



## SOUTHDOWNS RESIDENTIAL ESTATE

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



### SUMMER IS HERE!

The transition from spring to summer is a magical time when nature undergoes a remarkable transformation. As the days grow longer and the sun's warmth intensifies, the world bursts into a riot of colors and life. The once bare trees now proudly wear lush canopies of vibrant green leaves, and fields come alive with a tapestry of wildflowers. The air carries the sweet scent of blooming blossoms, and the cheerful melodies of birdsong fill the mornings.

People shed their winter coats and embrace the gentle caress of the sun on their skin, welcoming the season of outdoor adventures, pool days, and lazy afternoons under clear, blue skies.

The shift from the delicate beauty of spring to the exuberance of summer is a reminder of the ever-changing cycle of life and a promise of days filled with warmth, joy, and boundless possibilities.

HELLO  
SUMMER!

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

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## WELCOME TO OUR NEW RESIDENTS

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

Sthenjwa & Dineo Ngcobo  
 David Court and Family  
 Mark Damons & Dianne Heart  
 Sihpo Skhosana & Thembinkosi Khanyile  
 Elize & Rudo Van Straaten  
 Ramonn Louw  
 Colette van Zijl and Family  
 Reinhardt Nielsen van Reizig & Susan Rose  
 Annelie van der Merwe



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 REMINDERS:

## GENERATOR USE

29.5. Given the risk of power failures, and to assist Residents, it is recorded that generators may be operated, except for between 23:00 and 05:00.

Additionally, please note that an application for the use of a generator must be completed and submitted to the SHOA and the positioning thereof must be approved by the Southdowns Building Committee:

29.6. A residential silencer must be fitted to all generators. If a generator is placed external to the building, the generator must be housed in an aesthetically acceptable acoustic enclosure to reduce the noise level to 75dBA.

29.7. The placement of the generator must be of such a nature that it does not create an unsightly image or inconvenience to your neighbours. It must be visibly screened and indicated on plans approved by the SBC.



## GOLF CART USE WITHIN THE ESTATE

There has been an increase in incidents regarding the underage driving of Golf Carts. Learner-licensed drivers are **NOT** permitted to drive golf carts within the estate precinct.

### 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.

It is important to note that the penalty for non-licensed drivers driving golf carts and quad bikes will be R1,500. No warning letter will be sent. The penalty will be issued when the matter is reported.

Non-compliance will result in the strict enforcement of penalties which will be added to the resident's levy account, in accordance with Estate Regulations.

## PUBLIC PARTICIPATION: 15 NOVEMBER 2023

The originally scheduled date for public participation has been rescheduled to the 15th of November at 17:30 due to an unavoidable change in the meeting facilitators's schedule. The session, where members are encouraged to engage in constructive dialogue and share their perspectives regarding cell phone signal, will take place at the Irene Country Club.

This adjustment aims to ensure that the facilitator can be present to oversee and facilitate the session effectively, allowing for a more productive and inclusive exchange of ideas and feedback.

We appreciate the understanding and flexibility of our residents, and we look forward to a successful and collaborative event on the rescheduled date at the beautiful Irene Country Club.





## ENVIRONMENTAL CLUB

Our Bat Talk was well attended at our September educational session. We had over 45 residents attend the session with many questions being asked. A huge thank you to Sara from EcoSolutions for her educational talk.

That concludes our Environmental Club sessions for the year, we would like to thank our residents for their support and look forward to the continued growth in the new year.



## ACCESS TO IRENE COUNTRY CLUB & IRENE DAIRY FARM

For the safety and convenience of all residents, it is important to note that entry into the Irene Dairy Farm and the Irene Country Club must occur through their respective designated public access gates.

Access from the Irene Country Club directly into the Irene Dairy Farm is not provided for by the ICC or the Irene Dairy Farm and therefore not permitted. This policy by our neighbours ensures security measures are maintained within each precinct property, thus creating a respected and safer environment for everyone. Please note that the Pasture gate is not for resident access but for access and egress of the Farming team and their seasonal equipment to tend to the farming Pastures.

Please respect these entry guidelines to maintain a harmonious coexistence between the three precinct entities and ensure a pleasant experience for all patrons and residents.



## PROJECT FEEDBACK

### ATEC Server Room Backup Solar Power

We are pleased to announce that a backup solar power system has been successfully installed to supply power to the ATEC server room on our premises. This critical infrastructure improvement represents a significant step in enhancing the stability and reliability of our network operations.

The installation of this backup solar power solution will ensure that our server room remains operational even during unforeseen power outages or disruptions, ultimately minimising downtime and potential data loss.

This investment not only underlines our commitment to maintaining a robust and resilient network but also showcases our dedication to sustainable and environmentally responsible practices. We believe that this addition will significantly contribute to the continued success and stability of our network services.

### Backup Power to Cameras & Security Equipment

To enhance the security infrastructure within the estate, we have implemented a proactive solution to ensure uninterrupted surveillance and monitoring even during instances of load-shedding and unexpected power disruptions.

