



SOUTHDOWNS RESIDENTIAL ESTATE

The Official Newsletter of the Southdowns Residential Estate Homeowners Association



NELSON MANDELA DAY

Mandela Day is observed worldwide every year on 18 July to honour the life and legacy of Nelson Mandela. This day is a call to individuals, communities and organisations to take time to reflect on Mandela's values and principles and make a difference in their own communities.

Why 67 minutes? The time of 67 minutes commemorates the 67 years Nelson Mandela served the public. It has become a worldwide celebration of the contributions of his life to peace and freedom.



EXPLORE WHAT'S INSIDE THIS ISSUE:

- Welcome New Residents
- Rule Reminders
- SHOA Entertainment Area
- Hennops River Clean-up
- Project Feedback
- Environmental Kids' Club
- Winter Soup Project
- Waterlab Results - Cholera Test
- Solar Installations
- Hennops Revival Update
- Top Speedsters
- Classifieds

What counts in life is not the mere fact that we have lived. It is what difference we have made to the lives of others that will determine the significance of the life we lead.

-NELSON MANDELA

WELCOME TO OUR NEW RESIDENTS

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

Riaan & Lientjie Venter
 Marco Jansen
 Leigh & Ryan Giliam
 Hannes Lerm & Marli Prinsloo
 Etienne & Adel Kriel
 David & Helene Bowrin
 Raneet Nana & Family
 Pieter van Heerden
 Sibusiso & Zandile Nkosi
 Venessa Steyn & Monique Steyn



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 **USING THE ROADS IN THE ESTATE**

38. All vehicles including golf carts driven on the internal streets of the Estate must be under the control and operated by a driver or operator who is licensed to operate and control the particular vehicle.

ADDITIONAL PROVISIONS RELATING TO GOLF CARTS

40.2. All golf carts must be registered with the SHOA, and the stand number of the owner of the golf cart must be displayed in a suitably prominent location on the golf cart as directed by the SHOA. The stand number sticker will be supplied to the Golf cart owner by the SHOA upon registration.

DOMESTIC PETS

130. The SHOA reserves the right to demand that a pet be removed if it constitutes a danger or a nuisance within the Estate(3). The SHOA have unrestricted discretion in this regard but will not exercise the said right without first having directed a written notice to the owner furnishing details of the complaint and/or of the complainant and affording the owner a reasonable opportunity to find a solution to or eliminate the cause of the complaint.

(3 Excessive barking is an example of a pet nuisance.)

SHOA ENTERTAINMENT AREA

Kindly note that there have been amendments to the fair use policy of the Entertainment Area, specifically:

2. The Entertainment Area may only be booked until 17:00.

7. No 21st Birthday parties, Bachelor or Bachelorette parties will be permitted.

Residents who would like to make use of the Entertainment Area can contact Rita via e-mail at admin@southdownsestate.co.za.

HENNOPS RIVER CLEAN-UP

We are continually working towards a cleaner Hennops River, our Servest Landscaping Team has collected 251 bags of rubbish from January 2023 to June 2023 and the Hennops Revival team has collected 2975 bags of rubbish in the same period.

PROJECT FEEDBACK

Post and Rail Fence Repairs & Paving Repairs:

We are conducting our annual post and rail fence repairs as well as paving repairs on the walkways throughout the Estate.

Play Equipment:

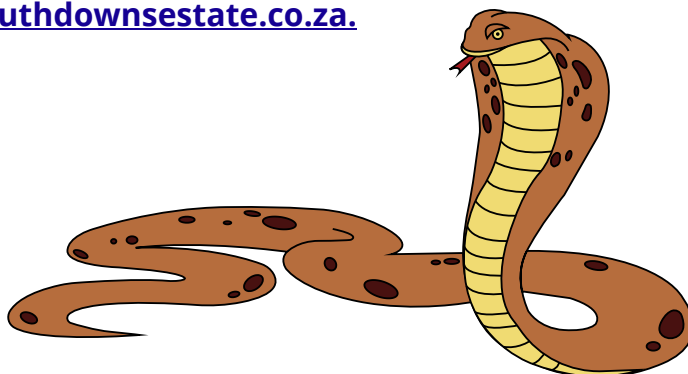
New rubber mats were installed under the play equipment in the play parks, this replaces the artificial grass that we installed previously.

