



The Villager

Issue 4 • 2018

**Seed Kit
Project
puts proper
thought
into food**

#LoveYourBones

Marais 4 Architects raise funds for wheelchairs

I AM HERE
TO HELP



I am your Pam Golding Properties Agent in Irene Farm Villages & Centurion Golf Estate

I love property and I know that your house is not just a roof over your head, but your home. I would be happy to help you in any way we can, and I would love to meet with you and chat about the real estate market in your area over a cup of coffee.

We know that life doesn't only happen between 9 to 5, so feel free to get in contact whenever it suits you best.

#MYMOOI
PRETORIA



Nothing beats that local feeling... #mymooipretoria

Join the conversation

Peter Varrie - 082 457 7416
peter.varrie@pamgolding.co.za

Centurion 012 644 8300



pamgolding.co.za

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.

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Cover photograph by Madeleine Du Plessis



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Nina 082 963 1194
PRINCIPAL SALES AGENT

Eunice 071 676 5940
RENTALS

IRENE FARM VILLAGE

SIMPLY STUNNING! WEB REF: 1005

PRICE R5.2 Mill



5 Bedrooms, 3 bathrooms, stunning kitchen, lounge/dining, tv room, covered patio, pool, 3 garages, domestic quarters. Spacious corner stand!!

NINA 082 963 1994

NEW LISTING!! WEB REF: 1038 PRICE R3.390 Mill



4 Bedrooms (one, on ground floor with own entrance, bathroom and parking bay), 3 bathrooms, open plan kitchen, scullery, covered patio, 2 garages. Corner stand!

NINA 082 963 1994

DUAL MANDATE

TUSCAN SPLENDOUR WEB REF: 1029

PRICE R3.95 Mill



4 Bedrooms, 2 bathrooms, study nook, open plan kitchen, scullery, covered patio, domestic quarters, 2 garages, pool. Park located next door and opposite the house.

NINA 082 963 1994

RENTAL R17 500 PM OCC 1 APRIL 2018 WEB REF: 617



3 Bedroom, 2 bathrooms, study, kitchen, 3 living areas, covered patio, domestic quarters, dbl garage.

Eunice 071 676 5940

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Dear Residents

Summer has come and gone, with the beauty of autumn, upon us. I always refer to this issue, as the "Autumn" issue. It is the time of the year, when nature is cooling down from the heat of the summer, that one can go out and enjoy an early morning or late afternoon walk. You are invited to join the team for a relaxed walk on Saturday mornings at 07h30 from the post-office. The four (4) kilometre walking trail is clearly marked and well maintained by the HOA Maintenance Team. You are welcome to contact Gail Horak (083 651 1957) or Joelene Moodley (082 564 0341) for more information.



The Operational Budget ("Budget") for the financial year 2018 to 2019 was approved by the Board of Directors. The Board had to take into consideration the VAT increase of one percent from 14% to 15% on all the expenditures of the HOA services suppliers. The Board accordingly approved an annual levy increase of 4% from R1.99847 to R2.07840 per square metre of the size of your property with effect from the 1st March 2018. The summary of the Operational Budget 2018/2019 was circulated to all the Members early in March via a bulk email correspondence.

The Budget for the next financial year is indeed a stiff one, with which the Estate Management team will have to cope with.

The HOA Architect firm, Marais 4 Architects, recently, held their annual fund-raising event, to raise funds for one of the causes that they support, being the Hope School in Johannesburg. They donated six (6) wheelchairs to learners with specific needs. We would like to share in the joy with the learners who received their own wheelchairs. I can just imagine, that for these kids, it is their feet to move around and be part of everyday life. (Picture on page 5)

Residents are once again kindly requested to update their details at

IRENE FARM VILLAGES HOME OWNER ASSOCIATION			
Summary Budget			
March 2018 to February 2019			
	Year to Date February 2018	New Budget	
	Actual	Budget	Budget
Operational Income			
Normal Levies	11,905,396	11,905,392	12,381,611
Other Income			
Interest Received	498,423	422,884	248,000
Contractors Permits	161,728	147,888	144,000
Estate Agent Registration	129,960	129,960	119,130
Post Box Annual Fee	39,100	40,850	40,000
	12,734,606	12,646,974	12,832,741
Operational Expenditure			
Professional / Administration	750,752	769,084	814,713
Accounting Fees	420,510	419,760	449,024
Audit Fees	61,684	61,000	65,650
Bank Charges	41,262	38,733	42,385
Insurance	173,087	175,110	189,535
Legal & Professional Fees	54,209	74,481	68,119
General Office	192,957	197,845	195,168
Office Equipment	34,017	40,600	40,992
General Expenses	33,722	42,000	42,410
Office Refreshment	9,611	11,033	11,141
Printing & Stationary	56,810	39,709	39,963
Telecommunication	59,797	64,503	60,661
Operational Expenses	2,307,215	2,286,463	2,489,577
Municipal Charges	433,314	396,000	453,389
Recycling	108,093	109,578	115,644
Donations	75,000	60,000	60,000
Meetings	7,319	8,000	9,266
Salaries & Wages	1,682,889	1,712,885	1,851,277
Security	6,172,649	6,652,259	6,551,114
Access Control (ClickOn)	252,843	255,154	255,161
- ClickOn Recovery	(120,360)	(120,828)	(120,000)
Equipment Maintenance SLA	265,827	358,265	516,843
Security Maintenance	124,912	93,744	93,082
CCTV Equipment Rental	211,000	633,000	1,260,000
Guarding Services	5,438,426	5,432,924	4,546,028
Repairs & Maintenance	1,886,806	1,923,110	2,042,371
Fuel	39,795	36,000	46,440
General Maintenance	133,149	121,264	116,256
Infrastructure Maintenance	24,103	46,567	57,290
Park Facing Boundary Walls	173,455	185,750	175,595
Park Maintenance	49,718	58,750	73,568
Park Maintenance Contract	1,435,733	1,435,779	1,535,883
Vehicles	30,852	39,000	37,340
	11,310,379	11,828,761	12,092,944
Operating Profit / (Loss)	1,424,227	818,213	838,798
Non-Recurring Revenue	176,481	31,091	0
Non-Recurring Expenses	175,540	861,250	839,000
Net Positive/ (Negative)	941	(830,159)	(839,000)
Net Profit / (Loss)	1,425,168	(11,946)	798

