



*Longacres Country and
Equestrian Estate*

MARCH 2021 NEWSLETTER

Chris Novella

Dear Longacre members and residents,

What an eventful year it has been! Who could have imagined that our lives would take such a dramatic turn in 2020? Despite the circumstances, we have to remain grateful for the people in our lives , and sharing it with family and friends and be grateful for the estate that we all enjoy and reside in.

While the lockdown brought us new challenges, it also forced us to adapt to changing environments quickly.

I wish to thank the current trustees for continuing working on the management of the HOA. The current trustees bring a wealth of knowledge and experience to the board of trustees.

The next few pages of this newsletter will inform you of projects and matters that are being undertaken or are ongoing.

FEEDBACK FROM THE CHAIRMAN

Lourens Jordaan (Kiewiet)

Has there ever been a time that Kiewiet has not been seen driving the roads of Longacres day or night. I stand corrected but this goes back more than 15 years. His no nonsense and practical approach to all things security for our area only reinforced the dependable and honest nature of the man referred to as "Kiewiet" Longacres owes him a debt of gratitude for the stirring and tireless work done by him in the organization of the structure that exists today.

Kiewiet has tendered his resignation as Vice-Chairman of TLNHW due to medical reasons and we wish him a speedy recovery.

Our very best wishes go out to him and his wife and family from the homeowners and residents of Longacres Estate.

LONGACRES NEIGHBOURHOOD WATCH

James Olls has tendered his resignation as chairman of Team Langebaan Neighbourhood Watch (TLNHW) due to demanding work commitments. The current medical situation with the Vice-Chairman, Kiewiet Jordaan also leaves a vacancy with this position.

The following decisions were taken by the stakeholder of TLNHW whereby :

- 1. Jon Amira will in the interim fill the position as Chairman for TLNHW*
- 2. Gerard Brune in the interim fill the position as Vice-Chairman for TLNHW.*

These interim positions will stand until the next AGM anticipated to be held in March 2021

The Longacres HOA fully supports the appointment in an interim position, of one of its trustees as Vice-Chairman

*Team Langebaan Neighbourhood Watch/Span Langebaan Buurtwag
Tel 072 643 8876 or 060 453 8270
langebaannhwchair@gmail.com*

SECURITY REPORT

The Longacres Home Owners Association (LAHOA) has obtained VHS radios for emergency situations

West Coast Communications (Leon – contact no. 083 253 5568) has provided us with the new radios. At present, there are 26 residents who have purchased these radios. We are making use of a repeater, with 2 channels, that have been installed on top of the water tower in Vredenburg at a cost of R2 500 per year. For any new sales, maintenance or conversions, Leon must be contacted directly.

The radios have already been tested and it was found that the reception is not perfect. The owner of Masada Guest House has given permission that we can erect a third repeater on their premises. We are in the process of obtaining the necessary license for this.

The radios may only be used for emergency situations . The LAHOA has divided the estate into 4 equal areas and we have appointed a reaction team, consisting of 2 persons per area who will monitor the process in each area.

Radios will be tested weekly Mon – Thurs at 19:00 - resident that have a radio will be contacted by the monitors.

Homeowners will be supplied with information sheets and a map of the 4 demarcated quadrants

LONGACRES – TWO WAY RADIO COMMUNICATION

The Trustees arranged the printing and collation of all the relevant documentation (Volumes 1 – 7) related to the Estate. These can be found under The Longacres Home Owners Association web page www.longacresestate.co.za . The aim of the meeting was to initiate a relationship with the estate agents to inform all prospective owners of Longacres' zoning, constitution, architectural and building guidelines, homeowners rules etc. To encourage the prospective owners to download these documents and to full familiarize themselves with what it means to own and live in an estate like Longacres.

The current constitution has for some time now being earmarked for some amendments, for instance when the original constitution was drawn up, the HOA was not the owner of the two erven (6336 and 2526) private open space, that forms the green spaces within the estate. Recognition of this ownership and management responsibility of the open spaces should be noted.

Another point is the limitation of the wording “ Annual Subscription” and the limiting increase of a maximum of 20% that may be approved at an AGM.

There are many other more clauses that need minor amendments, these will be dealt with at a SGM specifically to deal with these clauses

ESTATE AGENTS MEET AND GREET REGARDING HOA CONSTITUTIONAL MATTERS

During discussions at the regular trustee meetings 2 items relate to the entrance signs (rules and notice signs) and the relative uninspiring entrance to our estate have come up many times. A property owner and landscape business owner has volunteered to assist with this upgrading with minimal cost to the HOA. AT the same time it was seen as appropriate to upgrade the very old existing Estate Information Signs, and include this within the soft and hard landscaping. A conceptual design is indicated below.



UPGRADING OF THE 2 ENTRANCE ROADS STRAND ROAD AND KENILWORTH WAY

with the active horse riders that use the open spaces for outrides to optimize the potential use of The Trustee(s) appointed to deal with the this portfolio to add some content

The open space is now owned by the HOA and as such each and every member has a vested interest and a shareholding in this approximately 60Ha. Property. The HOA will be workshopping some rules and guidelines for the safe use of this private open space for all parties.

The external (eastern boundary) was cut and cleaned during January of this this year, we are grateful for the prompt action taken by the owner of the land in cutting the perimeter fence line.

