



The Villager

Issue 1 • 2019

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Contents

The Villager focuses on Irene Farm Villages. The magazine is delivered to the home of each resident on the Estate. The magazine is co-ordinated and published by Estates in Africa (Pty) Ltd on behalf of the Home Owners' Association of Irene Farm Villages. The opinions of workers and personnel of Estates in Africa (Pty) Ltd do not necessarily reflect those of the HOA of Irene Farm Villages.

Publisher

Nico Maritz

E-mail: nico@eiapublishing.co.za

Editor

Nicole Hermanson

E-mail: nicoleh@nowmedia.co.za

Sales Manager & Advertising

Martin Fourie - Cell: 072 835 8405

E-mail: martin@eiapublishing.co.za

Office: 012 997 2712

Sales

Lyndene Marilli - Cell: 073 997 1274

E-mail: lyndenem@nowmedia.co.za

Production Co-ordinator

Chris Grant

E-mail: chrisg@nowmedia.co.za

Graphic Design

Diane van Noort

E-mail: d2vn@mweb.co.za

EIA PUBLISHING OFFICE:

Tel: 011 327 4062 Fax: 011 327 4094

32 Fricker Road, Illovo, Johannesburg

www.eiapublishing.co.za

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Dear Residents

It has always been a privilege to write the first article of a New Year. Each of us has a specific expectation of the New Year ahead, which is usually distinguished by the 'unknown' factor awaiting us. The Estate Management is always keen to take up the unknown challenges that lie ahead of us and deliver an even better service to our residents in the year ahead.

Reflecting on the year 2018, we would like to thank all our residents for their support and participation in the 2018 Fun Day, which was once again a huge success. A special word of thanks to Madeleine Du Plessis, who was the coordinator of the event, together with the office staff in support of Madeleine.

Looking back, one will remember the day because of the Villages Games that were presented by Christa Janse van Rensburg and her team, as well as the young Kosie Beukes, who entertained us with traditional music.



At van Niekerk

The Infrastructure Development Plan (IDP) was approved by the members at the 2016 Annual General Meeting. Part of the resolution, which was adopted by the members, was the special levy that was implemented from December 2016 over a period of three (3) years until November 2019, with a monthly levy of R313 over this period.

The financial position of the IDP is briefly set out in the below:

Irene Farm Villages Investment Development Programme - 2018/9 Financial Summary - Rand					
	Current stage	Current Status	Approved Budget	Actual Spend To Date	Available Budget
IDP Project	Planning		8,797,910	655,052	8,142,858
Power Solution Project	Completed		2,010,879	2,010,879	0
CCTV Project	Completed		697,451	697,450	0
Land Purchase Project	Completed		2,282,850	2,282,850	0
Access Control Network Upgrade	Develop		1,700,000	0	1,700,000
Total			15,489,090	5,646,231	9,842,859

The actual progress with the IDP is summarised as follows:

- The building plans were drafted for both the two gate houses (Main and North gate) and approved by the HOA Board in 2017.
- The plans were submitted to the City of Tshwane (COT) on 17 November 2017 and, since then, several queries, additional information, reports and plans were submitted to the COT.
- The newly requested wet services audit report was outsourced to a

specialised service provider, to prepare these reports for the HOA, which reports are currently pending.

- The building plans for the 'contractors' yard' (operation site) have been held back, pending the approval of the 'as-built' building plans for this site, which were done by Irene Land Corporation. Once these plans are approved by the COT, the IDP building plans for this specific site will be submitted to the COT for approval.
- Only once the first-mentioned plans are approved by the COT will the HOA be able to roll out the actual building works, with the following planned schedule:
 - Finalisation of the Bill of Quantities (BOQ) by the already appointed Quantity Surveyor (QS);
 - Preparation of the tender for the building contract by the QS;
 - Invitation for building contractors to take part in the tender;
 - Appointment of the building contractor and signing of the building contract,

including the building programme;

- Kick-off of the building works, with an estimated completion period of 12 months.
- It is anticipated, that during the construction period, the gate under construction will be closed for all access purposes. The alternate gate will then be used by the residents and all their visitors, deliveries and contractors.
- The planned schedule and the building programme will be shared well in advance with our residents. Included in the IDP, is the Security