the Estate Office, especially their cell numbers and email addresses. The Estate Office and Security is in constant contact with residents. We often find that email addresses have changed, with the result that important communications are not received. We are still investigating a cell-phone application, which will enable a member to log into his or her own profile and to execute certain administrative tasks.



The parks in the Estate are in a well-maintained condition. We would like to compliment Garden Creations, the HOA garden services contractor and its team, for working hard throughout the summer months to keep the parks always in a neat and tidy condition. As we have mentioned before, during the upcoming winter months, the garden services team will be doing specific



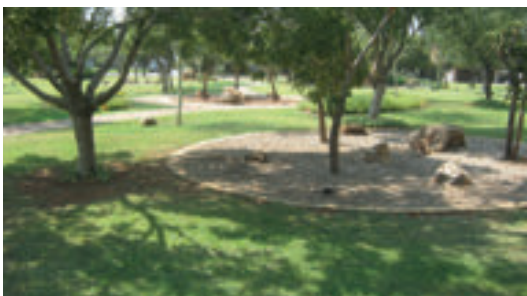
landscaping at some of our parks.

The Infra Structure Development Plan ("IDP") is progressing steadily. The appointed professional team is still preparing the revised Site Development Plan. Engineers were appointed to draft the Storm Water and Sewer Site Plan. The Dolomite Risk Management Plan and Audit is also outstanding. Your attention is once again drawn to the Capex for the development projects,

which is to be found at the bottom of the monthly financial statement in *The Villager*.

The Environmental Management Committee ("EMC") met on the 15th February 2018. The following matters were discussed:

- The old dumping site was rehabilitated to the extent that most of the unsightly rocks and cement blocks were covered with soil, which was donated to the HOA by the M & T Developers. This makes the dumping site a safer place to walk around. We will now attempt to rehabilitate the natural habitation on and around the old dumping site. The EMC will engage in discussions with an expert on the idea of developing a mount-bike track at the old dumping site.
- The North perimeter servitude underwent severe soil erosion, which





was caused by the trenching along the Estate perimeter with the installation of the CCTV network. Residents are warned and cautioned, when using this part of the perimeter, either on foot or bike, of the uneven ground level, which could be dangerous. Various methods to rehabilitate this area were discussed and will be investigated.

- Feral cats are still fed from time to time at various spots in the Estate, which is a transgression of the HOA rules. Residents are requested to be on the lookout for these spots and to bring it to the attention of the Estate Management. Serious action will be taken against any person found to be feeding the feral cats.
- Pigeons (doves) appear to become a nuisance in the Estate. Residents must be on the lookout for pigeons that make their nests under the roof tiles of houses, causing a fire hazard,

due to the very dry twigs and soft materials used. Steps should be taken to prevent the pigeons from nesting under the roofs of houses.

- Wild birds are fed with mealies, which is contrary to the intention of the specific HOA rule, which prescribes, that residents may feed the wild birds with bird feed, however the feeding should be done in such a manner, that it will not attract rodents. It is strongly recommended that residents only use wild bird seeds to feed the birds.
- A lot of littering is taking place along the walking trail and other footpaths in the Estate. The distribution of more litter bins will be investigated. Residents are kindly requested not to litter.
- Residents are welcome to join the EMC and for more information you are welcome to contact the EMC Director, Mr Deena Moodley on 082 922 5498.



It was brought to the attention of the Board, that the road surface (tar) in the Estate shows small cracks at several places. The cause thereof is unknown. The Tshwane City Council was informed, but no action steps have been taken by the Council. As a precautionary measure, the Board approved the appointment of a leak detection company to investigate and carry out sonic tests at these areas. The outcome of this investigation will be shared with the residents.

