



New Residents on the Estate

A warm welcome to all our new residents that have joined our Estate family recently. WELCOME and may you enjoy living on our friendly Estate. Please do not hesitate to contact us if you need any assistance whilst living here. We wish you a long and happy stay with us.



Estate Manager's Desk

by Wayne Louw

I would like to thank everyone for the warm welcome I received on my arrival. It has been a busy month catching up on all the issues and history but with all the assistance I am making good progress.

I believe that between Sandown and Blouberg Hills, we have the potential of taking this Estate from "good" to great. It is with this in mind that I encourage all homeowners to send me their comments and suggestions relating to anything from landscaping to security. As the old saying goes "A new broom sweeps the cleanest!"

Security

I believe that one of the most important reasons a homeowner buys property on an estate is for security and peace of mind. It is for this reason that some of you may have noticed a few subtle but essential operational changes within our security service and staff. I have consulted with a few independent experts in an effort to raise the security service level to one that is second to none. As we progress, certain strategic operational changes will be enforced reducing the possibility of incident even further.

However, the management team can only do so much to provide secure living. Personal security is still your responsibility! Basic awareness and common sense can ensure you do not fall victim to crime.

- Lock doors and windows at night.
- Enable the house alarm when leaving.
- Test the alarm on a regular basis.
- Lock your cars doors, even in the driveway.
- Do not become a soft target. Keep valuables locked away.

Remember this scary statistic:

"65% of all crime committed on an estate is internal!"

Estate Manager's Rule of the Month **(one of the rules taken from our Estate Rules manual)**

5.0 DOGS AND OTHER ANIMALS

a) Description

All dogs must be kept on a leash at all times when on common property. No resident shall permit their dog(s) to cause a nuisance to other residents. This applies particularly to barking and defecating on common areas.

b) Breach

Should a resident not comply with the above rule a fine of R 500, 00 per first transgression per day may be imposed by the HOA. If the offence re-occurs the fine amount will be doubled in price.



Dog Poop on Estate

We have to repeat this article as we have an ongoing problem of dog defecates on our Estate. "Droppings" have been seen on the curbs, paths, walkways and in the parks. Please, please could all residents carry a "poop" bag when walking their dog/s and in the event that your dog/s does defecate, please use your "poop" bag to pick it up and throw it in your outside bin when you are back at home.



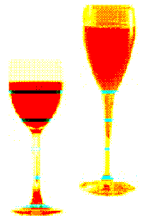
Barking Dogs

This is an ongoing and tiring issue, so please can we request that all residents be considerate towards those living around you. It would be an endless task for management to control, so in order to help remedy this problem, the complainant is to contact the Metro Police on **0860 765423**.

If dogs are barking due to the patrolling of our security officers, then we need your complaint in writing please in order for us to take it further.

Pick n Play

at Eden on **Big Bay Beach**
Liquor Store



now **Open**

We would like to
invite you to join us

WINE FESTIVAL
23-25 Sept
11am - 7pm



Also delicious
cheeses & breads

lots of Specials

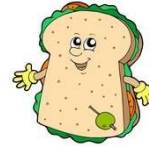
We are geared to cater professionally
for any occasion - from a small
tea party to a large function -
from the wine to the toothpicks!

WE EVEN DELIVER!



Show Houses

All property owners are to please advise Estate Management in writing no later than a Thursday if their house will be on show on the Sunday. This is necessary in order for management to put adequate security measures in place for show houses. If no letter is received, access will be denied to the agent who is showing the house.



Thank You

We would like to thank one of our resident's who, for the past few weeks has been making sandwiches on a Tuesday for our maintenance/gardening and security staff. Your kind generosity is much appreciated...thank you.

Important Numbers

Estate Office	(021) 554-0865
Sandown 1 Security (Main Gate)	(021) 554-1430
Sandown 2 Security Gate	(021) 554-0666
Blouberg Hills Security Gate	(021) 554-4671

Should you have a missed call on your cell phone from any of the above numbers, it indicates that the guards tried to contact you. Please return the call.

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For more information regarding advertising in our monthly Newsletter, please contact Lesley at the office on (021) 554-0865 or e-mail bigbayinfo@telkomsa.net
To advertise on the website, please contact Charlotte on 082 6113509 or e-mail charlotte@wayupfront.co.za.



Table Talk/Tygerburger/Easi Ads

Can be obtained from the Security Officers at the three guardhouses...