



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

Security

I have been attending the local police forum over the past few weeks and I am relieved to learn that the Big Bay Sector has been reasonably quiet compared to the other sectors in the Table View and Parklands areas. What is of great concern is the high amount of housebreaking in the Table View area. It is with this that I must reiterate how important it is to lock up and be vigilant in your surroundings. Yes, we do live in a gated community, but is that going to stop your neighbours' "cat" from eating your "budgie" sitting on your open veranda?

Vandalism

It is with great frustration that I have to report on the continuous vandalism taking place in our park areas and walkways. With every vandalistic act, it has an indirect effect on all the homeowners by increasing maintenance costs and lowering the value of your property by defacing the common property. Vandalism is especially prevalent during the school holidays. I sincerely request that all parents notify their children that anyone caught committing such an offence will be issued a R1000 fine and reported to the police for damage to property.



Landscaping

Our team has been very busy the past few weeks clearing and beautifying our verges on both Blouberg Hills and Sandown sides. Now that most of the shrubs and weeds are gone we are able to enjoy the Milkwood trees along the avenues that will eventually create a lovely vista as you approach the estate. Our plan is to introduce more indigenous flora and in doing so allot more color and variety. You may have noticed that the "islands" at all the guardhouses have been spruced up with the inclusion of a few extra colorful flower species.

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

2.0 (iii) Hooting at the entrance or anywhere within the estate is prohibited.

b) Breach

Should a resident or a resident's visitor not comply with the above rules a fine of R100.00 per transgression may be imposed by the HOA on the property owner without warning. A transgressing visitor may be escorted from the Estate.



AGM

By now you should have received an e-mail notifying you of the details and agenda for the AGM. The AGM will take place on **Wednesday, 27 October 2010 at 18h00** at the Big Bay Lifesaving Club. We would like to encourage all Property Owners to attend.

Domestic Workers

If a domestic worker no longer works for you, we kindly ask that you inform security and/or the office in writing. The reason for this is that we need to ensure that the domestic workers' access I.D. is destroyed immediately.



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Table Talk/Tygerburger/Easi Ads

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



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.

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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