Generators have been strategically installed within these pristine environments to supply essential power to our security equipment and surveillance cameras. These generators serve as a reliable backup, guaranteeing that the critical task of safeguarding our estate continues without interruption, ultimately reinforcing our commitment to ensuring the safety and security of our residents.

Residents will note the generator enclosures that have been constructed in the conservation areas. The project is still in progress and two generator installations need to be finalised.

### SHOA Office Backup Solar Power

We are pleased to announce that the installation of backup solar power for the HOA Office has been completed. This significant investment underscores our commitment to ensuring the uninterrupted operation of the gatehouse precinct and access control systems.

With this new solar power installation, we now have a reliable and constant supply of energy, ensuring that our access control systems remain online at all times. This measure will not only enhance the security of our community but also contribute to our sustainability efforts.

We appreciate the support, patience and understanding of our community as the HOA progressed with making this upgrade possible. We look forward to continuing to improve and safeguard our neighbourhood.



## Hedgehog Park Upgrade

Hedgehog Park has recently undergone an exciting transformation with a significant upgrade to its play equipment. This beloved community space has now been enriched with state-of-the-art play structures that are sure to delight children of all ages.

The new equipment features vibrant colours, innovative designs, and enhanced safety features, providing an engaging and secure environment for kids to explore and have fun. With these upgrades, Hedgehog Park has become an even more inviting destination for families to enjoy quality outdoor time, fostering a sense of togetherness and adventure in the heart of our community.

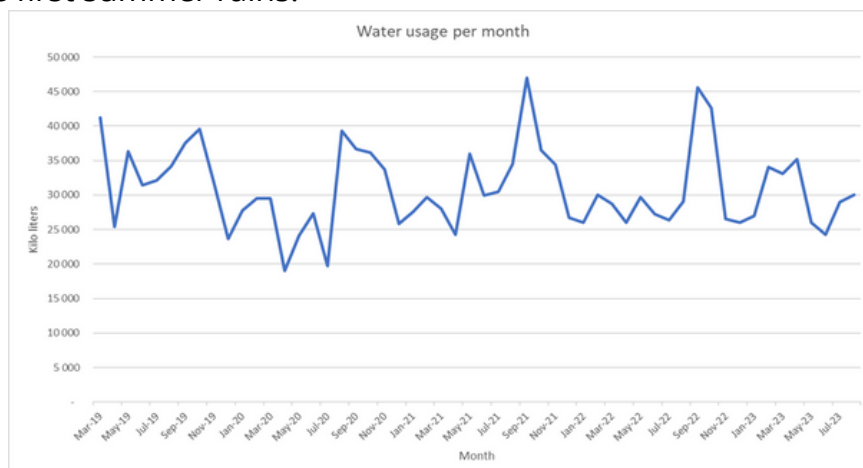


## Backup Water Sourcing and Storage System

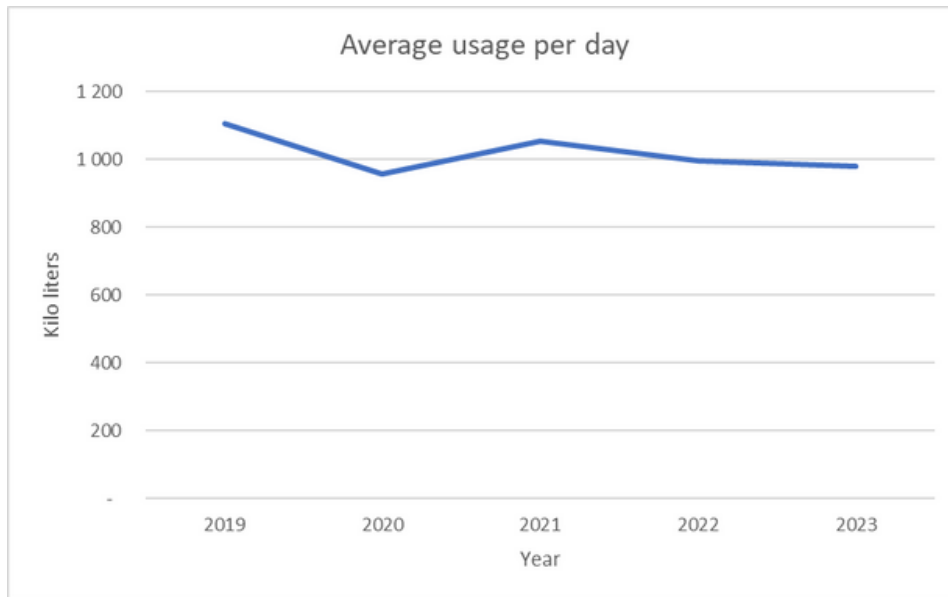
Due to the potential issues regarding the sustainable supply of quality potable water to the estate by the municipality; it was decided to investigate alternative water sources, as well as a backup water storage facility in case of potable water shortages.

The first step was to determine the water usage per month for the estate. Figure 1 indicates the monthly water usage. This includes the water used for estate irrigation.