The new Estate office PBX system is fully functional with a few small changes to be made. Residents must please inform the Estate Office, should you encounter any kind of difficulty in getting through to the office or being put in touch with the right personnel. The number 012 662 3505 was ported to the new system, hence it is the only number that you need to dial. If you need Security, dial 012 662 3505 Ext 303.

Residents are reminded, that the storage of any vehicle on the property is prohibited, unless done in an enclosed garage.

Residents must ensure that no rubbish or other waste material is accumulated, dumped or permitted to accumulate anywhere upon the stand, except in containers located in designated areas. It is often found that rubbish accumulates in the back yards of properties, luring rodents, flies and other insects.

Madeleine will be taking a short vacation break during March and April, followed by Christine later in April. We wish them a peaceful vacation.

We would also like to wish the school children a pleasant school holiday during April, although it is short.

Autumn regards from the
Estate Management.

PS: It was once said: **“Although no one can go back and make a brand new start, anyone can start from now and make a brand new end”.**

Marais 4 Architects raise funds for wheelchairs

Marais 4 Architects recently held a fundraising event to raise funds. One of the causes that we support is The Hope School in Johannesburg. They are just one of the schools that benefit from this wheelchair drive. This is a public school and they are reliant on donations of this kind as the learners are not always in a financial position to afford this.

The wheelchairs were officially handed over on 23 January, 2018. The learners were very excited and thankful to all the sponsors who made this possible.

Please find the list of names of learners that have received the manual wheelchairs donated through the wheelchair foundation.



Each learner's disability is listed next to his name to show their true need for these donations.

1. Kutlwano Motswai – Bilateral Lower Limb Amputee
2. Kumo Sefatsa – Spina Bifida
3. Ngobile Ngubane – Spinal Cord Injury
4. Simamkele Masimini – Spina Bifida
5. Nhlanhla Nyatsane – Spina Bifida with traumatic amputation
6. Mwabi Phiri – Cerebral Palsy

We look forward to donating more wheelchairs to needy learners in the near future.



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CORNWALL HILL



Nina - 082 963 1994
PRINCIPAL SALES AGENT



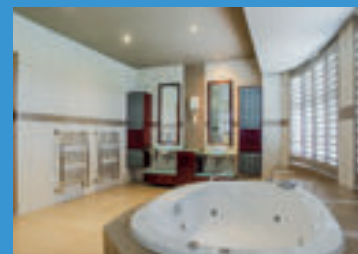
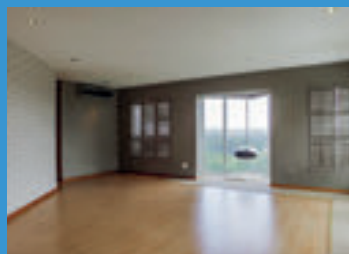
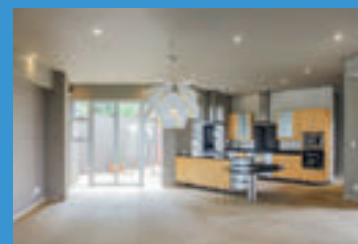
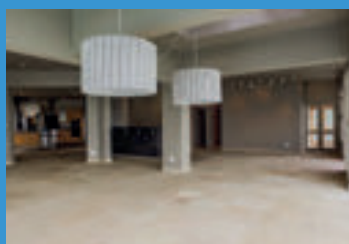
Eunice - 071 676 5940
RENTALS



MODERN MASTERPIECE!!

DUAL MANDATE

THIS MAGNIFICENT PROPERTY, FEATURED ON TOP BILLING IN 2014, IS SITUATED IN A PRIVATE AND PRIME LOCATION, IN A PANHANDLE, IN CORNWALL HILL ESTATE. THE HOUSE IS MADE UP OF 3 LEVELS WITH A TOTAL OF 6 BEDROOMS AND 5 BATHROOMS. THIS INCLUDES A 2 BEDROOM FLATLET WITH A BATHROOM, OPEN PLAN KITCHEN, LIVING AREA AND A SINGLE GARAGE. A MODERN HOME WITH ENDLESS VIEWS, BOASTS 4 OPEN PLAN LIVING AREAS, A FITTED BAR AND AN ENCLOSED TV ROOM WHICH OPENS



R7.950 MILL

UP INTO THE MAIN LIVING AREAS THROUGH ALUMINIUM STACKING DOORS. A STUNNING, OPEN PLAN KITCHEN WITH GAS AND ELECTRIC HOB, WALK IN PANTRY AND SEPARATE SCULLERY. MOST OF THE WINDOWS ARE FITTED WITH WHITE AMERICAN SHUTTERS AND OTHERS WITH REMOTE CONTROLLED, ROLLER BLINDS. TANDEM GARAGE FITS 4 CARS! DOMESTIC QUARTERS LOCATED ON GROUND FLOOR. THIS MODERN, ONE OF A KIND HOME, WITH GAZEBO AND SPARKLING POOL, IS A MUST TO VIEW!!

NINA: 082 963 1994 **WEB REF 1008**



Willem Richter

Dear Residents

We recently had an incident in which a domestic worker stole the belongings of a resident who had employed her. Innocently, a worker in the employment of another resident helped the domestic worker pack the stolen items in his car and drove out of the Estate. This is a serious offence as per the HOA rules, which carries a hefty penalty to the resident.

