



The Villager

Issue 5 • 2016

**IFV property
prices soar**

*Outreach
to the
Khomani
San*

**Monthly
Village
Family
Walk**

The Cornwall Hill College Pipe Band

Residential Sales and Rentals

To view all our properties, visit our website:
www.buysellsa.co.za



NINA: 082 963 1994
PRINCIPAL
SALES AGENT



THE REAL ESTATE COLLECTION



EUNICE: 071 676 5940
RENTAL AGENT

IRENE FARM VILLAGE & CORNWALL HILL

IRENE FARM VILLAGE

R3.45MILL NEG



**NEAT, SPACIOUS,
CONTEMPORARY
HOME!**

4 BEDROOMS,
3 BATHROOMS
(2 ENSUITE), 4 LIVING
AREAS, CHERRY
WOOD KITCHEN WITH
GRANITE TOPS, PATIO,
BUILT IN BRAAI, DBL
GARAGE DOORS.
SPACIOUS GARDEN.

NINA 082 963 1994
WEB REF 951



CORNWALL HILL

R4.45 MILL NEG

FAMILY HOME.....WALK TO SCHOOL

4 BEDROOMS, 4 BATHROOMS, (2 ENSUITE), TV ROOM, DINING ROOM,
PLAYROOM/ UPSTAIRS TV ROOM), STUDY, DBL GARAGE, POOL,
ENCLOSED PATIO, SERVANTS QUARTERS. JUST BEEN PAINTED INSIDE
AND OUT!!

NINA 082 963 1994

WEB REF 939

SOLE MANDATE



CORNWALL HILL

R5.45MILL (NEG)

SOLE MANDATE- CLOSE TO CORNWALL HILL COLLEGE

4 BEDROOMS, 3 BATHROOMS, OPEN PLAN LIVING AREAS, STUDY,
SPACIOUS, OPEN PLAN KITCHEN WITH SEPARATE SCULLERY,
COVERED PATIO WITH BUILT IN BRAAI,
3 GARAGES. STAND SIZE 4437M²

NINA 0829631994

WEB REF 949

Contents

02	From the Estate Manager
10	ABET Learners
12	Security
14	April Financial Statement
17	Outreach to the Khomani San
19	The CHC Pipe Band
22	Smalls/Classifieds
23	Accredited Agents
24	Listings

Cover Photograph by Marthinus Horak

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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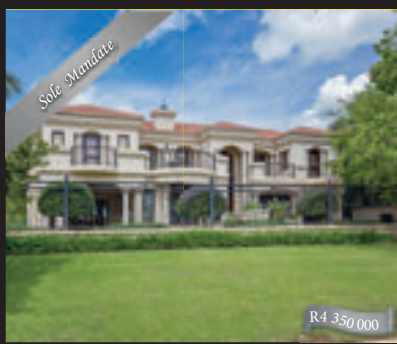


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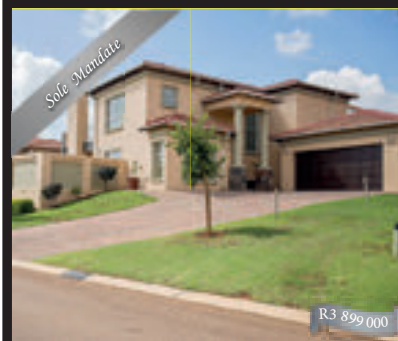
Divine design meets exceptional finishes & unmatched build quality in this dream property. Grandiose home & landscaped garden, for the more sophisticated buyer. Breath taking finishes that will take your breath away, from the solid wood kitchen, imported porcelain tiles, modern bathrooms, underfloor heating & gas fireplace. The designs of the living areas are the perfect setting for entertainment, a plan that incorporates the kitchen, 2 lounges, & d/room. Sliding door opens up to a patio with built in braai overlooking the garden & adjacent park. All beds are upstairs – the main suite radiates style & provides the occupants with enough cupboard space & a beautiful en suite bathr. 1 more bathr & 3 bedrooms with a landing/study area. The 1 floor provides a stunning view over the park area. In addition to the majestic look & feel of this home, it also offers the owner practical features like: 3 garages with enough space for a work bench, s/quaters with bathr, automated sprinkler system.