ARTIST IMPRESSION

SOUTH GATEHOUSE



ARTIST IMPRESSION

NORTH GATEHOUSE

PROPOSED INFRASTRUCTURE DEVELOPMENT
AT IRENE FARM VILLAGES

PROPOSED INFRASTRUCTURE DEVELOPMENT
AT IRENE FARM VILLAGES

Access Control Network Upgrade Project, which is referred to as the 'New Access Network' (NAN). The NAN consists of four (4) sub-systems, which are integrated with one another, namely:

- The new biometric readers with scanners, which are integrated with the Glovent access application;
- The new facial and number plate recognition IP cameras at both gate houses;
- The new motor vehicle spike barriers and boom motors;
- The new integrated fibre link and network system.

The NAN was approved by the members at the 2018 Annual General Meeting. The HOA Board put this out to tender, whereafter Bidvest Protea Coin was awarded the contract, along with their support suppliers, Impro, Sagem, Sigma, Turnstar, Glovent Solutions and Powell Technologies. The Service Level Agreement has been finalised and signed by all the parties. The planned schedule for this project will be shared with all the residents during January 2019 in the next issue of *The Villager*.



WILDLIFE AT THE ESTATE

The question was once again raised about the co-existence of the mongoose family in Irene Farm Villages. Is there a risk of the mongoose becoming an invasive pest in the Estate? Is there a risk that the mongoose could be a carrier of rabies?

I had the privilege to raise these questions with co-residents, who are experts in the field of zoology and the ecological biodiversities of nature.

About the question of being a pest, the following remarks were made:

"A pest is simply a definition given to any species that stands in the way of the expansion of human benefits, whether it is for space or profit.

The yellow mongoose is a resident of this Highveld grassland area and they occur all over where there is still some open space that still has remnants

of grassland biodiversity. They are excellent small predators and scavenge for food. They prey on other species that may become pests if you remove the yellow mongoose as a controller of those species from the system. They are a self-regulating species and do not need human interventions, meaning they don't need to be managed if you don't regard them as 'pests'.

Their habitat has been severely reduced, and they cannot roam freely as before because of the new land transformations all around our Estate. The scenario may have reached a point where their continued existence is not so sure anymore, the free roaming habitat in the Estate is becoming too small (<15 ha) and, desperate for food, they may explore new methods because their genetic fitness as wild animals gave them the ability to adapt. This means facing their worst fear (humans) and invading houses with kitchens and rubbish bins for food scraps.



The yellow mongoose is not regarded as a pest yet.”

On the question of the mongoose being a threat of carrying rabies, the following comments were made: “Our domesticated pets are the big problem when it comes to rabies, not wild animals. Think of the fact that rabies outbreaks/epidemics/infections happen far more frequently in the urban areas of Gauteng than in the Kruger Park, despite the fact that the park is full of millions of free-roaming small mammals and other mammal species that may carry rabies. Why?”

Now the question as to what is the way forward? The following recommendations were offered:

- To care for wildlife is to create a habitat where the wildlife can provide for themselves. They need the opportunity and space to fend for themselves. . . The problem starts when we destabilise an ecosystem by providing a shortcut to energy by feeding the wildlife. It has a domino effect on all species living there. The behaviour of all wild animals is driven by that primary need for food – ultimately, we should not interfere with that element of their existence.
- Homeowners must stop the feeding of any wildlife immediately. Even the feeding of birds may create more food for the mongoose. It is just too much energy concentrated in a very small area, which causes a lot of nesting in the vicinity, and this feeding action induces large numbers of species that are in over supply already!

Seed feeders for birds causes large numbers of only a few species of birds, sometimes dominated by doves only.

- Keep kitchen doors closed, control access to the house. Install a

two-section door of which the lower door can always be kept closed.

- Chase mongoose away if you don't like them. They soon learn which places are hazardous for them. Even aggressive dogs will keep them out – so, rather than living in fear for rabies, allow your dogs to chase them away. If a dog kills a mongoose in your yard, be open-minded and see it as a reaction to their natural predator instinct, not a cruelty issue – mongoose are killed by larger predators in their natural habitat anyway.
- I don't think that the yellow mongoose population must be removed.” (In acknowledgement of Nico Grobler (Pri.Sci.Nat.), a resident of Irene Farm Villages).