We urge you to inform all your drivers, au pairs and people with cars living



**PLEASE NOTE
NEW NUMBERS**

IMPORTANT NUMBERS

24HR SECURITY GUARD ROOM:

012 662 3505 ext 3

24HR CONTROLLER:

082 947 7610

24HR SHIFT MANAGER:

082 838 7779

JOC: **079 528 1630**

"The truth is you don't know what is going to happen tomorrow. Life is a crazy ride, and nothing is guaranteed." – Eminem

in, not to load any items of another person's in their car before confirming with the resident that the domestic worker or person can take the items they have in their possession. In assisting, they could potentially become a co-conspirator.

There was a major incident on 26 February 2018 next to Irene Farm Villages at the corner of van Ryneveld and Nellmapius Road at the construction site of the road constructing company, where people were tied up and robbed of their construction equipment. A grader-truck was also lifted onto a truck and driven away. Our surrounding areas in Pierre van Ryneveld and some of the estates have reported hijackings and break-ins.

The CCTV cameras are fully operational and are working perfectly. We have complete visibility of our perimeter day and night should someone attempt to breach our security perimeter. In addition, the new body cameras have a positive effect and are enhancing the value to residents and our security officers alike. The second phase of training for the security officers is now completed. The Shift Managers are receiving management training, which will be completed in the second week of March 2018. This should ensure that Irene Farm Villages has the best-trained security officers.

During the past month we had only three dogs roaming the streets. For this, we thank all the residents who keep their dogs safe and inside their property. Residents must please take note that a roaming dog carries a penalty of R500.00 per incident.

We had 36 garage doors left open at night during the past month and as a result we had to phone and request the owners to close the garage doors. Please ensure that garage doors are closed, and downstairs windows are secured at night.

The risk assessment has been

completed and as soon as it has been studied and we have feedback from the Board of Directors we will share the information and outcome with all residents.

Some of our access control equipment has reached the end of their life cycles and we are in the process of obtaining quotes to replace the equipment. At the same time, new technology will ensure that we are able to improve our entering and exiting process. This should also enhance and speed up our process at the gate for contractors, domestics, visitors and residents. This will, in addition, improve our security at the gates.

We request residents to refrain from parking on open spaces, and parks not part of their property as well as in the streets. We had some complaints regarding this. Let us take our fellow neighbours into consideration as well as stay within the HOA rules.

As per last month's newsletter, we published some rules and we will continue doing so just to keep everyone's memory fresh regarding the HOA rules. These are the rules as per HOA rulebook.

4.3. DOMESTIC AND GARDEN WORKERS

4.3.6. No person shall be allowed to exit the Property with goods, without the written permission by the Member or tenant of such goods. The Estate Management or the Security Personnel shall have the right to request proof of such written permission, before the person is allowed to exit the Property.

4.5.6 OPEN SPACES/ PARKS

4.5.6.4. No vehicles, motorbikes, motorised scooters are allowed in any park or open space

4.5.4 TEMPORARY STRUCTURES, VEHICLES, TRAILERS, BOATS, GARAGE

4.5.4.1. No light commercial, commercial and/or recreational

Security

vehicles, trailers, boats, caravans or trucks of any kind shall be parked on a stand, unless in a garage or out of site from the streets and neighbouring stands

Emergency and Municipality numbers

We had some requests for municipality and emergency numbers. Should residents experience water leakage from the water meter they should kindly make use of these numbers. Should it there be a burst pipe inside your property then you will have to contact a private service provider to assist you.

We can also ask our Councillor to assist with major municipality issues, but we need to follow the process as indicated below. Emails can also be sent to ward79tshwane@gmail.com.

CONTACTING / LODGING COMPLAINTS TO CITY OF TSHWANE

Please remember that a Councillor may only intervene once a resident has reported to the City of Tshwane Municipality and feels that the matter is not resolved.

When sending a complaint to your Councillor, it's vitally important to attach:

REFERENCE NUMBER
STREET ADDRESS
CONTACT NUMBER

Domestic bin complaints:	Water meter leakage
Tel: 012 358 9461 / 0592	Tel: 012 358 9999
E-mail to: andreb@tshwane.gov.za	
East: 012 358 0526	
Moot: 012 358 6462	
North West: 012 358 0554	
South/Centurion: 012 358 1317	
Electricity-related complaints:	Complaints and Enquiries
External: 012 358 9999	customercare@tshwane.gov.za
	Toll-free: 080 111 1556
After-hours sewerage complaints:	FIRE & EMERGENCY MEDICAL:
080 000 4135	Tel: 10177, 012 358 2124, 012 310 620

Please make use of these numbers before phoning Security as they are there for our protection and if we keep them occupied with other duties we have fewer security officers to attend to real security matters.

I greet you for now until next month. Stay vigilant, safe and report suspicious activities immediately. Only you can help us make a difference.

Kind Regards,

Willem Richter

Assistant Estate Manager
083 274 8829.

