

NEWS FROM THE JHA BOARD, FEBRUARY 2021

Dear Homeowners,

This is a brief newsletter to start our reporting on the current year.

Appointment of Infrastructure Service Manager

The Board has appointed Alastair Reay from 1 March as interim manager assisting with ARC matters. He holds a BSc Building degree from the Faculty of Architecture, University of the Witwatersrand and is registered with the South African Council for the Architectural Profession. He has extensive experience with Swartland Municipality's building operations, and in designing new dwellings and alterations to existing buildings in towns like Darling, Malmesbury, Cape Town, Aurora, Moorreesburg, and Calvinia.

Overhead cable replacement quotations

Homeowners have raised the possibility of either burying our powerline from the R27 to the office complex or replacing the copper overhead cable with new aluminium conductors. Steyn enquired about potential costs and received a quotation for removing the overhead powerline and replacing it with a new underground installation for approx. R4.9 million. Replacing the copper cable with aluminium was quoted at approx. R560 000.00. At the moment this is for information only.

Yzerfontein Armed Response

We have had consultations with Yzerfontein Armed Response (YAR) to provide an armed response back-up to our own security staff and more general emergency services. We hope to receive proposals soon. In a previous newsletter I identified a few avenues open to homeowners who want to act on their own to arrange such services, sometimes at no cost, which could include engaging directly with the YAR.

Nature Conservation Training Fund

The Board established a Nature Conservation Education Fund in October 2019 to allow homeowners to voluntarily contribute to the further training of Jakkalsfontein staff members in conservation-related fields. The Fund focuses on advanced skills development and training of members of staff who show an interest or promise in nature conservation education or management.

It is a pleasure to announce that Thérèse Hulme, when she left Jakkalsfontein, made a substantial contribution to the fund. We thank her for it and will keep her informed of the value that this adds to the Reserve.

This also serves as a reminder to all of us of the existence of the fund and let you know that contributions will be gratefully accepted.

Interruptions in electricity supply

We experienced eight unscheduled power outages since the beginning of December 2020 at Jakkalsfontein. Only one was directly related to an incident on the Reserve, while the rest were more widespread incidents attributable to Eskom infrastructure failures.

Telephone system

The old PABX system was supposed to shut down completely on 1 October 2020. Hugel Telecom, however, switched from Cell C to MTN as a service provider, and this held up the process until now. ITEC tried their best to assist us with the switchover, but the process and its snags were largely beyond their control. The switchover and the re-configuration of the Reserve's telephone numbers have still not been completed, but ITEC provides updates with the tests that they run and will confirm when everything is completed. For you as homeowners it means that some of you will still be able to make internal calls on the existing handsets, until the switchover is completed.

It is not possible to keep the remnants of the old system functioning when that is done. A major reason for this is the rapid deterioration of the dated infrastructure. For example, last year multiple extension cards had blown. These are not manufactured anymore - already there are homeowners for whom we cannot supply this telephone service because new replacement cards cannot be found. This will only become worse in future. In addition, the degrading copper infrastructure has resulted in other homeowners experiencing poor call quality, which will also only get worse. The cost associated with the rental of the degrading PABX (which remains the property of the supplier) has been stopped and therefore is no longer recovered from homeowners. The costs associated with Telkom line rental and the telephone billing system will now also be saved.

Domicilium addresses

Section 38.8 of the MOI states:

Each registered owner chooses domicilium citandi et executandi for purposes of the receipt of any notices served under this MOI, including for the payment of any arrear or unpaid levies and/or any other sum, at their addresses specified in the membership certificate.

We are in the process of updating these addresses. The Board requests that those homeowners not living permanently at Jakkalsfontein provide the Admin Office with an address that is not your Jakkalsfontein address.

The invitation to submit an objection to the Rheboksfontein wind farm

We received 11 responses to our request to submit comments on the wind farm proposal and the feasibility of re-submitting the JHA's original objection, with ten in favour of an objection and one neutral. The Board decided to submit comments to the consultant.

This was easier said than done, because we felt that it would not do our reputation any good to simply re-submit objections that have been over-ruled twice. We therefore had to engage with the new report in much more depth than we originally intended, but we thought there were several issues to be raised by the amended report. Our purpose therefore was twofold: (1) to point out important concerns that are still not adequately addressed in the new report; and (2) propose steps that would allow some independent scrutiny of the project's implementation.

You are welcome to ask for a copy of the report submitted.

Special general meeting

We plan to have a special general meeting in March or April to approve the revised design manual as well as adopt the 25-year review report by CNdVAfrica. The latter has been distributed already, so please ask if you have misplaced it. The revised design manual will be distributed well before time.

Personal conduct

Section 46.2 of the JHA's Memorandum of Incorporation states that all members of the Association shall "engage with each other in a professional, business-like and courteous manner; and refrain from acting in any manner which would frustrate achieving the purposes of the Company, or which would impact detrimentally on relationships between any of the members to this MOI".

The Board call on all homeowners as well as the employees of the JHA to adhere to these principles in their interactions with each other, in-person as well as over social media.

Resignation

The Board is saddened to announce the resignation of Esri Marais as a director. Her work commitments make it impossible for her to continue in this position. I know I speak for all homeowners when I thank her for her willingness to take on this position and for the invaluable contribution she has made to the Board's functioning. We as Board members will miss her presence.

Johann Louw

Chair: Board of the JHA

