



## SOUTHDOWNS RESIDENTIAL ESTATE

*The Official Newsletter of the Southdowns Residential Estate Homeowners Association*



### SPRING IS AROUND THE CORNER

Spring, a season of renewal and transformation, unfurls its vibrant tapestry across the landscape with an enchanting sense of awakening. As the grip of winter loosens, delicate buds emerge, painting trees and fields in hues of tender green and soft pastels.

The air becomes a gentle embrace, carrying the melodies of birdsong and the scent of blooming flowers. Nature's rhythm quickens, coaxing dormant creatures from their slumber and orchestrating a symphony of life. The longer days invite us to shed our winter layers and bask in the gentle caress of the sun's warm rays.

#### EXPLORE WHAT'S INSIDE THIS ISSUE:

- Welcome New Residents
- Rule Reminders
- Project Feedback
- Environmental Kids' Club
- Fibre & Connectivity Update
- Controlled Burning
- ATEC Quarterly Report
- Top Speedsters
- BobGroup Smart Lockers
- Classifieds

In this season of rebirth, hope and optimism bloom alongside the blossoms, reminding us of the cyclical beauty of the world and the endless possibilities that come with each new beginning.



## WELCOME TO OUR NEW RESIDENTS

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

Luisa Hans & Torben Bruhn  
Ruan & Nicole Hoffman  
Leigh Loubser & Raymond Marais  
Ruchelle Mouton & Family  
Richard Sousa Da Silva & Family  
Johannes & Chane Small  
Eugene Viljoen  
Sonia Finch



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

127. Dogs are not allowed to roam the streets or to enter the pastures and livestock migration routes on the Estate. Dogs must be on a leash when outside the owners' residential property and be kept under control at all times.

128. Should a pet deposit any excrement in a common area, the owner or the person in control of the pet shall immediately remove it.

## PROJECT FEEDBACK

### Lofts North & South Smart Water Meter Project:

We have commenced with the smart water project at the Lofts North, once this is completed we will commence with the Lofts South. Once the project has been completed all properties within the Estate will have smart water meters to assist the HOA with our dolomite risk management plan.

### Bark Park:

Our Bark Park will undergo annual grass cutting and maintenance.

### Road Painting & Marking:

We have commenced with our road painting throughout the Estate. Esta and her team from Esta's numbers lines & signs have been tasked with this project.



## ENVIRONMENTAL KIDS' CLUB

Our snake talk was a huge hit at July's Environmental Kids' Club educational session. We had over 38 children attend the session with many questions being asked. A huge thank you to the team from African Reptiles & Venom.

Our next Environmental Kids' Club educational session will take place on Thursday, 21 September 2023 in the SHOA Entertainment Area. The theme for September is BATS. A team from EcoSolutions will be here to educate our children on various bats. Kindly RSVP to Mignon at [communications@southdownsestate.co.za](mailto:communications@southdownsestate.co.za).





# FIBRE AND CONNECTIVITY UPDATE

We would like to inform you of two crucial updates that concern the connectivity and communication services within the Estate.

## 1. Fibre Connectivity Stabilisation Project

In light of the ongoing challenges posed by load shedding and its impact on our Estate's fibre connectivity, we are taking proactive steps to ensure the stability of our communication systems. To address this issue, we have initiated a priority project to install a backup power system for the server room. This installation will safeguard our equipment, prevent outages, and maintain fibre connectivity during power disruptions.

We understand the importance of uninterrupted connectivity for both personal and business needs. Our goal is to complete this project by the end of next week, minimising any disruptions.

## 2. Cell phone Reception Improvement Plan

Recognising the concerns regarding poor cell phone reception within the Estate, we are committed to finding an effective solution. To facilitate a collaborative approach, we have scheduled a public participation session on Thursday, 5 October 2023 at 17:00. During this session, you will have the opportunity to provide your valuable input and insights regarding the cell phone reception issue. Your attendance at the information session is vital to ensure a well-informed decision-making process. We value your input and look forward to your participation.





## CONTROLLED BURNING

On the 21st of July, we conducted our controlled burning, an integral component of our Environmental Management Plan, which stands as a proactive and ecologically sound strategy to foster ecosystem health and resilience. Through its implementation, we uphold our dedication to sustainable land management, nurturing landscapes that can thrive and endure harmoniously within the dynamic tapestry of our environment. A team from Wofire who specialises in controlled burning was on-site to conduct our controlled burning.







