana Bay.
- Mr. Pienaar remained on 'Oude Duinigt' until 1972 when 'Sentraalwes Personeel Ondernemings' bought the farm Droogfontein to develop the area as a beach and a retirement village for farmers.
- The name 'Danabaai / Dana Bay' may possibly stem from either one of the following:
    1. Named after Daan Serfontein who was the Chairman of 'Sentraalwes Koöperasie', or
    2. Because of its location … First you get 'Voorbaai' (before Mossel Bay), then Mossel Bay and possibly, 'Daar-na-Baai' (after Mossel Bay).
- Street names in Dana Bay were not randomly selected and each one has botanical significance with indigenous Fynbos prefixes … e.g.: "P"- Proteas; "A"- Aloes and "E" – Ericas.
  For example, if you live in P. Minor Road, then the "P" denotes the word Protea, so it would be Protea Minor.
- Danabaai is considered a suburb of Mossel Bay, and indeed it is, but it is also a conservancy hosting examples of coastal and limestone varieties of fynbos and supporting one of the highest numbers of endemic species in the Cape Floristic Region. Also home to the Cape St. Blaize trail.
- However it received the name, Dana Bay remains an amazing area that we, as residents, should protect and conserve as a conservancy!

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 R300

First National Bank
Account Number : 6285 6548 387
Branch Code : 210314

Please use your house/stand number as reference or alternatively your surname

Mossel Bay Community Police Forum
Partners in Policing

EMERGENCY NUMBERS

POLICE

MOSSEL BAY
044 606 2805
082 522 3278
082 302 6670

DA GAMASKOP
044 606 2201/7/8
082 379 3451
082 379 2449

KWANONQABA
044 606 5606/17
SECTOR 1: 082 379 3924
SECTOR 2: 082 302 5927
RURAL SAFETY:
082 520 5067

GREAT BRAK
044 620 8300/4/5

MUNICIPALITY

PLEASE SHARE INFORMATION ABOUT ANY SERVICE DELIVERY PROBLEMS TO 044 803 4455 or 082 522 3166

MOSSELBAAI
Explore Endless Horizons!

DURING OFFICE HOURS:

WATER AND SEWERAGE: 044 606 5282
044 606 5262

ELECTRICITY: 044 606 5086
044 606 5139

ROADS AND STORMWATER: 044 606 5264

SWITCHBOARD AND CALL CENTRE:
(ALL HOURS): 044 606 5000
EMAIL: admin@mosselbay.gov.za
SMS FOR COMPLAINTS: 44802
(NORMAL TARIFFS)

MOSSEL BAY TRAFFIC DEPARTMENT: 044 606 5201 / 044 606 5000

FIRE & DISASTER MANAGEMENT SERVICES:

FIREFIGHTERS WILL ALSO RESCUE SNAKES

MOSSEL BAY (ALL HOURS): 044 691 3722
AFTER-HOURS: 044 606 5000

GREAT BRAK RIVER: 044 606 5235

After-hours calls to the above numbers are automatically transferred to the municipal call centre.

OTHER EMERGENCY SERVICES

REPORT VELD FIRES: 044 805 507
NSRI: 082 990 5954

AMBULANCES / HOSPITALS

AMBULANCE: 10177
METRO AMBULANCE: 044 805 5070
BY GRACE AMBULANCE: 063 675 1936
ER '24' AMBULANCE: 083 454 1175

MOSSEL BAY PROVINCIAL: 044 691 2011
LIFE BAY VIEW PRIVATE: 044 691 3718

ANIMAL HELP

SPCA: 044 693 0824 / 072 287 1761