CAR SERVICE City



IRENE

Unit 1, 69 Sovereign Drive, Route 21 Corporate Park

Tel: 010 005 5135 • 012 345 2953

irene@carservicecity.co.za

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Tel Office: 012 993 2854





IRENE FARM VILLAGES HOME OWNERS' ASSOCIATION Summary Income Statement February 2018

	February 2018		Year to Date		YTD Variance	
	Actual	Budget	Actual	Budget	Value	%
Operational Income						
Levy Income	992 116	992 116	11 905 396	11 905 392	4	0.0%
Other Income	54 093	27 000	883 304	741 582	141 722	19.1%
	1 046 210	1 019 116	12 788 700	12 646 974	141 726	1.1%
Operational Expenditure						
Professional /Administration	51 219	69 130	745 660	769 084	23 424	3.0%
Accounting and Auditing	34 980	34 980	482 193	480 760	(1 433)	-0.3%
Insurance, Legal and Admin	16 239	34 150	263 467	288 324	24 857	8.6%
General Office	39 144	14 100	220 657	197 845	(22 812)	-11.5%
Office Administration	39 144	14 100	220 657	197 845	(22 812)	-11.5%
Operational Expenses	185 227	192 414	2 286 889	2 286 463	(426)	0.0%
Municipal Charges	44 057	31 000	449 209	396 000	(53 209)	-13.4%
General Operations	10 055	14 943	177 599	177 578	(21)	0.0%
Salaries & Wages	131 115	146 471	1 660 081	1 712 885	52 804	3.1%
Security	528 533	561 579	6 187 151	6 652 259	465 108	7.0%
Security Operations	58 581	61 799	537 725	586 335	48 610	8.3%
CCTV Equipment Rental	105 500	105 500	211 001	633 000	421 999	66.7%
Guarding Services	364 452	394 280	5 438 426	5 432 924	(5 502)	-0.1%
Repairs & Maintenance	140 628	160 525	1 873 765	1 923 110	49 345	2.6%
Repairs & Maintenance	19 267	39 155	438 032	487 331	49 299	10.1%
Park Maintenance Contract	121 362	121 370	1 435 733	1 435 779	46	0.0%
	944 751	997 748	11 314 124	11 828 761	514 637	4.4%
Operating Profit / (Loss)	101 458	21 368	1 474 576	818 213		
Non-Recurring Revenue	6 100	0	182 581	31 091	151 490	487.2%
Non-Recurring Expenses	0	118 113	175 540	861 250	685 710	79.6%
Net Positive/ (Negative)	6 100	(118 113)	7 041	(830 159)	(534 220)	
Net Profit / (Loss)	107 558	(96 745)	1 481 617	(11 946)		

Irene Farm Village Home Owners Association - Project Income & Other

	Actual	Budget	Actual	Budget	Value	%
Revenue						
Special Levies	202 731	204 297	2 477 732	2 244 410	29 025	1.2%
CSOS Levies	13 302	0	106 419	0	106 419	100.0%

When one's expectations are reduced to zero, one really appreciates everything one does have.

Stephen Hawking

Financials

IRENE FARM VILLAGES HOME OWNER ASSOCIATION

Summary Levy Statements – February 2018

	120+ Days	90 Days	60 Days	30 Days	Current	Total		Previous Month
Members paying via EFT	-	-	118	51 786	-76 612	-24 708		42 780
Members paying via DO	-	-	-	-	-1 427	-1 427		2 027
	-	-	118	51 786	-78 040	-26 136		44 807
Debt Collection - AA (30/60 days)	10 307	10 095	20 669	33 383	35 862	110 316	8%	98 364
Debt Collection - JJR (90+ days)	128 217	7 960	8 030	16 493	6 779	167 479	13%	171 829
Debt Collection - L&B (90+ days)	85 486	24 490	28 254	30 810	28 438	197 478	15%	205 098
Debt Collection - Accounts > R200,000	771 881	14 796	14 926	15 030	7 990	824 624	62%	812 593
HOA Contact	-	-	-	-	-	-		18 833
Sold - Previous Owner Accounts	-	-	-	-	-2 449	-2 449		-13 734
In Transfer	52 516	6 524	6 524	11 177	-329	76 412		74 494
Estate Agent	-	-	-	-	-	-		-
Other	-	-	-	-	-11 740	-11 740		1 997
	1 048 408	63 865	78 521	158 679	-13 489	1 335 984	-5.5%	1 414 281

Of the 654 member accounts 148 accounts are overdue of which 19 has been handed over to the HOA's Attorneys for collection. With the revoking of the biometric access, 3 of the handed over members settled their accounts, and 10 signed AOD's. In addition to the 19 accounts handed over, only 19 other members are 60 days and more overdue. Those members who did not make any payment arrangements with the HOA, biometric access was removed in March 2018.

Irene Farm Village Home Owners Association - Capital/ Development Projects

	Current stage	Current Status	Approved Budget	Actual Spend To Date	Available Budget
Infrastructure Development	Planning		10 332 764	623 615	9 709 149
Power Solution Project	Completed		2 010 879	2 010 879	0
CCTV Project	Execute		775 447	697 451	77 995
Land Purchase Project	Complete		2 380 000	2 282 850	97 150
Total			15 499 089	5 614 795	9 884 294

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



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Lyttelton Sector 3 Community Police Sub Forum

For the Community by the Community

WHAT IS COMMUNITY POLICING?