Having spoken about animals, the question of compliance with the HOA rules regarding pets and wildlife is relevant and important. The rules prescribe:

- Not more than two dogs and two cats may be kept on a stand;
- All pets must be registered with the Estate Management;
- Every dog and cat shall wear a collar with a tag, indicating the name, stand and telephone number of the resident; alternatively, they must be microchipped;
- All cats must be sterilised;
- No food or water may be provided to any wildlife (feral cats, scrub hares, rabbits, mongoose, buck, guinea fowl, etc.).



BUILDING REGULATIONS

Members are reminded that any addition or alteration to their property, which includes the raising of boundary walls, the enclosure of patios, the installation of an awning, carport or a swimming pool, as examples, must be approved by the HOA and the City of Tshwane. Building plans must be submitted. The HOA's Aesthetic sub-committee meets weekly to review the incoming plans.

Members are further reminded that an HOA Clearance Certificate cannot be issued in the instance where the property has been sold and transfer is required - whilst there are outstanding alterations or additions which were not approved by the HOA. This could delay the transfer process. Hence, we appeal to all the members to ensure that your current building plans kept on record at the Estate Office are updated to include all additions or alterations.

We wish all the scholars and students a successful 2019 with the inspiring words by Usain Bolt: “I told you all, I was going to be No.1, and I did just that.” (World's fastest sprinter).

Greetings for 2019.

Estate Management



IRENE FARM VILLAGES HOME OWNERS' ASSOCIATION

Summary Income Statement – November 2018

	November 2018		Year to Date		YTD Variance	
	Actual	Budget	Actual	Budget	Value	%
Operational Income						
Levy Income	1 031 801	1 031 801	9 286 209	9 286 209	0	0.0%
Other Income	64 598	28 000	619 324	536 350	82 974	15.5%
	1 096 399	1 059 801	9 905 533	9 822 559	82 974	0.8%
Operational Expenditure						
Professional /Administration	56 081	60 546	586 082	595 150	9 068	1.5%
Accounting and Auditing	37 403	37 403	397 691	400 944	3 253	0.8%
Insurance, Legal and Admin	18 678	23 143	188 391	194 206	5 815	3.0%
General Office	(1 522)	17 641	109 508	110 177	669	0.6%
Office Administration	(1 522)	17 641	109 508	110 177	669	0.6%
Operational Expenses	216 703	209 848	1 882 979	1 878 306	(4 673)	-0.2%
Municipal Charges	64 036	53 350	453 477	445 498	(7 979)	-1.8%
General Operations	15 083	15 610	139 110	140 140	1 030	0.7%
Salaries & Wages	137 584	140 888	1 290 393	1 292 668	2 275	0.2%
Security	453 849	557 240	4 876 040	4 915 573	39 533	0.8%
Security Operations	(44 616)	58 772	563 705	603 230	39 525	6.6%
CCTV Equipment Rental	105 501	105 501	949 510	949 510	0	0.0%
Guarding Services	392 963	392 967	3 362 825	3 362 833	8	0.0%
Repairs & Maintenance	187 657	167 000	1 520 112	1 519 884	(228)	0.0%
Repairs & Maintenance	57 885	37 228	374 315	374 087	(228)	-0.1%
Park Maintenance Contract	129 772	129 772	1 145 797	1 145 797	0	0.0%
	912 768	1 012 275	8 974 721	9 019 090	44 369	0.5%
Operating Profit / (Loss)	183 631	47 526	930 812	803 469		
Non-Recurring Revenue	(19 565)	0	12 703	29 853	(17 151)	-57.4%
Non-Recurring Expenses	0	67 000	334 916	634 124	299 208	47.2%
Net Positive/ (Negative)	(19 565)	(67 000)	(322 213)	(604 271)	(316 359)	
Net Profit / (Loss)	164 066	(19 474)	608 598	199 198		

*"A budget
is telling
your money
where to go
instead of
wondering
where it
went."*

– Dave Ramsey

IRENE FARM VILLAGES HOME OWNERS ASSOCIATION
Summary Levy Statements – November 2018