This pristine home in the prestigious Irene Farm villages is located in the middle of the estate providing quiet estate living surrounded by beautiful parks. The home has an inviting feel from opening the front door that leads you into the double volume entrance hall. Gorgeous dark wood flooring throughout gives the home a plush, warm feel. Two lounges, one separate provides the kids with their own space while you entertain in the open plan lounge, dining room or open plan solid wood kitchen. Open the stack doors and experience the magnificent heated pool and patio area with built in braai overlooking the generous stand, perfect for kids. Upstairs 4 bedrooms await, all beautifully spacious, with balcony access and a full guest bathroom. The main bedroom with its en suite bathroom has the feel of an executive suite in a 5 star hotel. The home features 3 air-conditioning units, double garage, servant's quarters and loads of cupboard space.



Modern marvel. Experience modern simplicity coupled with great layout, combined offers you a family home with a difference. Walk through the glass front door and experience extra high ceilings and modern open plan exquisite kitchen. Grey and white tones throughout the living areas engulf you in a feeling of calm. All the living areas are open plan and includes an enclosed patio with stack doors that opens to the outside entertainment area. Located downstairs is one of the guest rooms with a contemporary en suite bathroom. Upstairs 3 more bedrooms await, the master suit is truly something to behold, you haven't seen space like this before, with a bathroom that will take your breath away. The use of grey and striking red finishes elevates the bathroom to something you only experience in interior magazines. The property, even with its modern feel and finishes, doesn't lack in practicality and is well designed for family living. The property also offers servants quarters and double automated garage.



The perfect location, layout and design for the family. This mint condition property situated in the heart of the award winning Irene Farm villages estate offers you the space you've been looking for. The open plan design of the entertainment areas consist of lounge, dining room, gorgeous kitchen with granite counter tops and patio with built in braai overlooking the sparkling pool and generous stand. One bedroom downstairs with approved plans to add an en suite bathroom. Study downstairs with built in cupboards makes working from home a dream. Upstairs, the 3 bedrooms gives the family privacy and space with great architectural layout. The main suite is spacious with en suite full bathroom. Two guest rooms features en suite bathrooms, perfect for family living. Servant quarters, for a nanny or live-in domestic. The property is situated close to parks, popular with the residents of Irene Farm Villages. The stand size will provide the kids with loads of space to enjoy the outdoors. The property is move in ready, perfectly located, and features everything a family could ask for.

If it's sold you want, it's Jonathan you call



At van Niekerk

Dear Residents

A valued and sought after residential estate is built on four pillars, namely:

- Good governance;
- Effective security;
- Sound financial policy; and
- Property values.

The question can be asked, to what extent does Irene Farm Villages qualify to this set standard. The governance, effective security and a sound financial policy can be measured on a basis of the day to day management of the estate by its Board and the Estate Management, which, humbly speaking, is superbly done as is evident from the reports and presentations made during the last Annual General Meeting (AGM) of August 2015. The unanswered question hinges on what value does your property hold as an investment for you? Is there growth in it and if so, to what extent does it grow? On the other hand, is it time to sell or time to buy? In order to answer some of these and other questions, the HOA accredited estate agents were asked for their expert input, which we would like to share with you.

Pam Golding sent the following media release on 20th April 2016, which is shared with our Members.

"Centurion's residential estates continue to enjoy good property price growth"

Irene Farm Villages offers "incomparable lifestyle"

Although house price inflation in Gauteng province has slowed in the past few months, homes in well-run and well-situated residential and golf estates continue to show impressive growth.

This is according to Pam Golding Properties' regional executive, Pretoria and Centurion, Retha Schutte, who says there remains a strong demand for properties within a number of popular residential 'hot spot' estates across the greater Pretoria region, where property prices are at a premium.

"Higher income earners within the Pretoria region are tending to seek properties which offer a secure lifestyle in leafy surroundings combined with maximum possible convenience," observes Schutte. "They want to live closer to nature, but at the same time be able to enjoy the conveniences of modern life."

