



SOUTHDOWNS RESIDENTIAL ESTATE

The Official Newsletter of the Southdowns Residential Estate Homeowners Association



EXPLORE WHAT'S INSIDE THIS ISSUE:

- Welcome New Residents
- Rule Reminder
- SHOA 4-Ball @ ICC
- Update: Ownership of Residential Gas Supply
- Wanted: Committee Members
- Environmental Kids' Clun
- Top Speedsters
- Waterlab Results
- Atec Quarterly Report
- Classifieds

THE LEAVES ARE STILL TURNING

While our days are still warm, our mornings and evenings have become much cooler. The sun is setting earlier and rising later while we battle the planning of dressing just perfect for the day. There is still a lot of greenery around us as not all our leaves are turning their red, orange and brown before falling to the ground.

May we think of those who don't have warm clothes and a cozy blankets, may we reach out a little further and spread a little love, comfort and warmth this winter season.

Mother's Day is around the corner and Camdeboo Day Spa may be just the perfect pamper gift. The Barn has a Mother's Day Breakfast & Lunch special, see more on this further into our newsletter.

Mother's Day

"Mothers hold their children's hands for a short while, but their hearts forever."

- unknown

WELCOME TO OUR NEW RESIDENTS

We would like to warmly welcome the following new residents who moved into the Estate.

Estelle Bowden
 Johannes Arndt & Hanna Wattendorff
 Casper & Andrea Badenhorst
 Suzette Botha & Hans Koen
 Philip Jansen van Rensburg & Marlene Soares
 Douglas Mongwe
 Ryno Swanepoel & Bradley Irwin
 Michael & Trudie Prinsloo



We hope you will enjoy living in the Southdowns Estate!

Please feel free to pop into the HOA offices, meet the team, and let us know if you require assistance.

RULE REMINDER

Residents are encouraged to promote good neighbourliness by engaging, where possible, with other residents in a non-confrontational manner. As such the rules on good neighbourliness are also there to guide self-regulation by the community. We would like to remind residents of the following rules:

*54. Building material, building rubble, topsoil, **garden refuse**, rocks and similar items **may not be stored or dumped on the sidewalks or other open spaces**. If this rule is breached by a Resident, his/her household, visitors, service providers or contractors, the maximum penalty allowed in terms of the Penalty Schedule will be levied against the Resident. In addition, the SHOA may remove the rubble and recover the costs of such removal from the responsible Resident.*

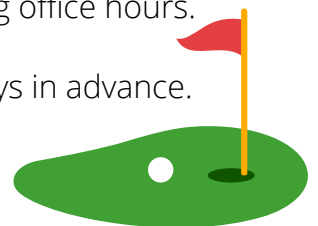
SHOA 4-BALL AT THE ICC

Southdowns Residents are able to book a daily golf four-ball, subject to availability. Please note however that bookings need to be made through the SHOA offices. This benefit is free with the exception of Saturdays which will incur playing fees at the applicable members or discounted visitors playing fee rates. Due to the exception of Saturday bookings, 2 four-balls can be booked on Mondays, Tuesdays and Thursdays. Golf carts can be booked when available to be charged out at members rates. Bookings will only be accepted from residents who are members of the club with a valid member's card. Member Cards can be collected from the ICC offices during office hours.

Please send booking requests to reception@southdownsestate.co.za 16 days in advance.



AGM
21 JUNE 2023



UPDATE: OWNERSHIP OF RESIDENTIAL GAS SUPPLY

SHOA management team is happy to inform our Residents that after fulfilment of the conditions precedent and governance requirements, the Southdowns Homeowners Association is now in control of its own gas reticulation. This follows the resolution passed at two Special General Meetings the Gas reticulation by the estate will be with effect from 1 April 2023 and to receive the benefit of the net price reduction in the gas price which will commence effective 1 May 2023, in time for winter.

The board is grateful that this legacy will benefit the Residents of Southdowns, present and future.

The HOA will provide for the continuity of our supply contingencies in the new gas price based on actuarial calculations and scenarios to ensure that adequate provision is made for maintenance and augmentation should it ever become necessary.

With immediate effect, the HOA staff will take over the gas meter-reading function to ensure a smooth transition and capturing of the consumption data. Residents may recall that, apart from securing the future supply of our own gas reticulation, management is also currently working on a water reservoir solution to mitigate the possibility of prolonged water interruptions such as were recently experienced in the greater Gauteng region.