	120+ Days	90 Days	60 Days	30 Days	Current	Total		Previous Month
Normal - Self Pay	-	-	1 565	26 318	-126 295	-98 412		-75 176
Normal - Debit Order	-	-	-	-	-4 851	-4 851		-2 076
			1 565	26 318	-131 146	-103 262		-77 252
Debt Collection - AA (30/60 days)	5 528	7 722	15 260	26 226	25 940	80 676	37%	54 170
Debt Collection - JJR (90+ days)	53 959	3 056	3 443	3 124	2 595	66 178	30%	63 053
Debt Collection - KSB (90+ days)	62 128	8 846	11 234	10 737	9 936	102 880	47%	111 392
Sold - Previous Owner Accounts	-	-	-	-	-21 272	-21 272		-26 563
In Transfer	83 790	5 379	4 098	5 354	1 458	100 078		98 582
Other	-	-	-	-	-8 218	-8 218		2 500
	205 404	25 003	35 600	71 759	-120 705	217 060	-4%	225 882
Debt Collection - Accounts > R200,000	911 540	16 263	17 579	29 445	8 297	983 124	3%	953 679
	1 116 944	41 266	53 179	101 203	-112 409	1 200 184	2%	1 179 561

November was another good month for the HOA with regards to the collection of levies, with the debtors (excl 3 accounts), reducing with 4%, to R217,060. Of the 654 members, only around 40 accounts are overdue. While a few members had to be reminded to pay their monthly levies, and biometric access for some have been suspended, no accounts had to be handed over for collection. The three accounts make up 82% of the money due to the HOA.

Irene Farm Villages Home Owners Association - Capital/ Development Projects

	Current stage	Current Status	Approved Budget	Actual Spend To Date	Available Budget
Infrastructure Development	Planning		8 797 910	655 052	8 142 858
Power Solution Project	Completed		2 010 879	2 010 879	-
CCTV Project	Completed		697 451	697 451	-
Land Purchase Project	Completed		2 282 850	2 282 850	-
Security Upgrade Project	Define		1 700 000	-	1 700 000
Total			15 489 090	5 646 232	9 842 858

Account Ability

Office Address:
Sovereign Drive,
Route 21
Corporate Park

Accounting Office Hours
8:00 to 13:00
Monday to Friday

Office Tel:
082 780 0059

Accounts Email:
accounts@aams.co.za

IFV Accounts:
Winnie Boshoff

Summary Income
Statement by
Account Ability

FUN DAY 2018





FAREWELL, GOOD LUCK AND COURAGE

By Teana Chiba

Now that the final exams are over and we've put our pens down, I've had some time to reflect on my schooling experience. I have lived in Irene Farm Villages since I started school 12 years ago and as the Estate has grown and developed so have I.

My passion for the performing arts was born at school when I began taking dance classes. Since then I have been afforded many opportunities which include: representing South Africa numerous times at the IDO Hip Hop World Championships; being part of the team that won 'SA's Got Talent' in 2016; and I was recently featured on 'My Night' during which the build-up to my matric dance was filmed. When I started school all those years ago, I would never have predicted that I would be able to achieve all these things.

I had no idea when I started high school 5 years ago, as a scared grade 8, that I would blossom into the courageous individual I am today. I graduated as the Head Girl of Southdowns College. It is a leadership experience that I am truly grateful for because it allowed me to learn more about myself as a leader and person and in doing so showed me how much I am capable of.

I have so many fond memories of school events throughout my schooling years and one of the most vital parts of all of them has been forming bonds with my friends and sharing experiences with my peers. I believe that our experiences shape us, and so the hardships we have been able to overcome and everything we have learnt have moulded us into the conscientious young people we are today, who strive to make a difference in the world.

As a very sensitive person, I have



encountered obstacles in the career path I have chosen. Getting involved in the performing arts from a young age can be tough as I have had to deal with rejection and, at times, have had to push past my limits and face my fears head on. Although it was tough then, it has built my character and made me a stronger person. With that being said, I grew up with a very privileged life and I think that it is important to recognise that there are others around me who are fighting far worse battles than I am. It is for this reason that at school I was heavily involved in outreach. For example, this year I partnered

with Head Girls from various schools in Centurion for a 'Dignity Dreams' initiative in which we raised money and ran pad drives for Dignity Dreams that manufactures reusable sanitary wear for school girls who cannot afford them and often miss school because of their cycles.

