

BLUE VALLEY NEWS

OFFICIAL PUBLICATION OF BLUE VALLEY HOMEOWNERS ASSOCIATION



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Blue Valley Golf & Country Estate

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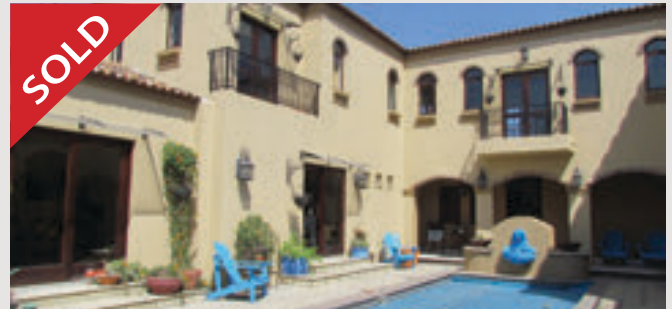
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BLUE VALLEY NEWS

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EDITOR'S NOTE

It's so easy to get caught up in the rat race and the endless supply of negativity found everywhere. Facebook and Instagram used to be a picture book of happiness and humour; WhatsApp groups used to be a great way to communicate with your bunch of friends. Now, social media apps seem to be filled with nothing but fake news. It's important not to get caught up in the hype of social media. The BVHOA agrees and in their article on informal social communications within the Estate is a must-read.

As I get closer to the dreaded 40, I find myself better understanding what it is that I need to be happy – and it's a lot less than I thought I would need. A safe and accessible environment to live in is on the top of my Happiness List. If you look around your beautiful piece of country in the city, you will agree that you are incredibly lucky to live in an estate with clean, safe parks for your children to play in and an abundance of bird life to feast your eyes on, to name just a few perks of Blue Valley Golf & Country Estate. Once you've identified what makes you happy,

spread the love! Let someone go in front of you in traffic, smile reassuringly at the mom at the shops with the screaming child (we've all been there), spend an extra 10 minutes with your kids at bedtime even though you've had enough by the end of the day; always smile big when your loved ones enter a room and remember, one small act of kindness to you is definitely something really big to someone else.

Best wishes,
Debbie

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FROM THE CEO: LIVING THE BLUE VALLEY DREAM

It is a privilege and an honour to be appointed as the CEO of Blue Valley Golf & Country Estate. In my first week, I have used each opportunity to assess the heartbeat of the Blue Valley community. During my morning “walkabouts” I have met several homeowners that are embracing community living by exercising outdoors in a tranquil and safe environment. During my tenure, it is my intention to meet every family on the Estate, and to listen to their views.

I would like to take the opportunity to commend the Board for the bold step in creating the position of CEO for Blue Valley Golf & Country Estate. The Estate is almost 20 years old and out of the “development period”, and the decision by the Board to re-look the service offerings of the master plan and to embark on a process of creating “a road map” to achieve the ideal state, is a step in the right direction.

Realising the Blue Valley Dream

One of the fastest growing markets in South Africa is the Residential Community Industry. The question is “why do so many homeowners choose to live in a community association?” Simply put, they want to realise the dream in the easiest, most cost-effective way that satisfies their needs immediately while safeguarding their family and future. More than 50 per cent of new developments in large metropolitan areas are in planned community settings today, and the forecast indicates a continued growth of community associations each year. A home is often a consumer’s largest purchase, and community association governing documents and title deed restrictions help protect home values. When the current homeowners approached the marketing team at Blue Valley Golf & Country Estate, they had a “shopping list” and among those were listed the following:

1. We want to live in an estate that defines our lifestyle, which we can call our home.
2. We want to live in a safe and secure environment.
3. We want to believe that in the long term, the property value of our homes will be at least maintained and at best appreciate, thus increasing our financial health for ourselves, (ROI) and, if applicable, our family.

This is called the Blue Valley Dream, and it is also the three Pillars of Community Continuity. To ensure Community Continuity these three pillars will be assessed on a continuous basis by the Board through the different committees, and stakeholder engagement.

The Lifestyle

One of the questions that need to be answered is, “What is required to migrate Blue Valley, from Development Phase to a Mixed-Use Development?” and to assess the viability of establishing a “cradle to grave” concept. This will form the basis of attracting specific groups such as active adults older than fifty-five, young adults without children, and adults with young children. It might require the providing of audience-specific amenities; more planned activities; fewer common areas but mixing a residential with a hip commercial district or more playgrounds and longer and wider walking trails to accommodate strollers.

These kinds of benefits attract individuals and families of all ages, race/ ethnicities, lifestyles, economics, and backgrounds. Their common interests enhance the likelihood of them becoming good neighbours.

Safe and Secure Environment

One of the overriding decisions a homeowner

must make is around the safety of their family, and in recent census, it rated, as the number one factor. This does not differ from the Blue Valley Estate. Homeowners invested in the Estate because of the safe and secure environment.

It is important that a holistic approach to site security is taken so that the elements of a layered security solution are complementary and work in unison to provide a strong security regime which protects against both known and perceived threats

Through the implementation of various layers of security systems, the homeowner’s portfolio is protected to enhance their safety standards and property values.

Return on Investment (ROI)

It is important for Blue Valley Homeowners and the HOA to form a partnership in enhancing the home’s worth. If this partnership is properly managed, over time most homeowners will learn that a property’s value is affected not only by its maintenance and improvements, but also by the surrounding properties and the community as a whole.

It is important that a good partnership exists between the HOA and the Tshwane Metropolitan Municipality, and that the needs of the community are included into the Integrated Development Plan, for the short, medium and long-term to ensure that the amenities and services that they are responsible for are sustainable. **BV**

Hannes Hendriks

CEO: Blue Valley Golf & Country Estate



Assuring Quality Homes Since 1998

The NHBRC is here to protect your rights as a new homeowner, by ensuring that our registered builders deliver a quality home that you can enjoy for generations to come.

1. Use a registered builder and sub-contractors.
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3. Demand that a minimum of four inspections are done during construction.
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INFORMAL SOCIAL MEDIA GROUPS

TELEGRAM AND WHATSAPP

There are a few informal social media groups within Blue Valley that are not administered by the BVHOA. These groups are administered by a handful of residents. Perhaps these groups may have begun with good intentions to build community spirit, however they have become a platform for conflict and contestation. In the past few months alone there have been several incidents of incitement, threats and intimidation and several controversial and defamatory views.