The members of the SHOA Board express their gratitude for the overwhelming support it received for the gas business transfer and to SMS who have efficiently managed the business from the inception of the development of the estate.

The HOA contact personnel for all gas-related queries are:

1. Daleen Hennig (Estate General Manager) manager@southdownsestate.co.za
2. Rudi Smit (Estate Operations Manager) operations@southdownsestate.co.za
3. Mignon Klopper (Communications & Marketing Officer) communications@southdownsestate.co.za

The HOA Office number for queries: 012 744 7000

We have also received the following communication from SMS for our residents:

"To all Southdowns Gas Clients

At the two Special General Meetings of the Southdowns Homeowners, it was resolved that Southdowns Homeowners Association (NPC) would purchase the Gas Supply business from Southdowns Management Services (Pty)Ltd.

We are pleased to inform you that the transaction has been concluded and that the Residential Gas Supply agreement between yourself and Southdowns Management Services (Pty)Ltd has now been ceded (In terms of clause 14.2) to the Southdowns Homeowners Association, with effect from 1 April 2023. The Gas Supply Agreement remains unchanged, other than the SHOA has taken over from

SMS as the Gas Reticulator.

We thank you for your support over the past few years and are confident that the SHOA will maintain the service levels you have come to expect.

Regards,
Jack Prentice"

COMMITTEE MEMBERS WANTED



The **Infrastructure Committee** is looking for new members to join them! Interested members must be suitably qualified and able to bring the necessary technical experience to the table.

Please contact Daleen Hennig at manager@southdownsestate.co.za and Albert Fenske at SHOAInfrastructure@southdownsestate.co.za

ENVIRONMENTAL KIDS' CLUB

Please be reminded that our next Environmental Kids' Club session will be a river talk hosted by Hennops Revival Warrior, Tarryn Johnston on the 18th of May 2023. The session will start at 17:00 in the SHOA Entertainment Area. RSVP to Mignon at communications@southdownsestate.co.za

TOP 10 ESTATE SPEEDSTERS

The Estate's cameras are calibrated to start warning road users exceeding the speed of 40km/h by flashing first, thereafter offenses will start recording immediately.

Reg #:	Speed
HM23TPGP	50
JF40DXGP	49
ZSJ028GP	49
HL43BWGP	48
ZDN796GP	47
JZ76TZGP	47
ZSJ028GP	46
FK13NTGP	46
JS59WHGP	45
HF41LWGP	45



***For the safety of our children and other vulnerable persons as well as wildlife living in our Estate, please observe the Estate speed limit.**



23B De Havilland Crescent
Perseur Techno Park
Meiring Naudé Drive
Pretoria

WATERLAB (Pty) Ltd
Reg. No.: 1983/009165/07 V.A.T. No.: 4130107891

P.O. Box 283, Perseur Park, 0020
Tel: +2712 - 349 - 1066
Fax: +2786 - 654 - 2570
e-mail: admin@waterlab.co.za



T0391

CERTIFICATE OF ANALYSES

GENERAL WATER QUALITY PARAMETERS

Date received: 2023-03-01
Project number: 1000

Report number: 118270

Date completed: 2023-03-16
Order number:

Client name: Southdowns Home Owners Association
Address: P.O Box 2, Southdowns, Irene,
Telephone: 012 744 7000 Facsimile:

Contact person: Mr. R. Smit
e-mail: operations@southdownsestate.co.za
Mobile: 074 101 8211