The cutting of the internal perimeter of the open space as well as all the common passages were cut during the first part of February . This was carried out by a home owner who owns a tractor and bossie slaaner.

The HOA will be working paths so that they can become multidisciplinary nature paths for the use of all residents

EQUESTRIAN AND GREEN BELT MATTERS

The HOA has received and dealt with a number of Building plan submissions

New Dwellings: Erf 6326 - Erf 6312 - Erf 2548 - Erf 2536

Alterations and Additions: Erf 2621 - Erf 2541 - Erf 2750 - Erf 2691 - Erf 2640 - Erf 2690

A Note to all members related to Estate Colour of residential and out buildings:

The Cape Vernacular Architectural style takes its heritage from Cape Dutch, using primary design elements and using those in a modern design style with modern building elements

- The default colour is WHITE*
- It is recognized in the Architectural Guideline, that plain white, especially in instances of no trees or shadow casting vegetation, that sun glare emitted from the walls can be problematic.*
- There is a list of recommended colours contained in the Architectural Guideline Document.*
- Added tints of Blue, Yellow, Green, Salmon, Pink, Dark Grey etc. are not approved colours*

ARCHITECTURAL AND BUILDING MATTERS

It has been quite an uphill battle to get finance to this point as the new committee has had zero handover.

Outstanding accounts as on 15 February 2021 accumulates to R78 662.97. We urge you to please pay your arrears. To date Chris Novella (Chairman) and Werner van der Walt (Finance) have been to the attorneys to follow up on all owners that have been handed over for non-payment of levies. We are going to scrutinise each and every case. We intend to have a sit down during March.

The committee is busy with a draft budget for 2021/2022 to be approved at the next SGM/AGM. The draft budget will be sent to all home owners during March.

Donations that we have received since October 2020 is as follows: Petzer Family R346.85; Mr. Glenndinning R449.55; Mr. Timmerman R472.36; Mr. van der Walt R3 000.00. We thank these individuals for these generous donations.

Our investigation into the new fence that was installed during 2019 has almost reached finalisation. We are now forwarding info to Kelly Wahl for further scrutinising as she volunteered to assist. We will present our findings at the next SGM/AGM.

FINANCES

Good day all, I would just like to share some information pertaining the roads within Longacres. After many years, Loop street from Strand up to Kenilworth road has at last been resurfaced which has made a remarkable difference, and speed bumps were repainted at least they can be seen now. The resurfacing of Strand Road should take place some time this year, the person responsible for LA's roads could not give an exact date at the time of discussion, I will keep the residents informed as soon as I receive notification for the resurfacing of Strand Road. Newmarket road pot holes has been temporarily repaired, due to the bad state it was in and will be redone when funds are available. Summerfelt Road is a big problem the chairman and myself have sent numerous e-mails pertaining this road, SBM responds by doing temporary repairs, the last attempt was the best so far but for how long, gravel will be the best option, but this will unfortunately cause a problem for residents in the coming winter months, this is already a problem in Epsom road during winter. The problem with the gravel roads in LA is that the ROD document, (Rules of Development) stipulated the gravel roads must remain untarred to give LA that rural farm agricultural feel, so there will be no taring of these roads in the foreseeable future, so all we can do as the HOA is to ensure that SBM keeps up the maintenance of these roads. I will also be having an on site meeting with SBM to discuss traffic signs.

ESTATE ROADS AND RELATED ISSUES

SECURITY CAMERAS: *The committee would like to implement a new security camera system at the two entrances of Longacres Estate. Since the estate cannot be gated or guarded at this point in time, we would like to propose this option in an effort to monitor movement in and out of our estate to increase our security and awareness.*

The camera system will have two functions:

- 1. Firstly, it will serve as a number plate scanner with very clever software features which we can use and adapt to flag unwarranted vehicles entering our estate. This system can also be coupled to a national database of flagged vehicles, that is also implemented by Team Langebaan currently.*
- 2. Secondly it will also be equipped with state of the art visual cameras, both night and day functions, this will allow us to take a snapshot of anything entering into the estate as well as continuous recording for viewing at a later stage. Special parameters can also be setup to notify us of certain intrusions, for instance if somebody would to enter the estate on foot at late hours of the night it will send us a notification to react or not.*

PROJECTS ONGOING AND PROPOSED

SECURITY CAMERAS: We will be appointing a security company to monitor the cameras and a special task unit will be formed to react to notifications which will probably fall under the current neighbourhood watch. The cameras could also be used by neighbourhood watch while patrolling and can be expanded with time to create a wider coverage. Currently we are investigating long range thermal cameras as well, which can be integrated into the same system for monitoring of our boundaries. But as a start lets be supportive and get this going!

Cost wise we received three quotations. Of the three Nashua provided the better solution and price. Nashua also provides the benefit in that they can provide us with a financing model to pay the hardware over a period of 60 months. This given our current levy contribution will minimise the impact on our cash flow and allow us to expand the system in the future.

Some YouTube video links are available below explaining the technologies to be used:

https://www.youtube.com/watch?v=2kbrsaKoAbU&ab_channel=HIKVISIONMENA

https://www.youtube.com/watch?v=oiWSL5xSGA&ab_channel=HikvisionCorporateChannel

https://www.youtube.com/watch?v=01StZnUXcB8&ab_channel=SYSCOM

PROJECTS ONGOING AND PROPOSED