In addition, the users on these group chats have not been correctly vetted and there is significant doubt that all participants are in fact residents of Blue Valley.

According to the ARC (Association of Residential Communities), social media and the ease with which residents can cause damage to the reputation of the community is on the increase. Social media including Telegram and WhatsApp groups are recognised public platforms and according to legal experts in South Africa, the group administrators of these groups can be held legally responsible for the content on these chats whether they approve of it or not.

The BVHOA hereby distances itself from these informal chat groups due to the unregulated nature of the participants and the inability of the group admin to moderate the chats.

The directors of the BVHOA do not condone anti-social behaviour of any kind and request the residents to rather use the official EstateMate app to log any incidents or raise any issues. These incidents are regularly monitored, assigned to the correct person/s and a report back is initiated.

We are also in the process of migrating our current web portal to a new, more effective portal and incidents/ issues reported will become a regular feature of the web portal for increased transparency. **BV**

Kind regards,
Blue Valley Homeowners Association





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WHEN DID SPRING REALLY START?

There are many disagreements about when each season starts and ends. In countries where each season is really quite distinct from the next, the convention is to use the astronomical model to mark the beginning of the season, using equinoxes for spring and autumn and using solstices for summer and winter. A layman's definition of an equinox is when the days and nights are of equal length (21st March and 21st September) and a solstice is when the day (21st December) is longer or nights are longer (21st June). The South African Weather Service (SAWS) prefers to use the climatological basis to mark the beginning of each season as it is more realistic for us here in the southern hemisphere.

Therefore, from the 1st of September we welcomed the wonderful season of spring.

How wonderful it is to live in Blue Valley and experience the revitalisation of life in the Estate. The last kick of winter has been felt and the first thunderstorms have already been experienced, but we still need more rain as the level 1 water restrictions are still in place due to our very dry winter and excessive consumption. The irrigation system

within the golf course, the Estate gardens and the common areas are fed by the dams within the Estate for which there is a water-use licence in place. Our newly constituted gardens committee has begun working on a plan to start using the water more wisely and ensure emphasis on water wise indigenous plants. We are all so lucky to live in this beautiful valley that we call home as the sounds of birds, insects and other life abound in the air. Once again, we urge residents to make use of the many parks in the Estate as shown in the map.

Elsewhere in this issue, and thanks to a resident Luca Boarata, we have begun to document the number of bird species that have been recorded in Blue Valley. In the northern Gauteng region in which we live, there are more than 400 bird species that live in the grassland biome, where we live, and the savannah biome further north to us. We have recorded just over 50 species in Blue Valley over the past year. If any resident has been keeping lists for longer or has other birds we can add to the list, we would appreciate your feedback. Please send your list to bvnews@bvhoa.co.za.

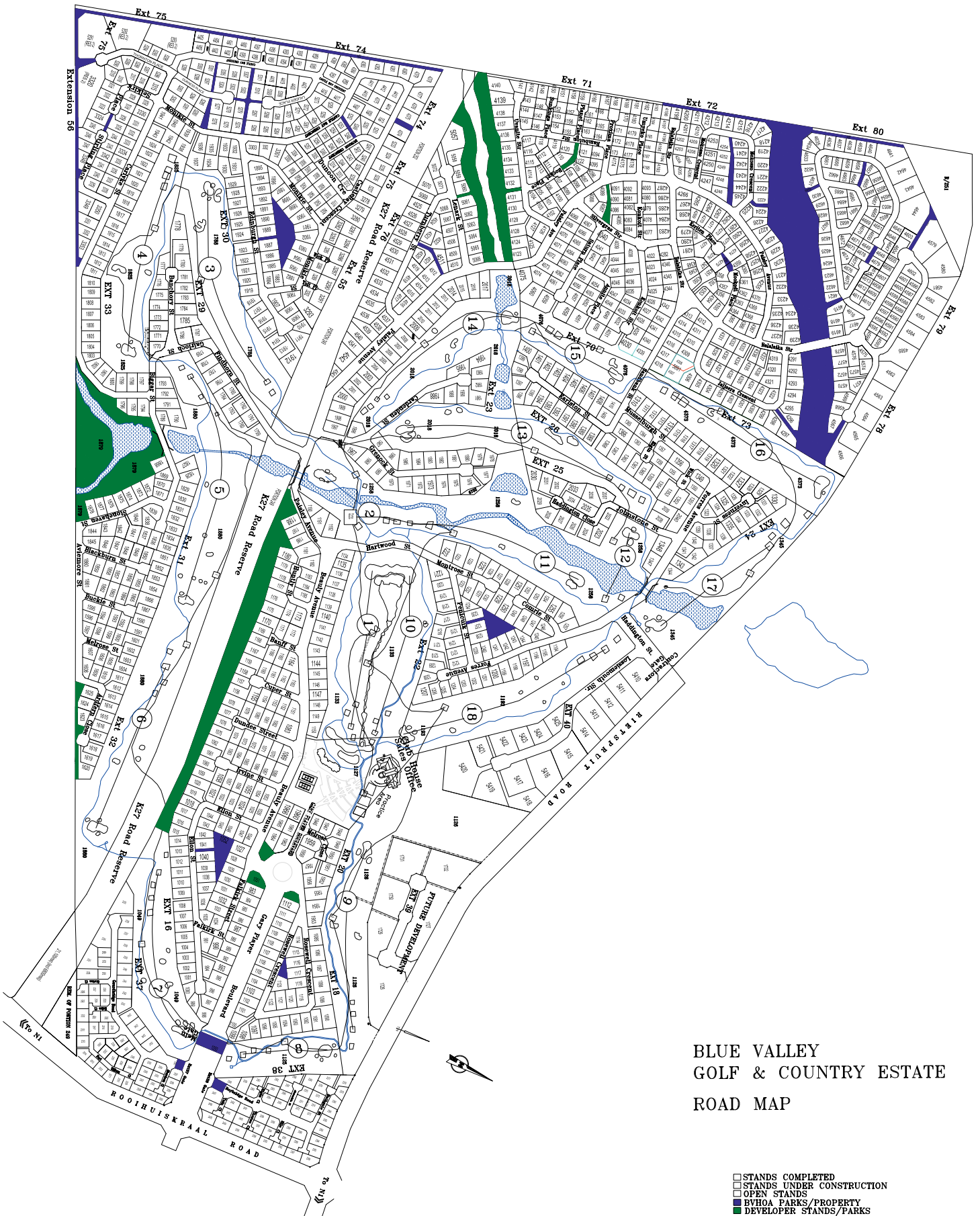
Charles Darwin once famously said "The love for all living creatures is the most noble attribute of man". We, as residents in an estate and community as noble as Blue Valley, can surely aspire to this statement. We do not have to love other animals that share our Estate, but we certainly need to respect their right to live and share the Estate with us.