Community Policing is a strategy aimed at achieving more effective crime control, reducing fears of crime, and improving police service and legitimacy. These goals are achieved through a proactive reliance on community resources, seeking to improve crime-causing conditions. The police and the community are encouraged to work together to solve problems of crime, physical and social disorder and neighbourhood decay.

WHAT IS A COMMUNITY POLICE SUB-FORUM (CPSF)?

A Community Police Sub-Forum is a group of people from different communities and police representatives who meet to discuss safety problems in their communities. They aim at ensuring police accountability, transparency, and effectiveness in the community. CPFs are established in terms of section 19(1) of the S.A.P.S. Act, Act 68 of 1995.



services such as:

- Distribution of resources
- The way complaints and charges are handled
- 5. Keeping records, writing reports and making recommendations to the Station Commissioners, the Provincial Commissioner and the MEC.
- 6. The CPF will make questions available regarding local policing matters, and allow enquiries when necessary.

Examples of incidents reported in February

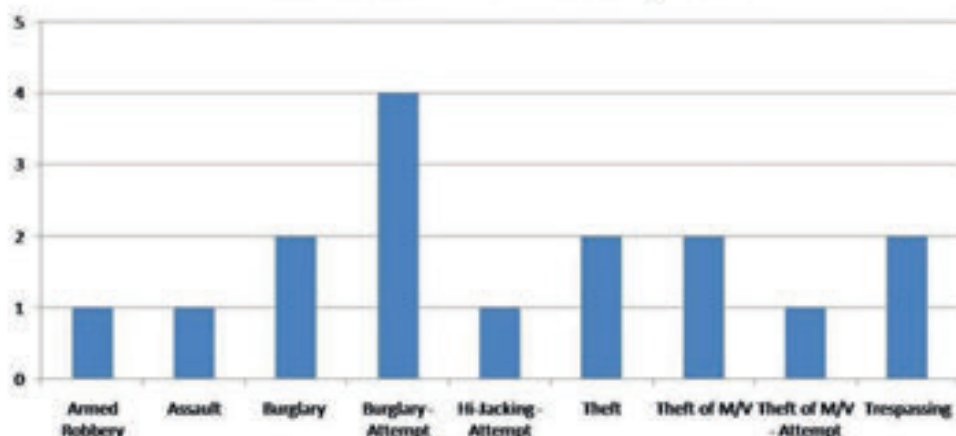
(Names and addresses are not supplied as this is confidential personal information)

- 1 Feb: Motor vehicle stolen; domestic violence;
- 2 Feb: Attempted burglary at 02:44; Motorbike stolen; two attempted burglaries where electrical equipment like TVs were stolen; dogs poisoned. Bike stolen; dogs poisoned.
- 6 Feb: Burglary bike stolen; dogs poisoned.
- 7 Feb: Theft from storeroom; attempted burglary; motor accident on N1 & R21;
- 8 Feb: Motor accident; domestic violence, attempted hi-jack of motorbike; theft motor vehicle.
- 9 Feb: Attempted burglary; disturbance open field next to library;
- 12 Feb: Unlawful trespassing to private property.
- 13 Feb: Burglary TV stolen.
- 15 Feb: Illegal dumping Theron Street.

WHAT ARE THE FUNCTIONS OF CPFS?

1. Promotion of accountability of the local police to the community, and co-operation of the community with the local police.
2. Monitoring the effectiveness and efficiency of the police serving the community.
3. Examination and advice on local policing priorities.
4. Evaluation of the provision of

LS3CPSF statistics for February 2018



- 16 Feb: Reckless driving.
- 17 Feb: Attempted burglary.
- 18 Feb: Disturbance open field library; hi-jack motor vehicle.
- 19 Feb: Disturbance open field library.
- 21 Feb: Attempted theft motor vehicle; unlawful entering of private property.
- 24 Feb: Drunken pedestrian causing problems on road;
- 25 Feb: Motorbike accident R21; Disturbance open area library.
- 26 Feb: Suicide; attempted suicide.
- 27 Feb: Construction vehicles stolen; cell phone stolen.

A false break in was reported that caused that several security companies and the SAPS were called out. This caused fruitless expenditure and time wasted.
To report a false incident is a criminal offence and the perpetrators can be charged and forced to pay the costs.

Save the date
An Annual General Meeting is planned for 14 May 2018.
Further details will be made available in due course.

Member Display Boards

Member display boards are available at the Control Room situated at the Total garage in Pierre van Ryneveld at a cost of R50 each. Kindly collect and sign the collection register. By displaying these notices on your boundary fence, our patrollers can

easily identify your premises. In this way you are also sending a message to criminals that we as a community stand united against crime.

In case of emergency the Joint Operations Centre (JOC) can be contacted 24/7/365 on number: 079 528 1630

Finances

As previously stated, funds are needed to ensure a continued service.

