

Security cameras

You would have noticed that a Board member, Peter John Galloway, has resigned, and that the Board accepted his resignation. In the last few months we have had a small committee overseeing security matter at Jakkalsfontein, and this committee (Johann Louw, Koos Vosloo, and Steyn Marais) will continue to handle such matters.

As we indicated in the previous Newsletter from the Board, a number of issues need to be resolved first before the cameras can be operating at maximum capacity. One such matter is how the so-called owl houses affect the functioning of the cameras. Although the owl houses were put in place to address concerns home owners expressed at the AGM, it is now clear that these will have to be removed.

It remains quite awkward, to say nothing of the expense involved, to work with a contractor/supplier based in Johannesburg. The Board therefore has decided, last year already, to investigate moving to a local, reputable, Hikvision (the cameras) accredited, supplier. This supplier will also act as a contractor to maintain our equipment. This process has started, and our purpose is to bring the cameras to their maximum efficiency as soon as possible. Only then will we be able to judge what else is required to increase our security.

In the mean time we have two well equipped trackers who patrol key areas on the reserve every night. They are backed up by a reaction team consisting of staff members residing on the Reserve. This looks like a very satisfactory security measure, one that does not place a strain on our budget. In addition, we are represented on the Yzerfontein Neighbourhood Watch, which provides us with a further potential layer of security, albeit at a distance. (The Yzerfontein farmwatch was formed towards the end of last year which focus on rural properties abutting the R27 and Yzerfontein road between Grotto Bay and Buffelsfontein).

There has been no security incidents during the past six months.

Water restrictions

We have informed homeowners of the (voluntary) restrictions we have placed on our own water consumption. If you did not receive such a communication, please contact the Office (admin@jkf.co.za). We will monitor our water use, and will report to homeowners periodically.

Communication

We currently have a security WhatsApp group at Jakkalsfontein, as well as a homeowner-driven WhatsApp group. Both seem to function well for the purposes they were created. However, quite a few homeowners expressed a wish for a forum that would allow for more extensive and consistent communication tool – but still managed by homeowners themselves. Gerhard Pretorius set the ball rolling, and created a homeowners' forum on

Slack. The forum will be “private”, i.e. limited to Jakkalsfontein homeowners. You can find more information here, also on how to join:

https://docs.google.com/document/d/e/2PACX-1vRbCd-lbDv_k4lFRxJfcZ-yCwyiKwlbwwkQNYDAMbknPbFOCFuY-71v5Vdn7WI2p7zfJ6DCz8eu79ru/pub

Transgressions of rules and regulations

None of us want to be reminded about the rules and regulations we have adopted here at Jakkalsfontein, especially if we cross the boundaries they set. However, it is sometimes necessary to state the obvious, and to remind ourselves of the conditions under which our community operates.

The Board and Management of Jakkalsfontein are appointed by the homeowners to carry out the wishes of all homeowners. These wishes are contained in the Memorandum of Incorporation and the Building Design Manual, and the Board and its Management are called upon to apply these instructions consistently and fairly. Individual homeowners may well regard this as “petty”, or ask the Board to “exercise discretion” in making rulings. This is true, but the application of agreed-upon rules is often regarded as petty, and one person’s discretion is another’s dereliction of duty. It does not take away the Board’s responsibility to adhere to the instructions given to it by the majority of homeowners.

It might be useful for you to see the transgressions that occur most frequently at Jakkalsfontein (see box on the right). If you recognise yourself here, or your visitors, please take the contents of the previous paragraph into consideration.

Common transgressions

Non-payment of levies (90+ days)

Design Manual guidelines and building regulations

Building maintenance

Constructing/installing non-approved structures (also encroaching upon the conservation area)

Transgressing general JHA regulations as well as contractors’ regulations

Contractors leave the reserve after gate closing time

Littering by contractor

Contractor workers fail to produce identity document at gate

Contractor personnel not wearing their “bibs”

Contractor personnel wandering outside the construction terrain

Guests arrive at the gate with dogs or bring them in after hours

Dogs not on a leash

Walking on the dunes

Speeding

Unapproved garden plants

Dumping building rubble on the commonage

Though the Board is not legally compelled to follow the steps referred to below in every instance, the Board has recorded the following steps to be pursued for various types of transgressions. Briefly it entails one of the following:

- Outstanding levies and other amounts due: that management sends a letter to a homeowner when the homeowner is indebted, that management keep copies of such letters and proof of delivery, that when the homeowner is indebted as set out in clause 43.2 of the MOI, the matter be referred to the attorneys of the Board to institute legal action in our Courts;
- Failure to build in accordance with the Design Manual: that the usual letters be addressed to the homeowner by management and/or the Board, that the procedure in clause 31.13 of the MOI be followed, that depending on the severity of the transgression and complexity of the matter, complex and severe transgressions be referred to Swartland for legal action or in other instances be referred to the Community Scheme Ombud Service by the Board;
- Encroaching on the common property: that the usual letters be addressed to the homeowner by management and/or the Board, that the procedure in clause 31.13 of the MOI be followed, that depending on the severity of the transgression and complexity of the matter, the matter be referred to the Ombud or to court. It should be added that as a last resort the Board has the authority to withhold consent to transfer when the property is sold;
- Breaching the general JHA rules: that the usual letters be addressed to the homeowner by management and/or the Board, that the procedure in clause 31.3 of the MOI be followed, that depending on the severity of the transgression and complexity of the matter, the matter be referred to the Ombud or to Court.