Finally, we would like to reiterate our call to you our residents, on what type of information and content you would prefer to be included in this magazine. You are also welcome to submit articles on various subjects. All submissions should be in electronic format (preferably in MS Word) and emailed to our new email address for this magazine bvnews@bvhoa.co.za.

In addition, we would like to encourage all amateur and professional photographers to submit interesting images taken in and around our Estate for review and publication in upcoming issues of the magazine. We would appreciate the images in RAW or JPG format and all images used will be given the appropriate accreditation.

We would like to hear from you.





BLUE VALLEY
GOLF & COUNTRY ESTATE
ROAD MAP

- ☐ STANDS COMPLETED
- ☐ STANDS UNDER CONSTRUCTION
- ☐ OPEN STANDS
- BVHQA PARKS/PROPERTY
- DEVELOPER STANDS/PARKS



BVHOA SECURITY UPDATE

Personnel

Robert Hlongwane of Fidelity Security has assumed the role of Security Manager as Godfrey resigned for personal reasons. Elwin Watney of NSA has been appointed as the part-time project manager for the various security projects.

Contracts

Fidelity ADT was selected from three bidders who tendered to take over the maintenance and support of Blue Valley security systems from C3SS. The three security contractors in place are Fidelity Security Services for provision of guards and all security personnel, Clickon for the access control system and some of its components, and Fidelity ADT for the maintenance of the security systems, equipment and all other access control equipment.



Contractors' gate developments and registration of contractors

Dual-tag ID cards have been issued to almost all regular contractors and their drivers. Entry and exit access control booms have been installed on the left lanes at the contractors' gate for this purpose. The pedestrian turnstile at the contractors' gate is now operational for this purpose. A second turnstile with biometric access is to be installed to allow simultaneous entry and exit of contractor and resident pedestrians and joggers at the contractors' gate. These measures are intended to improve security control and reduce contractor congestion.

Pedestrian access to the shopping centre

The possibility of installing a biometric access turnstile between Blue Valley and the shopping centre is being investigated. Besides ensuring security, other issues to address are interaction with golfers and golf balls on the driving range and the 9th green as well as a servitude walkway between stands in the extension 39 precincts.

SECURITY PROJECTS

Extension 39 shopping centre

As extension 39 and the shopping centre is no longer part of Blue Valley, the security perimeter systems need to be changed for the new perimeter. The altered electrified fence configuration has been completed by C3SS. The power and fibre optic cable rerouting is being addressed. One perimeter

camera has been upgraded and is being relocated to cover the changed perimeter. A new surveillance camera is being bought to cover the rest of the amended perimeter.

Lightning surge suppression

As Blue Valley is in a high lightning zone, the perimeter electrified fence, high mast cameras and all other electronic systems are at risk of damage due to lightning. Additional lightning and electrical surge protection and earthing have been installed throughout the system and perimeter. An expert in the field has been commissioned to assess these systems annually. These measures will reduce the risks of damage significantly but cannot eliminate them.

Internal cameras

The internal cameras pilot project is being put on hold pending a reassessment of current and future security risks and systems.

Incidents and issues

No serious incidents were reported in July and August.

Traffic congestion and residents' assistance

Apart from contractor congestion at the contractors' gate on weekday mornings, Blue Valley also experiences significant traffic congestion at the main gate on some weekends. This congestion occurs when there are simultaneous large functions and golf days on Saturdays and Sundays. The Butlers Caterers and the golf club co-operate to ensure most visitors are known in advance and communicated to security in order to



speed up access. Unexpected visitors need a "9" access code and always cause a delay, and this delay is exacerbated on weekends when there is already a loaded entry system. Residents holding large gatherings at their homes without pre-warning security further load the congestion. To alleviate this congestion, residents are requested to please help by:

- Pre-warning security if they intend to invite a gathering involving more than 10 vehicles at their homes on a weekend.
- Give all visitors an access code and explain to them the access process and applicable lanes.
- Use the contractors' gate to enter and perhaps to exit the estate when there is known congestion at the main gate. This does not apply to residents of extension 37 and 38.
- Read the electronic signs that have been erected on Rietfontein/ Rooihouiskraal Road at the Rietspruit Road traffic lights and at the turnoff to Blue Valley.
- Monitor EstateMate for applicable notifications.

Security sectors

Blue Valley has been divided into three security sectors for security patrolling and monitoring purposes. Each sector has a dedicated 24/7 reaction officer and vehicle,

which is in continuous radio and phone communication with the 24/7 control room personnel and the 24/7 duty manager. Each sector has one or two resident sector coordinators. Residents must note which sector they are in, their stand number and street number, as well as the name and the phone numbers for the control room and their sector coordinator. Residents should report security issue and/ or send photos of suspicious items on WhatsApp or EstateMate to the control room. The control room numbers are:

- 060 586 9406 for calls, EstateMate, WhatsApp
- 011 512 0856 for phone calls

The three security sectors are:

- Sector 1: Ext 37, Ext 38 and the entire area from the main gate to the east of the Rietspruit River and to the north of the K27 road reserve. Its three tarred entry and exit points for vehicles are; the Estate main entrances off Rietfontein Road, the Paisley Road Bridge on the Rietspruit and the contractors' gate.
- Sector 2: The entire area to the south of the K27 road reserve. Its only tarred vehicle entrance is off Paisley at the Paisley Road Bridge on the Rietspruit River.
- Sector 3: The rest of the Estate, consisting of the area to the west of the Rietspruit River and to the north of the K27 road

reserve. Its two tarred entrances are the Rietspruit Bridge on Paisley Road, and the contractors' gate.