I have learnt so many things at school, especially in this past year. I think that one of the main things that I can carry with me into the future is the ability to stay calm under pressure and the ability to deal with crisis situations. It is so amazing to feel the growth in myself which I can measure by how much better I react to and deal with a situation now than a year ago.

In terms of my plans for next year, I am going to study drama at The University of Pretoria because I would like to pursue a career in the performing arts. I am also keen on learning new skills and further developing the talents I have so that they will benefit me in the future.

When posed with the question "If you had to go to war

tomorrow, who will you take with you?" I had to think a bit. Perhaps I would take the teacher who gave me a B when I needed an A; or the teacher who didn't cast me in one of the school plays. If I had to think logically though, I probably wouldn't take anyone with me because I wouldn't want them to get hurt.

My advice to the scholars who will start grade 8 in 2019 is to grab every opportunity with both hands. Don't wish high school away. You are about to embark on a journey of self-discovery and the only way to make the most of it is by trying new things and stepping out of your comfort zone. Every situation will not go according to plan and the outcome will not always be the one you desire but you can take something positive out of every situation you find yourself in. When you put your mind to it you will surprise yourself with what you can accomplish. I also want to encourage you to embrace your individuality and not to feel pressured to fit in but rather stand out and use your voice for positive influence. Furthermore, something that will enhance your experience is to help those around you. If one of your peers is struggling, even if it's with something as simple as a maths sum, and you have the ability to help them then do so because it creates an incredible atmosphere of unity amongst the students that makes school so enjoyable.

Lastly, I would like to wish the matrics of 2018 all the best for their results. May your results reflect the hard work you have put into your studies up to this point. I want to leave you with a message that is my hope for all of you in the future:

*May the road rise up to meet you.
May the wind be always at your back;
May the sun shine warm upon your face;
the rains fall soft upon your fields
and until we meet again
may God hold you in the palm of His hand.*

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Oncemore is seeking work in the Estate on a Monday, Wednesday & Friday. She is excellent with cleaning, washing and ironing. Oncemore worked for me while my domestic worker was on holiday. Please contact her on 063 734 6781.

GARDENER

Peter Tel: 079 456 2011 has been working for our family for over two years. He is a very nice person, works very hard and comes highly recommended. He is looking for work to fill his week on a Monday, Wednesday and Thursday. For a reference you can contact Nicole on 072 905 7400.

SMALLS

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MOUNTAIN BIKING TRAIL

By Grant Walton



It's the new golf and South Africa's fastest growing sport. Enjoy the great outdoors while burning some serious calories.

South Africa has rapidly become a mecca for all things mountain biking, and currently plays host to some of the best mountain bike races the world has to offer. The Cape Epic, Joburg to Sea, Sani to Sea, Wine to Whales and Berg and Bush are just some of the world class races on offer. Throw in our near perfect climate and it's easy to see why the number of riders has rapidly increased in recent years.

Spur has done a fantastic job getting the schools involved and the Spur Inter School series is booming. With our very own Alan Hatherly, the reigning U23 World Champion, there is no doubt that South Africa has a very bright future indeed when it comes to mountain biking.

Those of you looking to get into the sport need not look very far as there are a host of bike shops on your door step ready to cater to all your needs. Midstream Cycles, Epic Sports and Cajees Cycle Corner are all a short pedal away and have got you covered from bikes to helmets as well as clothing and bike set-ups – especially considering there's a mountain bike trail planned for Irene Farm Villages!

While you're waiting for your very own train in the Estate, once you are all geared up and ready to hit the trails, look no further than the Big Red Barn, Wolwespruit, Rosemary Hill, Braamfontein Spruit or join your local bike shop on the Saturday morning group ride and finish it off

with a cappuccino. Practice makes perfect, so be sure to get your miles up in time for the opening of the Irene Farm Villages trail. Remember safety in numbers and, when riding your local bike parks, always do the right thing and pay the fee. Huge amounts of time and effort go into these trails so enjoy them safely and responsibly.

A host of clinics from beginner to advanced are easy to find, helping you brush up on your skills and leaving you ready to tackle whatever the trails can throw at you. If you are looking for a fun family outing, join the next Midstream Cycles Night Ride (information can be found on their Facebook page), or why not start your own in the Estate? Remember, lights are must for night rides.

Happy trails!

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