

## NEWS FROM THE JHA BOARD – JUNE 2019

This Newsletter is mostly an update on developments since March 2019.

### Revision of Design Manual

Simon Nicks of CNDV Africa presented a workshop on 15 June to provide homeowners an opportunity to reflect on the future of Jakkalsfontein. Twenty-five homeowners took part in the session that lasted about four hours.

The workshop formed part of a broader information-gathering exercise conducted by CNDV Africa: information that will be used to prepare a report to submit to the Board for consideration. Our intention is to present the AGM with a proposal for a set of guiding principles for Jakkalsfontein against which any proposed changes to the Design Manual and/or other major decisions for Jakkalsfontein's future may be evaluated. Homeowners will receive the final report well before the AGM, unless unforeseen events intervene.

### The solar farm project

The consultant electrical engineer appointed by the Board has started to work on the design specifications. A draft tender document is under consideration, and in due course will be forwarded to companies to submit tenders. Final costing will include associated structures and operational requirements, occupational health and safety considerations, as well as an environmental impact assessment.

### Access control

A policy to control access of guests to Jakkalsfontein has been introduced after consultation with homeowners, and reports from management indicate that its implementation so far has been without any serious hiccups. We will continue to monitor and improve the policy when necessary.

### Fire risk, strategy and prevention talk to homeowners

Steyn Marais gave a very informative and interesting presentation on fire risks and prevention at Jakkalsfontein. Twenty homeowners attended.

## Budget 2018/19

The Board is happy to report that we are on track to keep our spending within the budget approved at last year's AGM.

Seven homeowners have levy amounts of more than R15 000 outstanding; four of them have amounts of more than R16 000 outstanding for more than 90 days. The Board is in the process of rectifying this situation.

## Renovations and maintenance of homes

A few homeowners received warnings to attend to the poor maintenance of their houses: one case has been submitted to the Community Schemes Ombud.

The JHA Rules are quite strict on dumping or storing of materials when constructing or renovating a house. At least two contractors have been fined recently for transgressing this Rule.

Homeowners are strongly encouraged to consult with management and ARC before they undertake any construction work on or alterations to their property. It is a requirement to get approval of intended work prior to commencement.

We have received reports of unauthorized access to properties by fellow homeowners. You are reminded that the laws pertaining to unlawful access to another person's private property apply on the Reserve as well. In that regard, the Board will assume, unless otherwise instructed, that a member of the management team may enter your property to conduct security inspections (e.g. looking for damage to your property or open windows) and to read the water meter.

## Taxi transport cost adjustment for the 2019 - 2020 financial year

Taxi transport costs are adjusted based on the CPIX and the cost of fuel. From 1 July 2019 homeowners who make use of the taxi service will see a small increase in the daily transport fee to R51.00 per passenger.

## Safety and security

The table below gives an indication of security incidents on Jakkalsfontein over the last three years. These are not official statistics and are drawn from our own recollections and

memories. Homeowners who wish to add information are welcome to contact the Nature Reserve manager.

<b>CRIME INCIDENTS: JAKKALSFONTEIN 2017 -2019</b>					
<b>Date</b>	<b>Time</b>	<b>Place</b>	<b>Incident</b>	<b>Details</b>	<b>Action taken</b>
9 Jan 2017	23h00	Jakkalsfontein	Attempted cable theft.	Two suspects interrupted by JF staff. Escaped by car on the R27. SAPS called.	Charges laid. No action by SAPS.
15 Jul 2017	Day	Jakkalsfontein	Theft from houses.	Three underaged guests of a homeowner apprehended by JF staff. Charges laid by affected homeowners.	No further action taken.
19 Jul 2018	01h00	Jakkalsfontein	Loitering outside JF.	Suspect hides near boundary fence. Handed over to SAPS.	Known to SAPS as psychiatric patient.
26 Sep 2018	Day	Jakkalsfontein	Theft of food.	Three underaged guests. Homeowner absent. House not secured.	No charges preferred by affected homeowner.
18 Oct 2018	Late afternoon	Jakkalsfontein	Trespassing in nature reserve.	Handed over to SAPS and a charge laid.	None.
10 Feb 2019	-	Jakkalsfontein	Vandalism of a homeowner's vehicle.	Reported to SAPS who indicated that a charge should be laid by the owner of the vehicle. Homeowner was informed accordingly.	-

Nightlife on Jakkalsfontein





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