Security committee composition

In the past, the Security Sub-committee (SSC) has operated as one large committee for a number of years. For a number of reasons, the structure is being changed to two committees:

- Security contractors' committee consisting of the security contractors, project manager, security manager, estate manager, CEO and security director. The focus of this committee is on contractor issues, responsibilities and performance.
- Security residents' committee consisting of selected resident volunteers, security manager, estate manager, CEO and security director. The focus of this committee is on security policy, risks, incidents, suggested changes and improvements.

Instruction to and policy for the security structures and contractors is to be through the Board and the Estate Management structures reporting to the CEO.

Terms of reference

The terms of reference for the changed security structures are being drafted in consultation with Estate Management, the Board and the two committees. **BV**

AESTHETICS

“A SET OF PRINCIPLES CONCERNED WITH THE NATURE AND APPRECIATION OF BEAUTY”.



The Blue Valley Aesthetics Committee strives to uphold, improve and implement the Design Guidelines approved annually by the members of Blue Valley Homeowners Association.

The committee consists of board members, HOA staff, homeowners, developer and service providers namely: Ramolin Naidoo – Board member / Home owner, Malose Chaba – Board member / homeowner, Fritz Pauley – Estate Manager, Tamsyn Soares – Facilities Manager, Cheryl Crabb – Homeowner, John Liew – Developer, Lida Herholdt – Service provider, Christo Van Huyssteen – Service provider.

We meet once a month to identify, manage and workshop any non-compliances or requests from owners that may arise during plan submission, construction or renovation.

The committee has recently compiled four procedure documents to guide owners through each process related to (i) new plan submission (ii) new construction (iii) renovation procedure (iv) renovation plan submission (see diagram below).

It is recommended that owners undertaking any of the above activities, peruse this document to :

- (i) Clarify key focal points prior to submission

or commencement of construction or renovation.

(ii) Source relevant approved application documents.

(iii) Ensure that they are aware of the communication protocols.

The above procedures, as well as relevant documents and guidelines, are available on the EstateMate app or via the facilities office.

Those residents wishing to know how to install EstateMate can refer to the second issue of *Blue Valley News* (page 7) alternatively contact Nicole from EstateMate on nicole@estatemate.co.za for assistance. **BV**



*Plan Submission, Construction and Renovation Process Diagram



SOCIAL COMMITTEE

BLUE VALLEY'S
HALLOWEEN
SPOOKTACULAR

JOIN US IF YOU DARE

JOIN US FOR A BEWITCHING EVENING
 TRICK OR TREATING ALONG A PLANNED ROUTE.

WEDNESDAY From **5:30pm**
 Depart from the clubhouse For trick or treating
31 OCTOBER @ **6pm**

All meet at the clubhouse in golf carts or on foot.
 Route to be confirmed.

Happy Halloween

Costumes strongly encouraged.

The Social Committee comprises the following people:

- Cheryl Crabb – Committee Chair
- Bongiwe Khumalo – BVHOA
- LeeAnn Pillay
- Latty Tlhaka
- Amina Saber
- Maria Burger
- Kiki Pecku
- Silosh Naidoo
- Phillip de Klerk – The Butler Caterers

Terms of reference

Our responsibility as a committee is to foster a unified community by organising fun, interesting events that bring everyone together. We create platforms for neighbours to socialise.

Part of what we do as well is to create an event calendar for the year.

We also have a suggestion box at the entrance of the Clubhouse and all input is welcome.

Update on key issues

In the recent past, we as a committee, have had some residents who wish to do business within the Estate referred to us. An example of this is a gentleman who is keen to start a boot camp and was referred to us by the HOA for approval. This in our view is beyond our scope as we do not approve or disapprove business ideas. Residents need to get directive from the HOA in this instance.

Future projects

Our next event is Halloween which will be held on the 31st of October. Please see the details on the poster.

GOLF: AN EASY GAME THAT'S JUST HARD TO PLAY

The above saying comes from a sign that's on the wall behind the attendant's counter inside the Blue Valley men's cloakroom. Do not be put off by this. The "hard to play" phrase stems from individuals making the game hard for themselves. The game is easy because everyone plays off a handicap that levels the playing field. It's only when you think you're better than your handicap that it becomes hard to play.

People play golf for many reasons, but most often it's about being outdoors with friends whilst having a good time. In the corporate world there's no better way of networking. Some people are quick to call this game a four-letter word, but they still carry on playing. All amateurs are capable of playing a shot that most professionals will be proud of; for us amateurs, such shots are few and far between, but that's what makes this game so exhilarating.

The reason for starting with the above explanation is that we need to grow our membership and, ideally, we'd like most of this growth to come from within our Estate. Our current members represent less than 70 families out of the approximate 1 000 completed houses.

I invite all residents, golfers and non-golfers alike, to provide me with a reason(s) for not being a member of our golf club or for not (yet) playing golf. You can contact me via email at bvgolf@icon.co.za. I promise your contact details will not be distributed. This much-needed information will go a long way towards assisting us with our growth drive.

MEMBERSHIP GROWTH DRIVE

We've started our drive by contacting ex-members (whose contact details did not change) from 2017, who did not re-join in 2018 and advising them about the reduced subs.

Myself, our staff and my assistant Louis Esselen will be focused on delivering a 5 star hospitality/golfing experience and improving the image of Blue Valley Golf & Country Estate. Creating a fun, family vibe for everyone at Blue Valley Golf & Country Estate. A proper family golfing experience. We want to make Blue Valley GC the best around! An experience that will bring people back again and again. Recently twenty new golf carts have arrived. Summer is here, come play!

Next we'll be focussing on the ladies and juniors of our estate. On Saturday afternoon the 13th of October 2018, from 13:00 till 15:00, we'll have a MEET & GREET at the driving range. All Ladies and Juniors (golfers & non-golfers) are invited to come and meet myself, Louis, our committee members as well as our resident professional Adriaan Nel. Join us for a complimentary boerewors roll and soft drink. We will help and assist with any golf related questions you may have.

Also on the 13th our resident professional Adriaan Nel starts his next ladies' clinic.

On the 14th October we are hosting the South African Disabled Golf Association.

Regardless of your physical or sensory disability, it's your character on the golf course

that mirrors your behaviour in life. SADGA believes that golf builds character which can be an asset to successful lives – with or without a mental or physical handicap. Good handshakes, honest scoring, playing by the rules, and kind words of encouragement are just a few of the behaviours that they entrench in their young players and encourage in their top golfers.