Newspaper Stands:

Newspaper stands have been installed at the residents' entrances at both gate one and the contractors' gates.

ENVIRONMENTAL KIDS' CLUB

Our next Environmental Kids' Club educational session will take place on Thursday, 27 July 2023 in the SHOA Entertainment Area. The theme for July is SNAKES. A team from African Reptiles and Venom will be here to educate our children on various snakes. Kindly RSVP to Mignon at communications@southdownsestate.co.za.





Aisling Duggan

WINTER SOUP PROJECT FOR THE NIGHT SECURITY GUARDS

A special South African icon said:

"Do your little bit of good where you are; it's those little bits of good put together that overwhelm the world". (Archbishop Desmond Tutu)

It was with this in mind that the Winter Soup Project for the guards began in 2021, knowing that a small gesture from many residents could make a cumulative difference to our guards' cold Winter nights.

Now in our third year, within 3 hours of the project announcement, 56 residents and their families had already signed up to take the opportunity to show their appreciation to our guards for the work that they do daily.

Having begun on May 31st, every night at around 20h00, each of our guards will get a mug of piping hot soup and a bread roll delivered to their post on the estate. Residents take turns to either make soup at home (utilizing the project pot) or sponsor a pot of soup being made by Doppio Zero Restaurant. With our increasingly busy lives, many choose the sponsorship route, however, if you have children in your home, it is a lovely way to involve them in an act of kindness.

Sponsorships range in price from R300 to R600 for one night, for 20 guards. Should you be interested in signing up, please contact me over WA on 079 2784058.

WATERLAB RESULTS - CHOLERA TESTING

Although we had our water tested in March, we sent in more samples for urgent testing due to the cholera outbreak in Gauteng. We are pleased to report that no cholera was detected in our water supply.



WATERLAB (Pty) Ltd

Reg. No.: 1983/009165/07 V.A.T. No.: 4130107891

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

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

CERTIFICATE OF ANALYSES

GENERAL WATER QUALITY PARAMETERS

Date received: 2023-06-07	Date completed: 2023-06-19
Project number: 1000	Report number: 121210
Order number:	
Client name: Southdowns Home Owners Association	Contact person: Mr. R. Smit
Address: P.O Box 2, Southdowns, Irene,	e-mail: operations@southdownsestate.co.za
Telephone: 012 744 7000	Facsimile:
	Mobile: 074 101 8211

Analyses in mg/l (Unless specified otherwise)	Method Identification	Sample Identification
Sample Number		Water Sample
Date/Time Sampled		23-09284
Enterotoxigenic <i>Vibrio cholerae</i> (/100 ml)	S	N/A
		Not detected

A. van de Wetering - Chemical Technical Signatory

S = Subcontracted

The information contained in this report is relevant only to the sample/samples supplied **WATERLAB (Pty) Ltd**. Details of sampling conducted by Waterlab (PTY) Ltd, according to WLAB/Sampling Plan and Procedures/SOP, are available on request.

SOLAR INSTALLATIONS WITHIN THE ESTATE

Due to the risk of installing a solar system without the necessary approval, the SHOA urges residents to inform them if they have installed a system without the prior approval of the SHOA. The relevant paperwork will be sent to residents, which needs to be completed and returned to the SHOA together with the certificate of compliance (COC). The engineers of Voltano will then sign off on the installation, provided that everything is in order.

