



# Longacres Home Owners Association

Issue: 1

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## Committee Info

~Aubrey Fourie -082 458 5757  
chairman@longacresestate.co.za

~Allister Maltman - 082 573 0463  
maltman@iafrica.com

Samantha Muller - 084 667 0920  
sam7muller@telkomsa.net

Glen Horsfield- 083 6977 321  
g&b@vodamail.co.za

Helen Cowell -- 083 2300 933  
finance@longacresestate.co.za

WWW.longacresestate.co.za

**CWCFPA  
EMERGENCY  
FIRE CONTROL  
NUMBER  
0760320813  
Anthony**

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**Welcome: we hope you find this very first issue informative & useful.**

**Wishing you & your loved ones a blessed Festive Season & a Prosperous New Year**

### Committee's Report:

This newsletter has been drawn up by your home owners committee, for the purpose of communicating to all the Long Acres Home Owner members , items of news, information , changes in the area & general issues etc.

### General

At the last AGM held in July, it was agreed to increase the annual subs by the allowed 20% to R216 per annum.

### Managing Agent

The committee that was elected was mandated to take a decision on whether to appoint a managing agent or not, as most committee members have full time occupations & cannot attend to day to day operations. It was decided NOT to appoint a managing agent as the costs were to high, & the committee took a decision to do the tasks that would have been done by the agency, themselves.

### Meetings.

The committee meets on a monthly basis , to resolve pertinent issues, some new & some from the previous meeting/s ,

to adopt minutes and to discuss items from those minutes etc.

These minutes should be posted on the web site for all to read. The web master is a problem at this stage & we are attending to the construction of a new site where we have the management to post these items ourselves.

### Finance / Treasurer

Your accounts dept. can report that we have a healthy credit balance due to a fabulous response to the new accounting system, many homeowners have paid up their arrears and are looking forward to seeing more improvements to enhance their investment very soon.

Those of you that have not paid, & you know who you are, I think it only fair that you pay up and contribute to the area you either own property or live in.

A final account has been sent to all outstanding home owners who have at yet not paid their arrears and 2010 fees.

### Street names/ Verge clearing/ road maintenance

The committee has been successful in engaging with local council with a view to getting assistance with the general appearance of Long Acres. The council has appointed & recognized the need for ongoing maintenance of roads , verge clearance & the like.

All street names have either been repaired or replaced. We have a good working relationship with the managers involved.

All tarred roads with pot holes have been attended to in November & the road verges will be cut again by mid December. The council have written to the plot owners at the Curro school entrance , for them to clear the plots as it constitutes a fire hazard & security problem.

The main Entrance Gates were painted and the entrance garden was donated by Moonlight Gardens. Additional Signage was erected to indicate speed and Animal Awareness

**Speed Bumps**

The committee is planning to install about 7 new speed bumps along Strand Road & Loop Streets. We await council specification & approval. This is to reduce speeding motorists/ trucks, with a view to protect children, horses, animals & to reduce accidents. The cost of this project, estimated at R40000, is to borne by the home owners .The speed limit is 40kph in

**Electricity**

The committee is also in consultation with council with a view to getting the council to adopt the management or ownership and accounts of the electrical reticulation in the areas not serviced by Eskom

**LAHOA Constitution**

The committee intends to submit a constitutional change at the next AGM,

with relation to the word Quorum.

Currently, the AGM is always adjourned due to the required quorum not being present, & the meeting has to be adjourned for the same time one week later. Currently the constitution states that a quorum is defined by having 2/3rds of all members present at an AGM.

**Future Additions**

The committee has submitted plans for a new entrance gate at the Oliphantskop dirt road entrance (Kennilworth Road) we are presently waiting for quotes. Any donations are welcome.



**~ General Info for Everyone ~**

**Home Owners are to inform their tenants & visitors of these basics**

**All owners including their tenants are to abide & adhere to the rules of Longacres Country Estate.**

**Refuse**

- Municipal garbage collections is on Wednesdays. If in doubt put bins out the night before, or drop refuse off at the Dump.

**Septic Tank**

- Emptying / pumping days are on Tuesdays & Thursdays. Make prior arrangements the day before by contacting Municipality on these numbers only.

022 701 7113 / 0227017178

**Property Transfers**

- Transfers: When selling your property council will not allow transfer to take place until they have received a Clearance Certificate from the LAHOA

**Building Plans:**

- Submit 4 copies of your proposed building or amendments to the committee for approval. The scrutiny fee is R500. No plans will be approved if your accounts are not paid up to date, or your

**No Nuisance**

- No off-road bikes or quad bikes allowed in any conservancy area
- Please adhere to the speed limit.
- Wildlife & horses have right of way.
- All dogs are to be on a leash at all times, no free roaming dogs allowed.
- No barbed wire fencing permitted at all, existing barbed wire fencing must be removed.
- No littering
- No open burning of building refuse or garden refuse during the windy summer months



**Accounts**

For the first time in the history of the LAHOA there is now a proper accounting system in place and a detailed Payment and outstanding balance record is being kept.