Electricity meters

We have been informed that the card activated meter in general use on Jakkalsfontein is no longer being manufactured. The Board has approved the phasing in of an alternative electricity meter, which is a punch-code activated meter. As a test such a meter was installed in one of the staff houses a few years ago: it is working well; and its administration is uncomplicated and user-friendly. This system will enable a homeowner/ guest/ tenant to buy electricity of any amount of his/her choice via an e- mail/ SMS sent to the admin office (Duty Ranger after hours). The office official/ Duty Ranger will provide an activation code via SMS/ e-mail/ telephone. The cost of the transaction will be recovered through the monthly levy. A system administration fee of R20.00 per meter will be recovered through the monthly levy.

Punch-code activated electricity meters can be obtained from the administration office at a cost of R838.91.

Homeowners may decide for themselves whether they want to remain with the current system, or change to the punch-code meter in future.

Electricity meter audit

A random audit of domestic electricity meters will be performed during March. Homeowners and tenants are kindly requested to grant officials of the Jakkalsfontein Homeowners Association access to their homes. The administration office will contact each homeowner in due course to arrange access required to perform the audit.

A meeting for general discussion

The AGM often must fulfil two functions: to conduct the annual business of the JHA, and to provide an opportunity for general discussion. This often leads to unwieldy and very long meetings. The Board therefore proposes to organise an open debate on 31 March (Easter Saturday) between 09.00 and 11.00, for homeowners to raise or propose any matter that they think deserves airing. Obviously this will be a discussion, where no decisions will be taken. If you have a topic or idea that you would like to be raised at the meeting, please send a brief email to the Office (you don't have to be present at the meeting to suggest something). We will use this to draw up a rough agenda, and to see how much time we have to allocate to each topic.

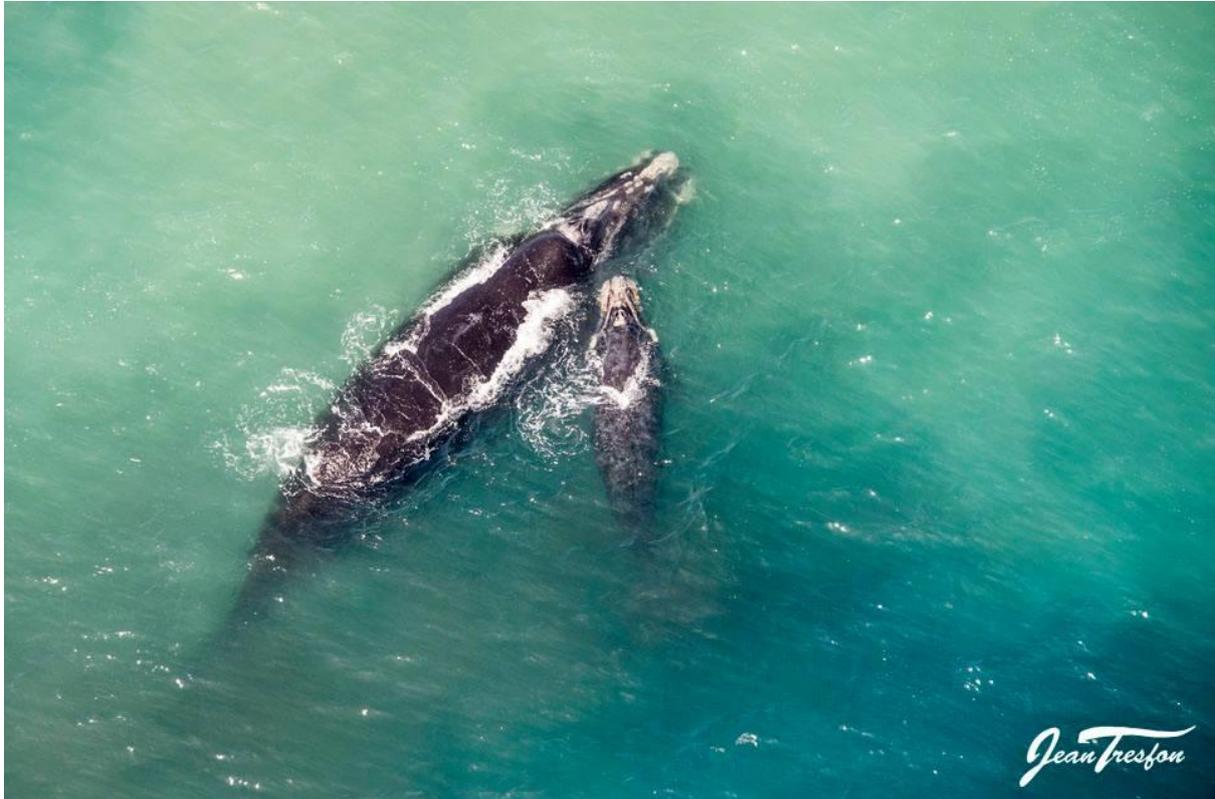
Road re-surfacing

If you have been to the estate in the last few months, you could not have missed the road crews at work, re-surfacing our roads. This will be a perennial problem, as the road sub-base is not thick enough. Current road re-surfacing costs approx. R266 000 per kilometre; to address the sub-base problem would cost a lot more.



Whales

This shot was taken by marine conservation photographer Jean Tresfon near the Jakkalsfontein beach.



Weather

On 13 February Jakkalsfontein experienced some exciting weather. If you have not seen photographs already, here are a few. Despite an accompanying strong wind, no serious damage was reported – 18 houses had some damage to roof tiles.