SADGA is not about people with disabilities. It is about "being a golfer": The community, the sense of belonging, the drive, the passion, the motivation, the team spirit... That is what SADGA gives to people who happen to have a physical handicap.

We have made sure that they will have a memorable and never to be forgotten experience at Blue Valley. And proud to help anybody in need. BV

Yours in golf,



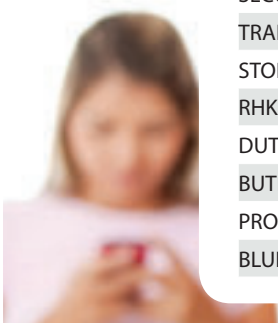
Andrew Sheppard
Golf Director - Blue Valley Golf & CC

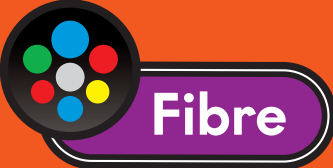

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Bev Meerholz	Engel en Voelkers	082 443 2952	bev.meerholz@engelvoelkers.com
Liesl Maddock	Pam Golding	082 411 9888	liesl.maddock@pamgolding.co.za
Lizinda de Beer	Remax Jowic Centurion	082 903 8843	lizindadebeer@remax.net
Tuula Laycock	Seeff	082 859 7819	tuula@seeff.com
Skoko Sebola	Leap Frog	082 682 9242	skoko.sebola@leapfrog.co.za
Fleur Franco	RE/MAX Central Midrand	082 300 6134	fleur@remax-central.co.za
Ray Pasteris	Sothebys Realty	082 577 6389	rayp@sothebysrealty.co.za

IMPORTANT NUMBERS

SECURITY CONTROL ROOM	011 512 0856	BLUE VALLEY GYM - TERSIA	084 782 6237
TRAFALGAR	012 326 5963	BINS NOT EMPTIED	012 358 9461
STOP 'N SHOP	011 042 9269	STREET LIGHTS	012 358 6667
RHK MEDICAL CENTRE	012 661 5528	WATER PROBLEMS	012 358 2111
DUTY MANAGER	063 383 8468	ELECTRICITY CUT-OFFS	012 358 8514
BUTLER CATERERS (CLUBHOUSE)	012 512 0476	OLIEVENHOUT POLICE	012 652 0086
PRO-SHOP	011 512 0204	MIDRAND POLICE	011 347 1626
BLUE VALLEY SPA - MORGAN	083 468 4243		




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African Hoopoe

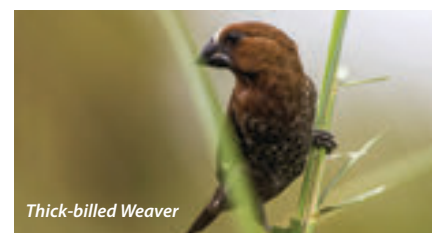
BIRDS OF A FEATHER

In our piece of country in the city, we're lucky that a large variety of bird life call our Estate home. If you're an avid birder, you're sure to have seen a large number of the birds on the list below. If you're not a keen birder, why not take a walk around our beautiful Valley and start making a list of birds you see in the Estate. There are a host of wonderful and free birding apps on iOS and Android that you can download onto your phone in order to identify the birds you do see.

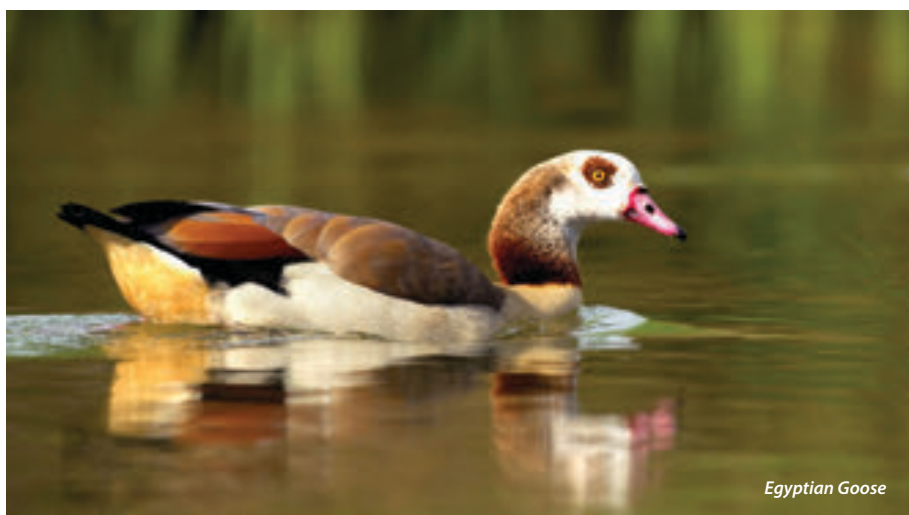


African Hoopoe
African Sacred Ibis
African Stonechat
African Wattled Lapwing (Plover)
Black-Chested Prinia
Black-headed Heron
Black-shouldered Kite
Blacksmith Lapwing (Plover)
Black-throated Canary
Cape Eagle Owl
Cape Glossy Starling
Cape Sparrow
Cape Turtle Dove

Cape Wagtail
Common Fiscal
Common Myna
Crowned Lapwing (Plover)
Dark-capped (Black-eyed) Bulbul
Egyptian Goose
Green (Red-billed) Wood-Hoopoe
Grey Go-away-bird (Lourie)
Grey Heron
Grey-headed Gull
Hadedda Ibis
Hamerkop
Helmeted Guineafowl



Thick-billed Weaver



Egyptian Goose

House Sparrow
Karoo Thrush
Laughing Dove
Lesser Masked Weaver
Long-tailed Widowbird
Marsh Owl
Mountain Wheatear
Pied Crow
Pied Kingfisher
Pied Starling
Pin-tailed Whydah
Red-billed Quelea
Red-headed Finch
Red-headed Finch
Red-knobbed Coot
Red-winged Starling
Reed Cormorant
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Swainson's Spurfowl
Thick-billed Weaver
White-breasted Cormorant
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Reg. No. L10397 Act No. 36 of 1947

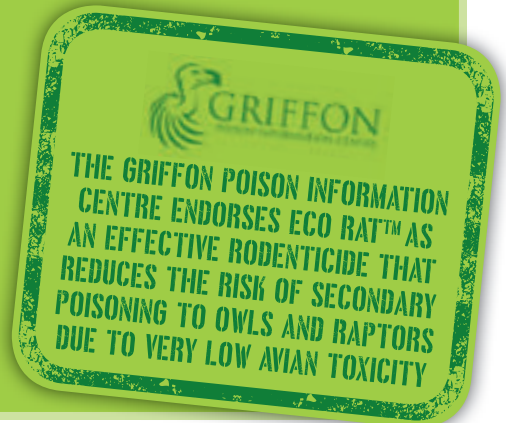


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 - Much lower risk of secondary poisoning to owls
 - Reduced risk to pets
 - The only green colour band rodenticide on the market
- ✓ **Highly Effective**
 - Controls infestations faster than conventional rodenticides
 - Highly effective against resistant rats and mice



How it works?