Make sure your solar installation has municipal approval to avoid getting burnt by insurers

By Neesa Moodley in the Daily Maverick

As thousands of South Africans switch to alternative power supply systems, municipalities have warned of the potential fire risks. And insurers are unlikely to pay out claims if your installation was not approved by your municipality.

The Cape Town municipality's Fire and Rescue Service says the increased use of items such as solar installations, generators and inverters powered by rechargeable batteries has caused the department to revisit its incident management playbook.

"While these devices are fulfilling a crucial role in keeping users' lights on, and keeping their businesses going during load shedding, users are also reminded that they can pose a risk if not installed, stored or utilised properly. In fact, systems that are not installed properly, safely and legally are one of the largest contributors to extended power outages," says the City of Cape Town.

To minimise the potential damage, municipalities require all solar PV and/or battery systems to be installed by a competent installer who must provide a Certificate of Compliance. All systems that are connected to the wiring of the building must be registered with the City of Cape Town before installation and, from October, only city-approved inverters will be accepted for these systems. This is to reduce the risk of electrocution of those working on electrical grids and also to speed up the solar system authorisation turnaround time.

Speaking at a Daily Maverick webinar recently, Christelle Colman, the co-founder of Ami Underwriting Managers, said more fire-related claims are coming through now as solar installations increase.

"The last thing you need in that scenario is to have your house burn down and realise that it was the result of a faulty solar installation," Colman warned.

Ernest North, the chief executive of Naked Insurance, says if you are being a reasonably responsible person by making sure your generator is serviced or your electrical wires are installed by a professional, then you have little to worry about.

"However, if you are using a guy down the road to install your solar panels and inverter or you are overloading a plug point, and your house burns down as a result, your claim is likely to be rejected," North said.

The City of Cape Town reports that recent incidents the Fire and Rescue Service has dealt with include:

- Four people overcome by fumes from a generator in Parow, with one death.
- A gas explosion at a home in Hout Bay that was caused by the gas source not being switched off and resulted in one person sustaining burn wounds.
- A fire on a truck transporting lithium-ion batteries. Firefighters managed to prevent the fire from spreading to the trailer, avoiding a major hazard.
- The batteries on an inverter in a store within a mall ignited, resulting in the mall having to close its doors while the incident was attended to.
- Solar panels on a factory roof caused the wires to arch, resulting in a fire. Firefighters had to wait for technicians to isolate the panels before they could extinguish the fire.
- A firefighter was called to extinguish a fire at a neighbouring property after a battery bank overheated because of insufficient ventilation.

The Mayoral Committee member for safety and security, JP Smith, says while the city appreciates that residents want to protect themselves from the impacts of load shedding, the incidents highlight the need to be cautious and vigilant about how energy solutions are used and stored.

“Ventilation is a key consideration, because of the risk of noxious gases from the use of petrol or diesel, but there is also the very real risk of devices overheating and catching fire. In the event of a fire, these new-age batteries also require very specific firefighting methods, so households and businesses need to ensure that they have the correct fire extinguishers on hand for their specific needs,” he says.

Electrical equipment not switched off before the power comes back on after load shedding, and incorrectly installed or unapproved solar PV and/or battery systems increase the risk of circuits tripping and fire hazards.

What you can do to ensure your rooftop solar PV installation is safe

- Ask if the solar PV service provider has substantial experience, with references.
- Ask whether the solar PV service provider designed, supplied and installed the system or only carried out one or two of these steps.
- The PV service provider should be accredited with a third-party quality assurance programme such as a PV Green Card-endorsed programme with the South African Photovoltaic Industry Association (Sapvia) or the P4 Platform quality assurance programme.
- The installer must apply to the city to authorise the system for grid connection to ensure the safety of the electrical network, your home and all who work on the electrical grids.
- If city staff and contractors do not know about systems connected to the grid, they run the risk of electrocution.
- Authorisation must be obtained in writing from the city before installation.
- Get a structural engineering assessment — make sure your roof can withstand the weight and wind load of solar PV panels where necessary. You will need building plans approved if the panels protrude more than 600mm above the highest point of the roof, or are raised more than 1.5m above any point on the roof, or if ground-mounted, the panels in their installed position project

more than 2.1m above the natural/finished ground level.