## Quarterly Report – Q2 2023

Distribution: **Confidential**

Version: 5.0

Date: 2023/08/11

Site: Southdowns Residential Estate

Authors: Riaan van Zyl (ATEC Service Delivery Manager)



### NETWORK PERFORMANCE

#### TOTAL DATA USAGE IN GB

Q2 | April - June 2023

# 842,860 GB

2,250 GB From Previous Quarter

#### NETWORK UPTIME

Q2 | April - June 2023

# 100.00%

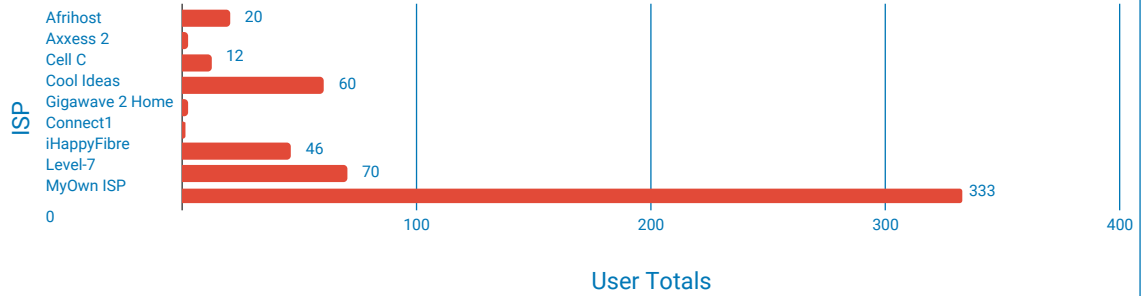
↑0.01% From Previous Quarter



## SUBSCRIBER STATS

## TOTAL USERS PER ISP

Q2 | April - June 2023

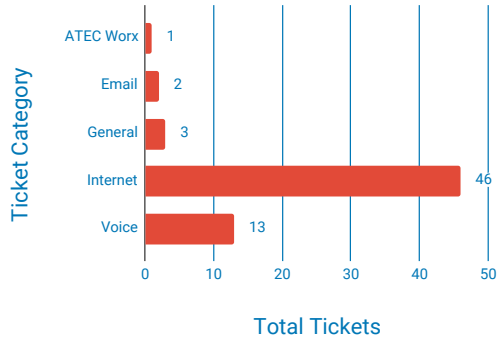


ISP	10 Mbps	25 Mbps	50 Mbps	100 Mbps	200 Mbps	Grand Total
Afrihost		4	5	6	5	20
Axxess		1			1	2
Cell C	1	4	4	2	1	12
Cool Ideas	7	8	17	27	1	60
Gigawave			2			2
Home Connect		1				1
iHappyFibre		6	16	14	10	46
Level-7	1	5	25	21	18	70
MyOwn ISP	23	66	76	99	69	333
PacketSky	1	1				2
RocketNet		1	1	1	1	4
Webafrica	2				3	5
Grand Total	35	97	146	170	109	557

## TICKET STATS

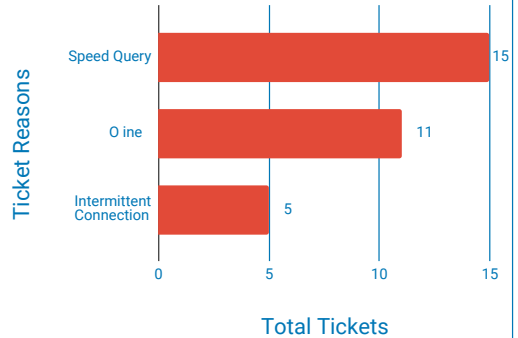
## TOTAL TICKETS PER CATEGORY

Q2 | April - June 2023



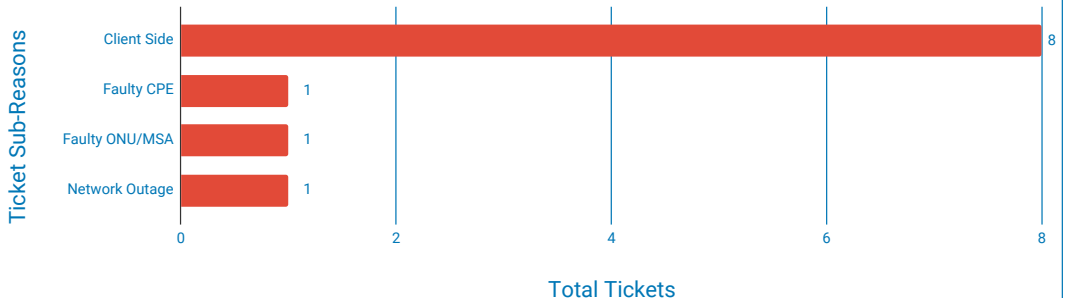
## TOP 3 INTERNET TICKET REASONS

Q2 | April - June 2023



## OFFLINE TICKET SUB-REASONS

Q2 | April - June 2023



## Summary

### 1. Network Performance

- Total data utilisation increased slightly from Q1 2023 to Q2 2023 to 842 860GB.
- Network uptime was 100% during quarter 2. This is also the reason why there is no outage graph in this report. No outages were experienced during Q2.
- The maximum backhaul capacity used during Q2 (June 2023) is 2050 Mbps.
- The average backhaul capacity used during Q2 is 736.21 Mbps.