The debit order system works very well.

Residents are requested to ensure that we still have your correct bank account particulars. Many residents prefer to pay cash or use EFT. However, we prefer residents paying by debit order since this simplifies our administration. The CPF experience a problem that the debit orders are returned for several reasons. Members should please ensure that there are sufficient funds available. If however a member is aggrieved and stops payment, please contact the management so that we can take steps to rectify the problem. This can be done by leaving a message at the JOC or sending an email to info@ls3cf.co.za

LS3CPSF Banking Details:
ABSA Savings
9178129694
Bank code: 632005
Ref: Resident number (Past membership number)

Without funds our Joint Operations Centre can not stay open 24/7.

As a response to the URGENT NOTICE sent out, 26 households joined and are making contributions. We welcome those residents.

Patrollers

The patrollers are again patrolling our streets at night. Their visibility is a deterrent to would-be burglars. The times where patrollers patrol vary from 1900 to 0600.

A "Patrol Shift" consists of two (2) hours, and two Patrollers per vehicle. Some patrollers go out for longer periods especially when there are incidents where their services are required.

Patrollers report on all activities during their shift. Activities include but are not limited to open gates, open safety doors & gates, broken windows / burglar bars, any movement of people jumping between properties or over boundary walls.

Visibility plays an enormous role of being proactive in the combat against crime. For that reason patroller's cars carry identification.



General:

The LS3CPSF cannot function without the feedback of the community. We therefore request our members to give us feedback, whether positive or negative. Please make use of the following email address in all non-urgent communication: info@ls3cpf.co.za.

Please report strange or suspicious persons or vehicles in your vicinity.

Perpetrators tend to park their vehicles to observe the daily habits of residents. Several attempts to steal vehicles were stopped because concerned residents informed the JOC/ security companies.

Van Ryneveld Lifestyle Centre

Less crime was reported at the Lifestyle Centre. This however does not mean that we can sit on our laurels. The criminals are still on the prowl for unsuspecting people who do not take the necessary precautions to limit crime. The centre management have appointed full-time security guards who patrol the area. Several meetings were held with the centre management and they offered to work with us in combating crime at the centre. Residents are requested to assist by reporting suspicious elements to the JOC. By working together we can limit and eventually eradicate crime from our community.

Disturbance in the open area next to the Library

A meeting was held with SAPS on 6 March 2018 regarding this problem. Several suggestions were made on how to address the problem. They promised to increase their visibility and to assist in eradicating the problem. The open area is the property of the Tshwane municipality and they will be contacted to assist in obtaining a solution.



SAFETY TIPS:

1. Know your neighbours.
2. Keep up your yard, and encourage your neighbours to do the same
3. Be extra cautious when you go out of town
4. Close your windows and blinds at night
5. Improve the lighting on your street
6. Encourage outdoor activity
7. Know your local police department, and
8. Know the number of the LS3CPSF Joint Operation Centre.



The LS2CPSF pledge our time and efforts to fight the crime in our community. We as a community can not afford for crime to take over and reign our neighbourhood!

You can help!

Pledge an hour or two a week.

Monthly contributions: Pledge R50 per month.

Participate: Attend the community meetings and fundraisers!



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#LoveYourBones

You can't stop time - but you can stop osteoporosis



Over 200 million people worldwide are affected by osteoporosis. One bone gets fractured every 3 seconds – that's a lot of broken bones. "In fact it equates to almost 9 million fractures a year," explains Dr Aneesa Sheik, Medical Director of Lilly South Africa and an official partner of World Osteoporosis Day.

It may sound like a disease that the elderly are more prone to relate to, but approximately 50% of bone mass accumulates during adolescence – making it a critical time for bone building! Osteoporosis is a growing global problem that respects no boundaries and impacts all populations. It accounts for more days in hospital than other disease like breast cancer, myocardial infarction, diabetes and others. Quite simply – it can take a heavy toll on your future if left undiagnosed and untreated.

Osteoporosis is a condition in which bones become thinner and more fragile, making them more likely to break (fracture). A person with osteoporosis may suffer a broken bone after only a minor bump, a sneeze, or a fall from standing height.

Around the world, about one in three women and one in five men aged 50 and over will break a bone due to this disease. Urbanisation and ageing populations are driving rapid increases in the global osteoporosis disease burden.

Because it affects older people, the younger generation tend not to give it much thought. "But in fact it's young people who can protect a future of brittle bones and change the picture of thinking that hip replacements and brittle bones are an unavoidable threat when they get older," says Dr Sheik. "By reaching their maximum genetic potential for strong bones, a young person will be less susceptible to osteoporosis and fractures in later life. It's worth giving your bones some love while you have the chance, because the result of potentially life



threatening fractures is often pain, immobility, disability and loss of quality of life later on,” says Dr Sheik.