It can be seen that September normally is the month with the highest water usage due to home irrigation before the first summer rains.



If we look at the average daily consumption it averages around 1 000 kl per day as can be seen in Figure 2 below.



The second step was to design a solution for the estate to primarily augment the current Tshwane supply with emergency backup water. An engineer was appointed to do the design and specifications of the facility following the previous SGM and AGM. The design received included the following concepts in principle:

- Cleaning and resealing the one 100 kl reservoir currently not in use. This reservoir will be used to store and augment the municipal water.
- Connect the reservoir to the municipal line.
- A water treatment facility to ensure all water supplied will be to the correct specifications 1200 kl per day capacity.
- A water softener unit (optional).
- A 1200 kl reservoir as a storage facility. This will ensure a backup water supply for an estimated one to two days if water sources are not available. During such emergency instances, irrigation use may be limited.
- A 50 kl reservoir to store the wastewater resulting from the treatment of potable water. This source can be used for irrigation of the estate gardens in future.
- Pumps to ensure a 7 bar pressure into the network.
- A link to the current borehole/reservoir next to the proposed facility as a contingency measure in the event of water supply failure, as a further backup measure.

A borehole will also be drilled in the proposed position of the big reservoir to ensure it is not placed in a high-risk dolomite area.

A site meeting was held on 12 October and three companies were invited to tender for the construction of the facility and to operate it for one year. The companies must also indicate the size of the infrastructure required to house the treatment plant. The estate will be responsible for the design and construction of the building.



## IRENE ATHLETICS CLUB ROAD RACE

On the 28th of October, the Irene Athletics Club is gearing up for an exciting day of running and community spirit. The race will kick off at the crack of dawn, precisely at 06:00 AM, amidst the surroundings of the ARC grounds.

Runners will make their way into this verdant oasis through the welcoming embrace of gate 2 of the Estate. For those taking on the 10 km route, their journey will lead them to exit via the main gate, while the intrepid 21 km runners will exit at the conclusion of Hennops Street en route to the idyllic Irene Dairy Farm. An intriguing twist awaits the 21 km runners as they will later re-enter the race from the golf course, eventually making their exit at gate 2.

The below map will serve as a helpful guide for all residents and participants. Furthermore, on the following day, Sunday the 29th of October, the annual helpers race takes place, featuring a close-knit group of dedicated participants.





## BREAST CANCER AWARENESS MONTH

Breast Cancer Awareness Month, observed every October, is a crucial annual campaign dedicated to raising awareness about breast cancer, the most common cancer among women worldwide.

This month serves as a powerful reminder of the importance of early detection, education, and support for those affected by this disease. During Breast Cancer Awareness Month, individuals, communities, and organizations come together to promote breast cancer screening, provide information on risk factors and prevention, and honour survivors and those who have lost their lives to this devastating illness.

The iconic pink ribbon symbolizes hope, strength, and solidarity in the fight against breast cancer, inspiring countless individuals to take action, donate, and participate in various events and fundraisers to further research and support efforts. Breast Cancer Awareness Month encourages us all to unite in the battle against breast cancer, fostering a sense of empowerment and determination to work towards a world where this disease no longer poses such a significant threat to women's health.



## 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
KL77NYGP	60
SBBN904	58
DB74NSGP	56
HS24VHGP	54
BUNDU22GP	54
LIHLESZN	51
DC40SYGP	50
LJ57CYGP	48
JY05RNGP	46
HD19ZLGP	45



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

## CLASSIFIEDS

**Need a Gardener? 🔍 Piet's on the hunt for Saturday opportunities!**

**Piet is skilled in gardening, sanding, and painting, so if you have any projects or tasks in mind, please feel free to reach out to him.**

**For more info, please contact Almarie at 082 558 9353!**



## ATTENTION, RESIDENTS! SHARE YOUR ADVERTISEMENTS WITH THE COMMUNITY!

Are you a resident of our wonderful community and have something you'd like to promote or advertise? Whether you're hosting a garage sale, offering a service, selling items, or promoting an event, we've got great news for you! You can now share your advertisements right here within our community network.

☀️ **How to Share Your Advertisement:**

1. Write a clear and concise description of what you're promoting.
2. Include relevant details such as date, time, location, and contact information.
3. Attach any images or graphics to make your advertisement more eye-catching.
4. Be respectful and adhere to community guidelines.
5. Send all the above information to Mignon at [communications@southdownsestate.co.za](mailto:communications@southdownsestate.co.za).

Whether you have a local business, an upcoming event, or just something special to share with your neighbours, this is the perfect platform to get the word out. Let's support each other and make our community even more vibrant!

Remember, this is a fantastic opportunity to connect with your neighbours and create a thriving, supportive environment. We encourage everyone to take advantage of this service responsibly and considerately.

So, what are you waiting for? Share your ads in the comments below and let's keep our community informed and engaged!

**#CommunityAds #SupportLocal #NeighbourlyLove #CommunityFirst**