According to Schutte, it is these kinds of needs and desires that continue to drive ongoing demand for homes in residential estates in areas such as Blue Valley, Midstream, Country Lane and Cornwall, where property investments remain remarkably 'recession proof'. Situated further south is Irene Farm Villages, which was rated third top performer in the Pretoria region in the 2015 Financial Mail national property survey. Irene Farm Villages has shown a five-year house price appreciation figure (2010-2015) of 158 percent.

"This is a most impressive mid-term capital appreciation, and there are a number of good reasons for it," notes Schutte. "These include the fact that the estate offers a secure lifestyle, is well situated and run, and residents greatly appreciate its village-type atmosphere of old."

"The net result is that house-proud

residents tend to hang on to their properties, and there is ongoing demand for homes in the estate. According to property research company Lightstone, only 22 percent of the properties in the estate have been owned for five years and less, which indicates a high level of stability."

Pam Golding Properties sales and rental agent, Peter Varrie, who specialises in the area, points out that Irene Farm Villages, which contains a total of 651 properties, almost all of which are held in freehold, is conveniently situated between Pretoria, Midrand, Johannesburg and the OR Tambo International Airport. It also offers residents easy access to a number of major roads and motorways, including the R21 highway.

"While it is situated within the heart of Gauteng, it is decidedly tranquil. Due to a number of carefully managed parklands and conservation areas, the estate still has an abundant bird and animal life. Scrub hares, duiker, mongoose and a variety of birds are regularly seen.

"There is an active indigenous tree planting programme that is ensuring the rapid development of woodlands. In addition, the estate has magnificent views of the surrounding countryside and residents are treated to beautiful sunsets," says Varrie.

According to Varrie, homes in the area fetch between R2.6 million and R6 million; the latter a record price that was achieved by Pam Golding Properties last year (2015). Lightstone places the average valuation of homes in the estate at R3.1 million as at April 2016. Residents are mostly younger to middle-aged professionals, executives and entrepreneurs.

"Irene Farm Villages, which was established 13 years ago, is superbly run by a board that is elected by residents. This is demonstrated by the

levy increase for 2016, which was just three percent. The estate has been designed by leading architects and town planners to ensure it remains low-density and residents can enjoy maximum privacy. Building design has been carefully regulated and properties do not have street-front boundaries, which tends to contribute to the creation of the warm village atmosphere that exists within this impressive development."

"Security is state-of-the-art and includes biometric access control system and mobile patrols. Children are able to play and ride their bikes safely in grassy parks and grow up in a carefree environment. High-speed internet access services are being made available within the estate to ensure that the complete communication needs of residents are met."

Varrie says that the estate is also situated nearby some outstanding private and public schools, private

hospitals, office parks and sport and recreation facilities, including two golf courses. Their shopping and entertainment needs are well catered for, particularly at the village-themed Irene Village Mall. The Irene Village Market is also popular.

"Those who enjoy walking and water-related activities such as boating and angling, take full advantage of the Rietvlei Dam and Nature Reserve, which is a stone's throw from Irene Farm Villages. Irene itself has a wonderful rural atmosphere and is steeped in history.

"Not surprisingly, Irene Farm Villages is a highly desirable Gauteng residential address. Given the steady house price growth in, and the popularity of, homes within the estate, properties here by all indications represent a fine long-term investment," concludes Varrie.

Yolanda Barnard, the Principal of the newly accredited 3%. Com Properties,

is addressing the question by focusing on the main factors that will influence the sale of your property:

"The Price"

The golden rule of selling a property is to price it correctly and not to fall for the temptation to overprice the property.

Finding the correct price is critical. Even if you feel you need to leave room for some negotiations, the price must at all times be market related.

Prospective buyers will compare your property with comparable and similar properties in terms of location, estate, price and features. By marketing your property at an unrealistic price, possible buyers will simply ignore your property and look for better offerings.

The Timing

The critical period within which your property should sell is around three months.

This is the period when buyers discover the "new stock" on the market and show the most interest in available property.

When house hunters search for property they usually narrow down their search to a specific price range. For example, if a buyer has a budget of R2,200,000, s/he will look for properties within a price band of between R2,000,000 and R2,500,000. If the true value of the property is R2,000,000 and it is advertised as R2,600,000; the seller will miss the opportunity of showing the property to potential buyers.