Analyses in mg/ℓ (Unless specified otherwise)		UOM %	Method ID	Risk	SANS 241 : 2015 Limits	Sample Identification
						Water Sample
						23-00082
						N/A
Sample Number						
Date/Time Sampled						
pH - Value @ 25 °C	A	7.7	WLAB065	Operational	≥5 to ≤ 9.7	7.4
Electrical Conductivity in mS/m @ 25°C	A	7.0	WLAB065	Aesthetic	≤170	40.7
Total Dissolved Solids @ 180°C	A	5.6	WLAB027	Aesthetic	≤1200	252
Colour in PtCo Units	A	---	WLAB006	Aesthetic	≤15	9
Turbidity in N.T.U	A	7.6	WLAB005	Operational/Aest	≤1 / ≤5	0.4
Total Alkalinity as CaCO ₃	A	10	WLAB007	---	---	172
Langelier Index at 25°C	A	---	WLAB053	---	---	-0.3
Chloride as Cl	A	8.0	WLAB046	Aesthetic	≤300	22
Sulphate as SO ₄	A	8.4	WLAB046	Acute health/Aest	≤500 / ≤250	20
Fluoride as F	N	---	WLAB014	Chronic health	≤1.5	0.2
Nitrate as N	A	4.8	WLAB046	Acute health	≤11	2.2
Nitrite as N	A	3.0	WLAB046	Acute health	≤0.9	<0.05
Combined Nitrate & Nitrite	A	---	WLAB046	Acute health	≤1	0.2
Silica as SiO ₂	N	---	WLAB046	---	---	19.5
Total Organic Carbon as C	A	---	WLAB060	Chronic health	≤10	2.6
E. coli (MPN/100 ml)	A	5.0	WLAB021	Acute health	Not detected	<1
Free and Saline Ammonia as N	A	10	WLAB046	Aesthetic	≤1.5	0.3
Sodium as Na	A	8.3	WLAB015	Aesthetic	≤200	12
Potassium as K	A	7.9	WLAB015	---	---	2.4
Calcium as Ca	A	9.5	WLAB015	---	---	39
Magnesium as Mg	A	9.5	WLAB015	---	---	20
Aluminium as Al (µg/l)	A	8.1	WLAB015	Operational	≤300	<100
Antimony as Sb (µg/l)	A	9.4	WLAB050	Chronic health	≤20	<1
Arsenic as As (µg/l)	A	9.6	WLAB050	Chronic health	≤10	<1
Barium as Ba (µg/l)	A	9.4	WLAB015	Chronic health	≤700	25
Boron as B (µg/l)	A	9.7	WLAB015	Chronic health	≤2400	<25
Cadmium as Cd (µg/l)	A	8.5	WLAB050	Chronic health	≤3	<1

J. Ngobeza - Chemical Technical Signatory

M. Ramaboea - Microbiological Technical Signatory

A = Accredited N = Not Accredited S = Subcontracted UoM=Uncertainty Of Measurement ↑ = Lower Limit exceeded ↓ = Upper Limit exceeded
Tests marked "Not SANAS Accredited" in this report are not included in the SANAS Scope of Accreditation for this Laboratory.
Results marked "Subcontracted Test" in this report are not included in the SANAS Scope of Accreditation for this Laboratory.

Sample condition acceptable unless specified on the report.
Microbiological standards dictate that zero cannot be reported in cases where no growth is observed. The requirement is to then report as <1cfu/g or ml. A result of <1 implies the absence of the specific test organism and is the lowest reportable result where no growth was detected.

The information contained in this report is relevant only to the sample/samples supplied to WATERLAB (Pty) Ltd. This report, or any parts of this report, shall not be reproduced by any means, except with the written approval of the Board of WATERLAB (Pty) Ltd. Details of sample conducted by Waterlab (PTY) Ltd according to WLAB/Sampling Plan and Procedures/SOP are available on request.

Bacteriological parameters analysed on: 2023-03-01

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Analyses in mg/ℓ (Unless specified otherwise)		UOM %	Method ID	Risk	SANS 241 : 2015 Limits	Sample Identification
						Water Sample
Sample Number	23-00082					
Date/Time Sampled	N/A					
Total Chromium as Cr (µg/ℓ)	A	7.8	WLAB015	Chronic health	≤50	<25
Copper as Cu (µg/ℓ)	A	7.7	WLAB015	Chronic health	≤2000	99
Iron as Fe (µg/ℓ)	A	8.1	WLAB015	Chronic health/Aest	≤ 2000 / ≤300	<25
Lead as Pb (µg/ℓ)	A	9.7	WLAB050	Chronic health	≤10	<1
Manganese as Mn (µg/ℓ)	A	8.3	WLAB015	Chronic health/Aest	≤ 400 / ≤100	<25
Mercury as Hg (µg/ℓ)	A	16	WLAB050	Chronic health	≤6	<1
Nickel as Ni (µg/ℓ)	A	7.7	WLAB015	Chronic health	≤70	<25
Selenium as Se (µg/ℓ)	A	9.4	WLAB050	Chronic health	≤40	1
Uranium as U (µg/ℓ)	A	8.5	WLAB050	Chronic health	≤ 30	<1
Zinc as Zn	A	8.0	WLAB015	Aesthetic	≤5	<0.025
% Anion-Cation Balance	N	---	---	---	---	94.9