The active ingredient, cholecalciferol is a natural compound (Vitamin D3) which plays a vital part in the body but at excessive doses, it has a toxic effect. This characteristic is used in Efekto Eco Rat™ to control rodents as their tolerance for cholecalciferol is much less than that of dogs, cats and human beings.

Cholecalciferol is technically non-toxic to birds and is also not as toxic to dogs and cats as anti-coagulants and is thus a better option in situations where domestic pets may be at risk of primary poisoning.

Not only less toxic but highly effective too!

Not only does Efekto Eco Rat™ control rodents much faster than conventional rodenticides, it also immediately stops them feeding, thus reducing the amount of damage they cause to property.

Because Efekto Eco Rat™ is not an anti-coagulant, it is effective against rodents which have become resistant to this common kind of rodenticide. It is also highly effective against mice which are notoriously difficult to control.

Customer Service Tel: 086 133 3586 | info@efekto.co.za | www.efekto.co.za

ECO RAT™ Reg no: L10397 Act 36 of 1947. Active Ingredient Cholecalciferol 0.75g/kg. ECO RAT™ is a registered trademark of Efekto Care (Pty) Ltd. ECO RAT™ is registered to BASF South Africa (Pty) Ltd, P.O. Box 2801, Halfway House 1685, South Africa, telephone 011-203-4000, www.pestcontrol.basf.co.za ECO RAT™ is distributed by Efekto Care (Pty) Ltd, P.O. Box 652147, Benmore 2010.



GARDEN & HOME PEST CONTROL



THE GARDEN COMMITTEE: A WHO'S WHO

The Garden Committee comprises a group of dedicated members from the Blue Valley community including HOA board members, owners, service providers and HOA staff namely:

Craig Duncan – HOA board member and homeowner, Cheryl Crabb – homeowner, Sharon Webel – homeowner, Toinett Botha – Four Seasons, James Nyirenda – Four Seasons, Fritz Pauley – Estate Manager, Tamsyn Soares – Facilities Manager.

Meetings are held monthly to discuss maintenance, planning, landscaping and future projects in our portfolio comprising of: parks, servitudes, irrigation, green belts, upgrades, invasive trees and future walkways. Please note that the recently created garden guidelines is available, and can be downloaded from EstateMate. This may assist owners in deciding on how to landscape their verges and properties. On the point of verges, take care when landscaping these areas as in time to come walkways may be installed which will require the upliftment of irrigation and gardens at owner's costs if found to be within two metres of the curb adjacent roadways. The plan for rollout of curbs will be shared once finalised to aid you in your gardening planning.

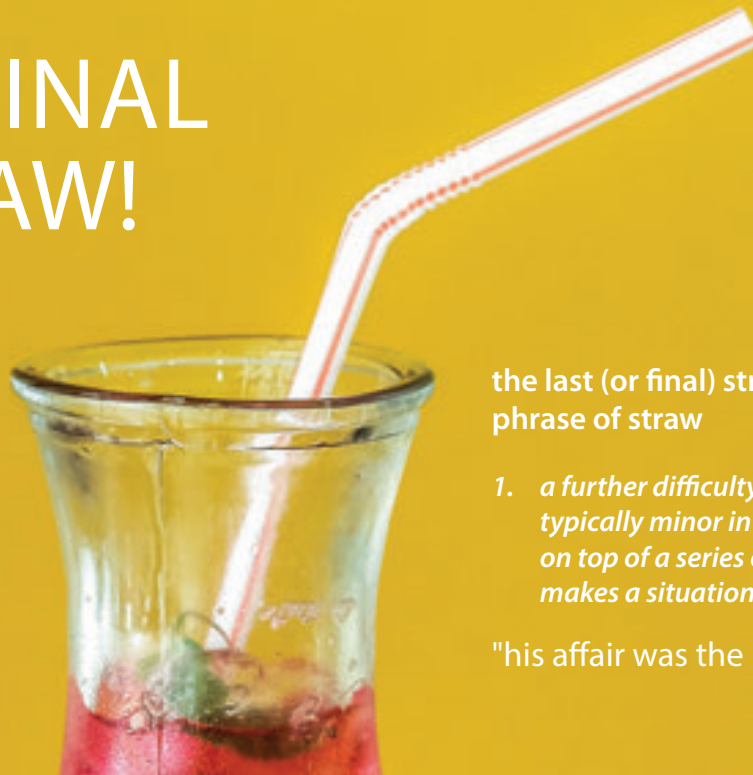
An opportunity exists to utilise the K27 road reserve in some way where the community can walk, play and exercise safely while enjoying the natural beauty and bird life on offer away from the dangers inherent whilst moving about on an active golf course. Please note that there are numerous hurdles and approvals to overcome before this can become a reality, but, we will keep you informed of our progress.

A number of invasive trees have been identified within the Estate, as per legislation these need to be removed. To assist homeowners the Committee is working on drafting a list of these invaders and the relevant owners will be notified in due course. The Committee respectfully requests that the affected owners comply in the spirit that these notices are sent.

You will have noticed several new jungle gyms within the Estate at the various parks which have been procured and installed by the Garden Committee, we are continuously working on upgrading and uplifting our parks and green belt areas – any and all suggestions are welcome. For any garden-related queries or comments please feel free to send to us via the very effective EstateMate app. **BV**



THE FINAL STRAW!



the last (or final) straw
phrase of straw

1. *a further difficulty or annoyance, typically minor in itself but coming on top of a series of difficulties, that makes a situation unbearable.*

"his affair was the last straw"

The Last Straw Movement is gaining momentum across the globe. From restaurants in Malibu on the west coast of the United States, to the east coast beaches of South Africa, restaurants and patrons alike are slowing coming around to the notion of saying: "No thanks!" to straws offered while dining out. If you've been living under a proverbial rock and know not of this profound shift in environmental awareness, here's the low down.