If a property is not sold after three months, interest in the property will begin to wane as new properties will come onto the market and house hunters will focus on this "new stock", and start ignoring the property. Should this happen, the best way to rekindle interest in your property is to actually remove it from the market for a couple of months and to start afresh. Alternatively, the seller may re-evaluate the selling price of the



property. If a seller is serious about selling their property, it is critical that the price is pitched correctly.

The Presentation

Buyers like “clean” houses and uncluttered spaces make the rooms appear larger and more inviting.

When taking photographs of your property for marketing purposes, please make sure that your property is clean and as “clutter free” as possible.

Tips to make your property more attractive:

Preparing your home for viewers is important. It will not only ensure that your property is sold faster, but can potentially add thousands of Rand to its value.

1. Tend to the garden.
2. If you can afford it, give your house a good coat of paint where required.
3. Fix obvious defects such as a leaking roof, water damp, broken gates or doors etc.
4. If there are holes in the walls, fill them, repaint walls and get the house in the best state possible.
5. If you have a pool, make sure it is clean.

These are little things that will not cost you too much but will make a huge difference in the overall attractiveness of your property, thereby making it more marketable.

Also note that in terms of the Consumer Protection Act 68 of 2008,

the seller is obliged to disclose any defects in the property to the buyer.”

Bruce Swain, the MD of the Leapfrog Property Group addresses the question of “when to sell” and “how to price a property”.

“Property is often the single biggest financial investment a person makes in their lifetime. When considering selling that investment, it’s natural for sellers to question when the best time would be to do so – especially since the money from that sale will be needed to purchase another property or to prepare for retirement, for example.

Sellers often ask when it will be the best time to sell and the answer depends on why they want to sell. If they’re selling because they’re relocating or wanting to downsize then it’s always a good time to sell – with the caveat that they need to sell and buy within a short space of time. It’s best not to wait too long as the market can change in six months, and house prices could increase beyond the scope of what the seller originally bargained on when negotiating their own sale’s price.

However, if a seller wants to sell a property in order to invest the proceeds off-shore, for example, it would naturally make sense to keep a closer eye on the Rand, the economy and the property market so as to sell at a time when property is in high demand.

When it comes to pricing a property correctly it’s important to know its worth. A property is ultimately only worth what a willing buyer is prepared to pay and buyers are more informed and educated than they’ve ever been; due to the wealth of data available on the property portals like IOL Property, Private Property and Property24, to name a few.

Over-pricing a property is as futile as a buyer making an absurdly low offer – such an offer often indicates that the buyer isn’t really serious about purchasing the property. The same goes for sellers who ask unreasonable sales prices. A number of unscrupulous agents have also advised sellers to market their property at what are clearly unrealistic prices and you’ll find that those properties remain on the market for months.

A good measure of whether a property has been priced correctly is to compare apples with apples – by looking at what properties of a similar size, within the same area have sold for. If of course this exercise reveals that the sales prices are too low for a seller’s tastes, then they can opt to wait to sell. However, if the seller cannot wait to sell because they’re relocating for example, then it is imperative to take the current market into account and to purchase a property within the same price bracket”.

Christa Vermaak, the Principal of 4th Ave Properties discusses various options for the homeowner with renting as an option:

“Although the property market is cooling down, this is not unusual. The property market will always fluctuate up and down and currently we are on a downward spiral. This does not only affect the buyers or seller’s market but also the property rental market. Properties from R3 million and upwards take much longer to sell and properties above R20 000.00 also rent out very slowly at the moment.

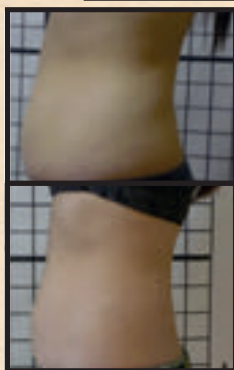
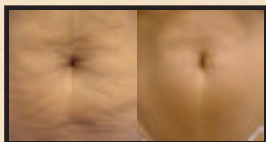


THE MUMMY TUMMY

After pregnancy, the skin and muscles stretch and the tummy has extra fat rolls due to protective fat-storage.