J. Ngobeza - Chemical Technical Signatory

M. Ramaboea - Microbiological Technical Signatory

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Bacteriological parameters analysed on: 2023-03-01

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FSN Quarterly Report – Q1 2023

Distribution: **Confidential**

Version: 5.0

Date: 2023/04/17

Site: Southdowns Residential Estate

Authors : Riaan van Zyl (ATEC Service Delivery Manager)



NETWORK PERFORMANCE

TOTAL DATA USAGE IN GB

Q1 | January - March 2023

727,320 GB

↓ -7,040 GB From Previous Quarter

NETWORK UPTIME

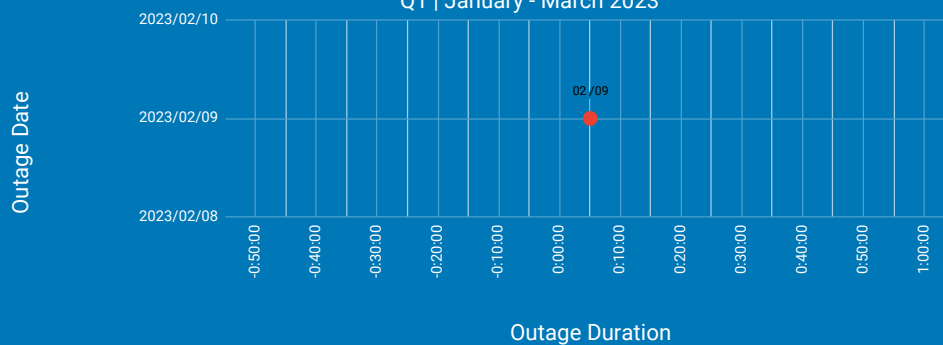
Q1 | January - March 2023

99.99%

1.01% From Previous Quarter

NETWORK OUTAGES

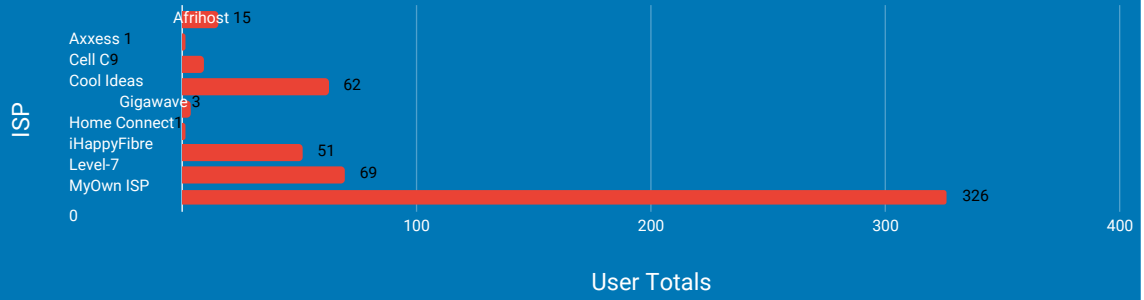
Q1 | January - March 2023



SUBSCRIBER STATS

TOTAL USERS PER ISP

Q1 | January - March 2023

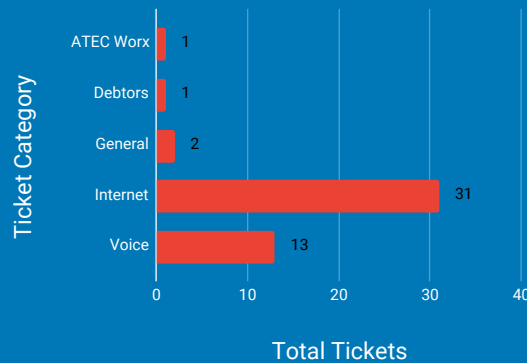


ISP	10 Mbps	25 Mbps	50 Mbps	100 Mbps	200 Mbps	Grand Total
Afrihost		2	5	4	4	15
Axxess					1	1
Cell C		3	3	2	1	9
Cool Ideas	6	10	20	25	1	62
Gigawave			2	1		3
Home Connect		1				1
iHappyFibre		6	18	17	10	51
Level-7	1	6	24	19	19	69
MyOwn ISP	19	68	76	97	66	326
PacketSky	1	1				2
RocketNet		1	2	2	1	6
Webafrica	2				3	5
Grand Total	29	98	150	167	106	550