### 2. Subscriber Stats

- There was an increase of 8 subscribers during quarter 2.
- 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 experiencing speed issues but were resolved by installing extenders and/or replacing routers.

□ There are no pain points at this time that requires direct focus to improve on as there were only 65 support tickets logged during quarter 2 of 2023. This is an average of 22 tickets per month.

Thank you for your time.

Sincere Regards,

-Team ATEC -

## 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
KH13WLGP	50
FR05KSGP	50
FC71CVGP	49
ST212MTGP	49
ZDN796GP	49
KM16TYGP	48
JX87HNGP	48
BH19HDGP	47
XXH630GP	47
FF60HXGP	46



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



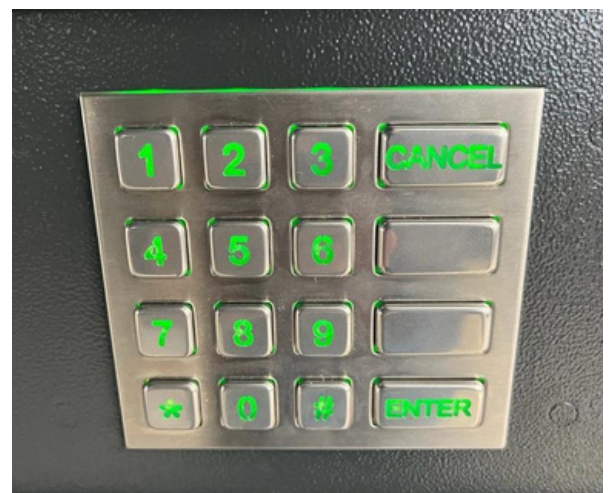


## Smart Lockers

Smart Lockers have been installed at Gate 1 as a convenient collection point for Southdowns residents to collect parcels ordered online. This will assist residents by preventing failed delivery attempts due to residents not being home at the time of delivery.

### How does it work?

- The customer (a Southdowns resident in this case) places an order online and selects the Bob Box locker using a visual map during checkout as their delivery address.
- The courier deposits the parcel in the locker and a one time pin is sent to the customer by sms informing them that their parcel is ready for collection.
- The customer has 72 hours to collect the parcel by entering their one time pin on the locker keypad, which opens the locker door (no human intervention is required).



## CLASSIFIEDS



**WE ARE NOW OPEN!!!**  
*Functional Fitness Classes*  
*HIIT Classes*  
*Open Gym Times*  
*Student Sessions*

**PACKAGES**

**LITE**  
**R**EGULAR  
**U**NLIMITED

Student, Teacher & Parent Discounts Available



Book your Intro Session NOW!

**GET IN TOUCH TODAY**

📍 Southdowns College  
 ✉ members@uhurufitness.co.za  
 🌐 www.uhurufitness.co.za




## MEMBERSHIP PACKAGES

**LITE**  
 10 SESSIONS A MONTH  
**R750**

**REGULAR**  
 14 SESSIONS A MONTH  
**R1000**

**UNLIMITED**  
 ∞ SESSIONS A MONTH  
**R1200**

**STUDENT RATES**

**REGULAR**  
 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](http://www.UHURUFITNESS.co.za)



*Find me at:*

83 Southdowns Avenue  
 Southdowns Estate, Irene

📞 082 377 4042  
 📧 melaniebeautyessentials

**BEAUTY essentials**

Manicures, Medi Pedicures  
 Gelish, Dip Acrylic and Polygel  
 Botox & Fillers  
 Facials with Esse & Environ  
 Stockist of Esse & Environ  
 Waxing  
 Tinting

gelish® ESSE ENVIRON





## VETERINARY HOUSE CALLS IN SOUTHDOWNS ESTATE

### Our House Call Services

Vaccinations & microchipping  
Post-op wound care & bandage changes  
Stitches removal  
Nail clipping  
Beak and feather trimming  
Food & medication delivery  
and more ...

### Contact Us

Monumentparkvetclinic@gmail.com  
012 346 2034



**DAIRY DUDES**  
FRESH MILK ON YOUR DOORSTEP

Get fresh Irene Farm milk delivered on your doorstep  
here in Southdowns!



Various delivery options to suit your needs.

Try out our one-day free trial - we are sure you will like it as much as  
the other residents!

Scan the QR code for a 1-DAY FREE TRIAL  
Find us on Facebook 'Dairy Dudes'  
Or send a message to 082 334 7319