The Problem

It is estimated that McDonalds uses 60 million plastic straws world-wide each day!

The United States of America uses 500 000 000 single-use straws every single day!

One only needs to take a stroll along any beach and you will immediately see the issues that are facing our planet. Plastic pollution is fast becoming one of the greatest threats to life in our oceans. Plastic is an incredible product for sure: it's durable, light-weight, versatile and very cheap to produce. For some industries it has been revolutionary; and not all plastic items are bad. However as our lives become more fast-paced and trends turn towards everything being on the go, much of the fast food and catering industry has turned to one-time use plastic items such as plastic cutlery, cups, bottles and straws.

These single-use items now litter the world's oceans, and are rapidly filling up landfills. The idea of using a material that lasts for hundreds of years to make items that are used for a matter of minutes is just insanity. Sacrificing





the health of planet for convenience and profit has meant that our oceans and their inhabitants are now paying the price for our laziness.

Did you know that when a fish eats plastic, several things happen?

Firstly the plastic fills the stomach with a substance that has no nutritional value. This then fills up the stomach, leaving no room for actual food needed for the fish to survive, the result is starvation. Secondly, the toxic cocktail in the plastic pieces then transfers these toxins into the fish's flesh, which is then consumed by other animals and, of course, humans.

Did you know that 8% of the world's oil production is used in the manufacturing of plastics?

Did you know that straws don't biodegrade? They actually photodegrade. Over the years, the sun's UV rays break down plastic into smaller, more harmful pieces last hundreds of years – and even then, it's still plastic. Plastic is forever.

Did you know that straws aren't recycled? We dispose of so much plastic that we are able to recycle some common types used; but most just land up in the rubbish. Some are incinerated, some go to landfills... but most land up in the ocean. It is believed that there are over 18 000 pieces of plastic floating in every square kilometre of ocean.

Did you know that a turtle was found dead with over 1 000 pieces of plastic in its stomach?

It is estimated that 100 000 marine mammals and fish are killed each year because of plastic pollution.

The Solution

These are frightening statistics and we need to start becoming more mindful of how we use plastic. A good place to start it to refuse straws at restaurants and takeaway shops. It seems like such a small thing, but if each one of us refused straws in a daily basis it would make a massive impact on the volume of plastic waste.

Conduct a plastic audit at home. Do you really need a million pieces of Tuppaware? There are many alternatives to Tuppaware on the market nowadays. Investigate using stainless steel bottles for your children's water at school, glass is also a healthier option for older children. Brown paper bags can be used for lunches instead of plastic lunchboxes, for example.

Do you have to ask for straws at restaurants when you're out? No, it's not completely necessary at all. Again, there are so many healthier, reusable alternatives on the market, for example glass, stainless steel and bamboo straws are now all the rage.

It's time we become more mindful of the wasteful lives we lead, not only at home, but when we're out and about as well. And the next time you're on the beach, remember to pick up any bits of plastic you may see. Every little bit will make a big difference. **BV**



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BLUE VALLEY COMMUNITY APP: EstateMate



Some of our current features for residents at Blue Valley Golf & Country Estate include

- Panic Button (silent security request with your immediate location)
- Anonymous tip offs contact security and notify management as well as community alerts
- Request pet approvals, alteration approvals, or other approvals directly through the app
- Receive and respond to newsfeeds and notifications
- Live chat functionality to and from the HOA and Estate Management
- Details of Estate-contracted service providers
- Complete Estate information
- Report function to report anything from noise complaints to insurance claims
- Access to a list of authorised service providers over 12 different provider categories
- Receive your levy statement and other documentation on the app.

The benefits of the Blue Valley application are immediately evident by the engagement of its current users. Residents have been able to access general and specific information pertinent to the Estate and can make use of many new easy to use features. User registrations are proceeding remarkably well with 1 732 registrations as at end August.

Good use is being made of the app to alert the residents about important notices, as well as to respond to queries, reports and approvals. Regular notices are sent to residents, such as important security-related information, social events, reminders for recycling, security tips as well as detail on the security sectors and the subsequent patrolling of these with ease. Engagement by registered users is very high. All requests, complaints etc are

reviewed regularly by management to ensure that they have been dealt with.

Registrations of pets on the estate, which include pictures, are ongoing and all pet owners are required to register pets. So far as at end August 96 homes have registered their pets. We hope to register all the remaining pets by latest the end of this year.

Many of the early software challenges have been resolved for some time now and since the launch of the app, EstateMate has released regular updates in response to bugs in order to improve the user experience as well as fix bugs and issues which resident have reported through our help and feedback centre. Some of the latest updates have included a sleeker and simpler registration process, as well as a refreshing new look to the design of the app.

So what are you waiting for? Download the free Trafalgar app from the play or app store, or use the simple web app <https://trafalgar.estatemate.co.za>. Please don't hesitate to contact EstateMate at support@estatemate.co.za if you need any support regarding this product.

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Our learners, the future leaders, are at the heart of every decision. Our profession and calling is to nurture and support children to develop and assist them to become the best they can be. Collectively, we are committed to the development of inquiring, lifelong learners. The fast change of pace in the world today, coupled with the doubling of the growth rate of knowledge every few years, means that our children will experience a very different world than the one we know. As such, we offer holistic learning programmes to support the most important capacities that young people now need, in order to make their way in the increasingly demanding world of the 21st century: the powers of creative thinking and problem-solving, moral and values-based education, and a strong academic base so they can become global achievers in whatever field they choose to work.



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Nine ways to master French provincial style in your home

1. Think Paris

"Channel Parisian elegance with chairs, lounges and tables that feature cabriole legs or gracefully scalloped curves which will enhance quiet sophistication of a French home."

2. Add intrigue

"For the boudoir, add a layer of interest and design intrigue with natural linen buttoned bedheads. Tufted furniture with button detailing is a definitive feature of French provincial style, adding old world charm."

3. Texture from the ground up

"Introduce thickly woven rugs, like a sisal rug in your living room which frames your French Provincial space. Alternatively, choose light colours on the floor to allow for a feeling of space."