TICKET STATS

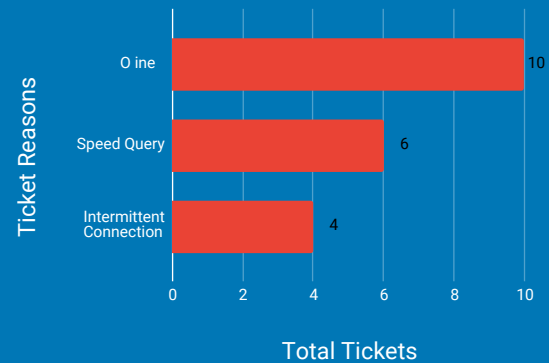
TOTAL TICKETS PER CATEGORY

Q1 | January - March 2023



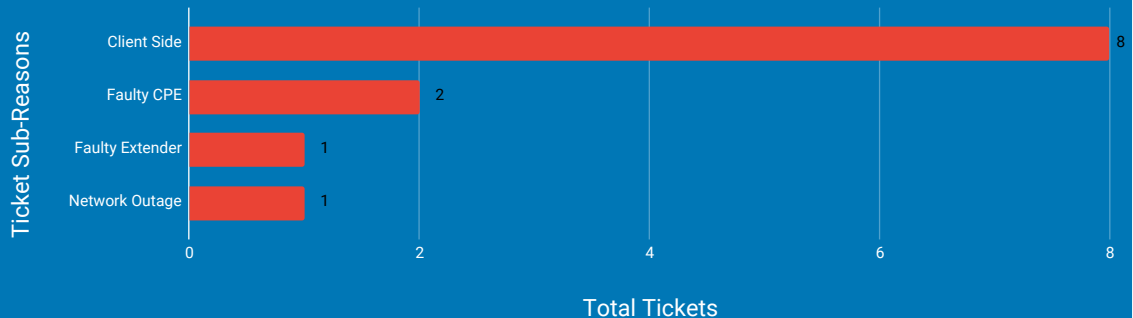
TOP 3 INTERNET TICKET REASONS

Q1 | January - March 2023



OFFLINE TICKET SUB-REASONS

Q1 | January - March 2023



Summary

1. Network Performance

Total data utilisation decreased from Q4 2022 to Q1 2023.

Network uptime increased slightly during quarter 1.

The maximum backhaul capacity used during Q1 (February 2023) is 2100 Mbps.

The average backhaul capacity used during Q1 is 748.55 Mbps.

2. Subscriber Stats

There was an increase of 8 subscribers.

The majority of the subscribers are subscribed to 100Mbps line speed.

The top three ISPs subscribed to by residents are; MyOwn ISP, Level-7 and Cool Ideas in that order.

3. Ticket Stats

The majority of the tickets were logged due to residents being offline due to something that was resolved in the resident's homes.

There are no pain points at this time that requires direct focus to improve on as there were only 44 support tickets logged during the first three months of 2023.

Thank you for your time.

Sincere Regards,

-Team ATEC -

CLASSIFIEDS

**Open to everything.
Except half measures.**

The 718 Spyder.

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www.porschejohannesburg.com

**Centre
Corner**

Combined fuel consumption: 10.9 l/100 km; Power: 309 kW (420 hp); Torque: 420 Nm; 0-100 km/h: 4.4 seconds; Top speed: 301 km/h. Priced from R1 942 000 including a 3 year/100,000 km Driveplan. Prices are subject to change without prior notice. E&OE.



PORSCHE

Make Mother's Day memorable...



Whether it's booking our
Mother's Day Package at
Camdeboo Day Spa (which includes
a picnic and bottle of sparkling wine
after your massage) or giving
Mom a Gift Card

- either is a fabulous treat!

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BOOK NOW

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Mother's Day

Spoil Mom on Mother's Day

SUNDAY, 14 MAY 2023

Mother's Day Breakfast

R225 pp

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Mother's Day Lunch

R395 pp

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WhatsApp: +27665169586