HENNOPS REVIVAL

Tarryn Johnston

This year we have had a huge influx of big corporate partnering, with Cummins Inc, Fortress REIT, Moyo, Adcock Ingram, Safripol, Outsurance, Exxaro and FNB to name some off the top of my head.

Through partnering with Exxaro we have been able to purchase a bakkie and will soon be expanding on the inside, which will provide much-needed administrative relief to me, this has been made possible through a funding model which allocates a % towards the function – covered by partnering organisations.

Our Adopt-A-Warrior programme was endorsed by the Executive Mayor.

This week I attended IFAT – an International exhibition and I was invited to be the speaker at the CEO Breakfast which is an incredible platform.

Looking forward, we have several “bucket list” activities – up in the communities of Olievenhoutbosch/Tembisa

- Women in Science Empowerment programme
- Wetlands and Waterways Educational programme
- Food waste – Compost – Food exchange programmes
- Recycling buyback centre

I have had to be quite creative in our expansion due to the cholera outbreak earlier this year, but it is truly proving to be well-received and actionable.

Our latest figures are:

OUR IMPACT IN NUMBERS

21 November 2019 – 28 June 2023



3,605 220

Kilograms of trash cleaned up



141 127

Total number of bags collected



390

River Clean-Up Days



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
ST212MTGP	49
FC71CVGP	49
JZ37XVGP	48
LC17PXGP	48
HC86TWGP	48
CG92VCGP	47
HJ86YWGP	46
DS87VYGP	46
DM81ZKGP	46
FC60PGGP	45



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



We are looking for cat food donations to help our resident who feeds the feral cats within the Estate. Once a feral cat is trapped and sterilised they are returned to the site they were trapped at. If any residents are able to assist with cat food donations please deliver these to the HOA Office during our office hours. Monday to Thursday 7:30 to 16:00 and Fridays 7:30 to 15:00.



WINTER WARMER



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REGULAR
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R1000

UNLIMITED
 ∞ SESSIONS A MONTH
R1200

STUDENT RATES

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 14 SESSIONS A MONTH **R800**

UNLIMITED
 ∞ SESSIONS A MONTH **R960**

BUDDY PACKAGES

REGULAR BUDDY PACKAGE
 14 SESSIONS A MONTH FOR EACH BUDDY
R900 PER BUDDY

UNLIMITED BUDDY PACKAGE
 ∞ SESSIONS A MONTH FOR EACH BUDDY
R1080 PER BUDDY

SDC STUDENTS

REGULAR
 14 SESSIONS A MONTH MONDAY-THURSDAY 15:30-16:30
R500

UNLIMITED
 ∞ SESSIONS A MONTH MONDAY-THURSDAY 15:30-16:30
R600

SDC TEACHERS

REGULAR
 14 SESSIONS A MONTH
R750

UNLIMITED
 ∞ SESSIONS A MONTH
R900

SDC PARENTS

REGULAR
 14 sessions a month
R800

UNLIMITED
 ∞ sessions a month
R960

www.UHURUFITNESS.co.za

BEAUTY essentials

Find me at:

83 Southdowns Avenue
 Southdowns Estate, Irene

📞 082 377 4042
 📧 [melaniebeautyessentials](https://www.facebook.com/melaniebeautyessentials)

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VETERINARY HOUSE CALLS IN SOUTHDOWNS ESTATE

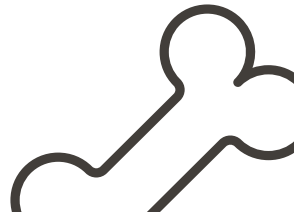
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Winter is here!

Time to dust off those
*blankets & duvets
*coats
*blazers
*leather jackets

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