4. Velvet state of mind

"Lush and practical, add a touch of theatre by incorporating decadent velvet with a modern-day frame of mind."



5. Get the French colour-palette down pat

"Select a decadent muted colour palette of creamy whites, dove greys and ivory with splashes of duck egg blue and soft green."

6. Fresh flowers are key

"Get the look of a country farmhouse and keep flower arrangements unstructured as though they have 'just been picked', mix

checks and floral fabrics and, for the final touch, add a collection of baskets."

7. Make it personal

"Step back in time and scatter antiques, memorabilia and family heirlooms throughout the home."

8. Linen, linen, linen

"Linen is one of the primary fabrics you'll find in a French provincial design and gives

a room with an otherwise simple aesthetic a feeling of rich texture."

9. Stick to the theme

"The heart of French provincial decorating is the distinct look of furniture used to create that laid-back country feel, white-washed surfaces and natural oak with distressed textures deliver the ideal balance of shabby and chic in this interior styling theme." BV



Destination Irene


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Now with a new look and feel. Nestled in the historical village of Irene lies the **Irene Farm** and **African Pride Irene Country Lodge, Autograph Collection®**. Those fortunate enough to have already visited will attest to the fact that these gorgeous venues are indeed best described as 'heaven on earth' – a fabulous escape from the hustle and bustle of city life.

Irene Farm surely needs no introduction. A fully operational dairy farm since 1895 still owned and operated by the Van der Byl family, making it one of the oldest family-run businesses in South Africa, **Irene Farm** has never lost its old-world charm and welcomes visitors from near and far. **The Barn Restaurant** recently re-opened after an extensive refurbishment and now boasts along with 300 outdoor seats, four conference/function/wedding venues offering seating for up to 250 guests. Not forgetting the little ones, there's a tasty new kids menu and a brand new kids' corner complete with a state of the art jungle gym. Be sure to head over to our cows and collect a welcome lick/kiss.

More exciting news is that a brand new underground subway has been built between the picturesque these properties, making access between the properties easier for guests and visitors. The beautiful serene luxury lodge is situated across the road from the **Irene Farm**. Managed with key card access control and big enough to drive a golf cart through which will transport guests between the venues, this new subway ensures a safer passage to our little guests.



From the moment you drive down the long and winding oak-lined lane leading up to **African Pride Irene Country Lodge, Autograph Collection®** entrance, you'll feel like you're being transported to another world. And what's more, there have been more impressive upgrades and renovations done here too. The lodge now boasts with 123 spacious luxurious rooms. Just off reception is the stylish **River Bar** with indoor/outdoor under roof and deck seating options. Offering guests a more relaxed feel, **The River Bar** has the most beautiful view of the famous Highveld sunset. A new extended menu offers more relaxed meal options with easy lunches and light evening meals.

Adjacent to the restaurant is a gorgeous new function venue with its own deck area overlooking the beautiful lake at the back of the property. **The Lakeview** venue offer seating for up to 250 guests. Complemented by the award-winning **Camdeboo Day Spa** and various other function and wedding venues, **African Pride Irene Country Lodge, Autograph Collection®** ensures there is something for everyone.



I'M A PSYCHIATRIST, LET ME THROUGH!

By James Clarke

In his autobiography *Youth*, JM Coetzee asserted that happy people are not interesting.

"Better to accept the burden of unhappiness and try to turn it into something worthwhile, poetry, or music, or painting," wrote Coetzee.

I have tried all three in my lifetime – as well as trying my hand at other things such as collecting pictures of Hillary Clinton and growing spinach. None has made me happy, so I am not sure if it was working for me.

There was a Muscovite (which I thought was a kind of duck until I discovered it was somebody who lived in Moscow) named Reuben Vardanian, a psychologist, who famously stated that money is not the source of happiness. He said, "Whether you have \$20 million or \$55 million makes no difference to your level of happiness".

I am sure this is true. I would be happy with a mere \$20 million. And I would certainly be more interesting. I'd even be happy with \$10 million. Even \$5 million come to think of it – or even \$1 million.

Yes, I accept: happiness does not move up and down with one's bank balance.

Years ago I reported on a lecture by the Liverpool University psychologist, David Bentall, in which he said very happy people suffer a form of mental instability that distorts their view of the world. Really happy people, he said, might sometimes be mentally ill but they would be "unlikely to seek treatment"

Lolly Brower, a retired Johannesburg librarian, telephoned me after reading of Bentall's theory in my newspaper column. "I am worried," she said with a little laugh that was immediately indicative of her condition. "Most of the time I am a happy person but now you tell me it's a form of insanity. What am I to do?"

First, I said, she must not believe everything she reads in the newspaper (outside of my own column that is).

Second, she must keep her happiness to herself. Many people might feel insecure at the thought of there being a happy person freely roaming the neighbourhood.

Third, she must seek professional help.

Lolly then asked, "What would the treatment do?"

It would, I told her, make her unhappy like the rest of us.

"But that's absurd," she said with a slightly louder laugh. I could now hear hisses in the background, presumably from people trying to doze in the library's reference section. They were no doubt pointing vigorously at the SILENCE and STILTE signs.

"You mean I would have to pay good money to a specialist until, eventually, I'm thoroughly depressed?"

"No," I said, "not thoroughly depressed. Just miserable. It's so easy. Think of it, there's so much to be unhappy about. There's the petrol price and the price of cheese; there's VAT; our politicians; Zimbabwe; government corruption; Eskom; crime; the constant din of taxis crashing. . ."

"Being normal doesn't necessarily rule out the occasional smile," I said. "But avoid actually laughing because, when you come to consider the state of the country, you could easily become hysterical and have to go around asking people to slap your face."

Too late. I could hear Lolly's laugh hitting high C. Above her shrieks and sobs I could hear people shouting "Silence! Stille!" and "I'm a psychiatrist, let me through," and "What book is she reading? Because I want it next!"

BV

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- Bookings need to be made in advance with the restaurant detailed on the voucher.
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- Vouchers will be numbered. Please provide your voucher number when you make your reservation.
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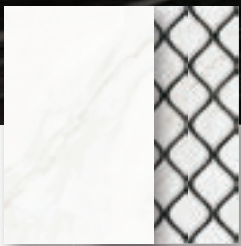
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