When you purchased your plot you automatically became a member of the LAHOA and therefore being liable for your annual Home Owners Contribution which currently is for the 2010 financial year @ R216 and will escalate by a percent-

age determined by your committee. The LAHOA financial year runs from the 1st March to the 28 Feb and the new accounts will be sent out from the 1st March 2011. Therefore we would like to encourage everyone to please pay any arrears. If you have not yet received your account electronically (only via post) and you do have an email address, then please pass it on to the finance department.

Please note: It is important to note that no property may be transferred without the annual subscription fees being paid up to date. Our Municipal partners are assisting the committee with this accounting task. When making payment, please quote your Erf number as this makes it easier to allocate the payment to the correct account. / owner



## Longacres Urban Conservancy - Info & Wildlife Spotted

We are lucky to announce the **Black Harrier** has been seen Hunting in our area along the Greenbelt Grasslands. They normally are only spotted in the West Coast National Park.

They mostly hunt on windy days, hovering 1-3meters above the ground then diving in after rodents & lizards.

They breed from June to Nov. and nest in dense grasses on the ground, hence they are Near -threatened in SA. From urban encroachment & nest disturbed by domestic animals.



However we also have the most range restricted Koorhaans in Africa living in Longacres, the **Southern Black Korhaan** it is only found on the extreme most south of Africa in coastal Fynbos & Strandveld (west Coast), You will see them more clearly from Oct.-Dec when the males fly up & make one hell of a startled ruckus, they are also Near-threatened, mostly by roaming dogs, cats & crows who raid their nests. They truly are beautiful to observe.



**Steenbokkie** we have all seen this dear little buck on the sides of our roads sometimes in pairs here in Longacres. Some interesting facts.  
 \*They cover their droppings much like a cat will.  
 \*They will on occasion drink water collected in puddles on the road after it rains.  
 \*They love to eat any green shoot from shrubs to grass, and even better if you have "brown Salie" "Sour Fig succulents" & any "Malva Flowers"  
 \* They also need to stand to digest their food properly.



### Conservancy ~ Urban ~ Definition~

This is an area where nature can be protected and encouraged to flourish by encouraging neighbors to be more environment conscious

- ~ No Roaming Dogs
- ~ No poisoning
- ~ No Hunting permitted
- ~ No Snares
- ~ No Littering
- ~ No Speeding



Next Issue:  
 Cape Fox  
 Tortoise Capers  
 Owl-ling Around  
 Cape Mongoose

## Fire and Safety - Horse Trails - Suggestions

### Fire & Safety

We are now members of the Cape West Coast Fire Protection Association. **CWCFFPA**

For Any Fire Emergency please contact Anthony on his cell no. 0760320813.

He is on call 24hrs a day.

They have dedicated staff on standby just 5min away.

### Horse Trail:

The Committee is investigating the reintroduction & upgrade of the Bridal Horse trail ,that follows along the Green belt and up around the trees, with erecting the new and relevant signage. Can we get some feedback and volunteers from the horse owner community to aid us in the endeavor.

### Future Suggestions

Home Owners need to make beneficial suggestions for improvements to Longacres.

Please make your suggestions in writing or email to us. So we can discuss them.



Please contact Tanya Heald Anytime for assistance in  
 ~Snake relocation  
 ~Animal rescue & rehabilitation **0837006377**  
 ~ Non Profit Organization ~

## Longacres Community - Home Owners Businesses

### Environ Facial Products

Louisa Baronetti 0825753318

### Wood Crafts

Gerhard Kapp 0834500847

### Dog Sense

Samantha 0846670920

### Home Baked Goodies

Thelma Meyer 0829216784

### Piket -bo-Berg Bottled

Mineral Water Craig & Kirsten 0824446885

### Strandloper Seafood Boma

Justin 0227722997

### Organic Veg -The Veg Man & Irrigation

Richard Collins 0836759522

### Heald Transport

Bore hole, rubble removal, building sand ect.  
 Brandon Heald 083 255 7059

### West Coast Painting and building mtce.

Aubrey Fourie 022 783 2023

### Gym & Spin / Personal Trainer

Cherie Meyer 0824579539

### Honey dew Hurter Honey

Bee expert Johan - 0832693213

### Vanilla Man

Extract & Pods- 0731967558

### Accommodation - B&B / SC

Alcamal - 0825730463  
 Beyond the Sea -083200933  
 Langebaan lodge -0825619586  
 Laguna lodge - 0827820591  
 Masada - 0827387348  
 Quiver Tree -0836977321

Home Owners Community  
 Meet your Neighbor  
 Street Braai  
 Yes / No  
 Where?  
 &  
 When?  
 Next Issue