But it’s not about the old and the young; there is a need for people of all ages to take preventative action. It is an eye-opener to note that 80% of people who have had at least one osteoporotic fracture are neither identified nor treated for osteoporosis. And only one third of vertebral fractures come to clinical attention.⁵

In men, the risk of fracture is up to 27% higher than the risk of prostate cancer. By 2050, the worldwide incidence of hip fracture in men is projected to increase by 310% and by 240% in women. Most fragility fracture patients aren’t assessed or treated by their health-care system, resulting in a failure to ‘Capture the Fracture’ and reduce risk of subsequent fractures. “A prior fracture is associated with an 86% increased risk of any fracture,” says Dr Sheik. “This is one of the



reasons it has become a major public health concern. Osteoporosis is an underlying cause of chronic pain, long-term disability and even premature death.”

Hip fractures cause the greatest morbidity with reported mortality rates up to 20-24% in the first year after a hip fracture. This kind of fracture can cause loss of function and independence with: 40% unable to walk independently; 60% requiring assistance a year later; 33% being totally dependent on or in a nursing home in the year following a hip fracture.

Preventative action ranges from nutrition to testing:

- Taking a bone health assessment should be considered for women aged 50 and over, men aged 70 and over, or for anyone younger with osteoporosis risk factors.
- A Fracture Risk Assessment (e.g. FRAX) is an important first step in identifying patients who need further assessment and possibly treatment.
- Bone-healthy nutrition together with weight bearing and muscle strengthening exercise are both important ways to help prevent osteoporosis and reduce risk of falls and fractures.
- There is also the IOF One-Minute Osteoporosis Risk Test, which recognises personal risk factors for osteoporosis and fractures. If you have risk factors talk to your doctor about your bone health.

<https://www.iofbonehealth.org/iof-one-minute-osteoporosis-risk-test>.

For patients at high risk, lifestyle changes alone are not enough to significantly reduce fracture risk. If medication is prescribed, treatment should be followed.

Osteoporosis is not an unavoidable threat. It is a silent disease. Take steps to protect your bone health – and start as early in life as you can!

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I have been tutoring in Irene for four years and at the University of Pretoria for three years. I am offering English, Afrikaans, History, Computer Literacy (CAT), Business Studies and LO tutoring. I am a 4th year student at UP. Please contact Holly at 071- 895-9032 or hollyanne.t@gmail.com for references or more information.

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065-892-1016.

Linah Dlamini is looking to fill her work week. She already has a job on Thursdays but is available for the rest of the week. She hopes to secure a live-in arrangement because her home is a long way away. She is trustworthy, obliging, dependable and always pleasant. Contact Linah directly on 079 476 0901.

Mary is looking for additional work in the estate on Mondays, Wednesdays and Friday. She has worked for me for 10 years. She is reliable and hard working with a bubbly personality. Her number is 060-413- 3134. For reference contact Lisa on 082- 377- 6686.

Gardener available, contact Blessing 078-282-9487.

Portia is op soek na werk vir 'n Dinsdag en Vrydag. Sy is hardwerkend, begin vroeg in die oggend en baie betroubaar. Skakel my gerus vir 'n verwysing: Suretha 082- 359-3575, of Portia direk by 060-614-0685.

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Pierre van Ryneveld Community Policing Forum	079 528 1630
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Protea Coin Shift Manager	082 838 7779
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Seed Kit Project puts proper thought into food



One in five South Africans go to bed hungry every day – that is over 10 million men, women and children who have no idea where their next meal is going to come from.

In an effort to help break this chain of poverty, agriculture firms Laeveld Agrochem and AgricultSURE, have joined forces with their Seed Kit Project, which empowers and equips people to grow their own vegetables.

According to Kobus Hurter, chief executive officer at AgricultSURE, the project aims to provide vegetable seed kits to, in particular, the lower income groups in South Africa. Their single daily meal of maize 'pap', marog and meat – for those who can afford it – falls far short of providing adequate sustenance and nutrition. A desperate situation indeed.

The Seed Kit Project's innovative contents include everything needed to successfully plant, grow and harvest one's own vegetables. Each R150

summer kit (gem squash, green beans, cabbage, carrot and spinach seeds) and winter kit (cabbage, beetroot, onion, carrot and turnip seeds) also contains two types of fertiliser, complete rope guides and very basic, comic book style illustrated instructions.

Just add water and you can produce an impressive 100–120 kg of healthy, nutrient-rich vegetables on a piece of suitable land as small as 15m². This means that for as little as R1 200 (four summer and four winter kits) one can grow enough vegetables to supplement the daily diet of a household of six for a whole year.

A lot of effort and energy are being put into the project, says Corné Liebenberg, Laeveld Agrochem's

marketing director. We realise that this can make a marked difference in the lives, and health, of many South Africans, and by involving schools we are nurturing our country's future farmers and entrepreneurs.

Neel Rust, chief operating officer at Laeveld Agrochem, remarks that their involvement in the Seed Kit Project comes from them wanting to help address the rising food shortage in South Africa, without posing a threat to the country's commercial farmers. "The project allows for food to be grown and eaten, which before was never bought and consumed. So it does not compete with the current commercial market for vegetables," Rust concludes.

Laeveld Agrochem will assist AgricultSURE with the distribution of the vegetable seed kits through their 65 depots countrywide.

For more information, please contact Jeanette Nel at Laeveld Agrochem on 012 940 4398.



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