To improve the appearance of the "mummy tummy" is a 3 step process:

- 1) Permanent fat cell destruction by LipoDissolve injections or by freezing the fat
- 2) Tightening of loose skin by Percutaneous Collagen Induction Therapy (PCI-T)
- 3) Strengthening the muscles with targeted exercises and Prolotherapy for minor muscle tears.



For more info and bookings:
012 347 4006/082 325 7541

50% off first consultation on presentation of this advert



Fat Freeze: Wednesday is half price day!
Deposit required on booking.



EXCLUSIVE STOCKISTS OF:

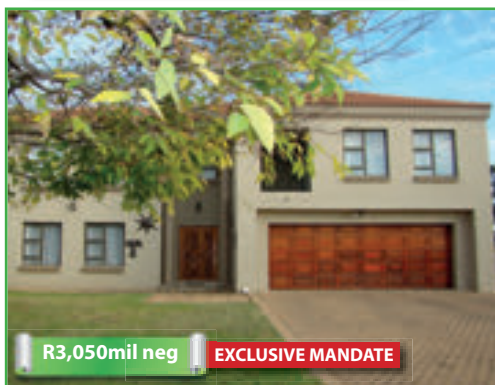
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Shop 76, Irene Mall, Pretoria | Tel. 012 662 0383



Excellence, Professionalism, Results



R3,050mil neg

EXCLUSIVE MANDATE

House 300 m² on spacious stand, 3 Bedrooms, 2 Bathrooms, 3 Living areas, pajamas lounge, fire place, Aluminium window frames, Jungle Gym, and enclosed braai patio. Very well priced.



SOLD BY LEANE WITHIN 24 HOURS



R4,450mil

Spacious house in quiet street, 426 m², 4bedrooms, Double Garage, Carport, SQ, 3 living areas, enclosed braai patio, immaculate landscaped garden, adjacent to park, quiet street.

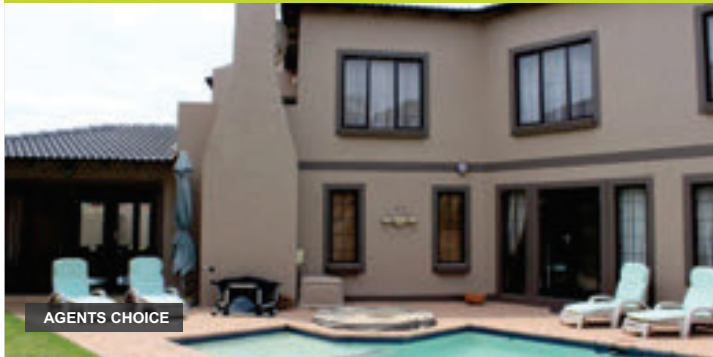
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**"YOUR TRUSTED
PROPERTY
PROFESSIONAL"**



IRENE FARM VILLAGES ESTATE

R3 395 000



AGENTS CHOICE

CONTEMPORARY FAMILY HOME!

Web LFIE-0589

4 Bedrooms, 3 bathrooms, (2 en-suite), entrance hall, guest toilet, 4 L/A's, Memphis Cherry wood kitchen and granite tops. Entertainment area with gas/wood braai. Patio, pool, Jacuzzi, automated double garage and staff facilities.

IRENE FARM VILLAGES ESTATE

R4 450 000



NEW LISTING

A SENSE OF SPACE

Web LFIE-0651

4 Bedrooms with balconies, 3 bathrooms, 1 en-suite, guest toilet, entrance hall, Beech wood kitchen, pantry, scullery, laundry room, study, 3 L/A's, Formal lounge with fireplace. Built-in braai, S/Q and Automated D/G. Carports for 4 cars. Under floor heating.

IRENE FARM VILLAGES ESTATE

R3 150 000



DUAL MANDATE

HOME ESSENTIALS

Web LFIE-0627

3 Bedrooms, 2 bathrooms, (1 en-suite), guest toilet, study, 3 living areas, kitchen, pantry, scullery, patio, automated double garage and staff quarters.

IRENE FARM VILLAGES ESTATE

R3 795 000



DUAL MANDATE

FAMILY SPLENDOUR

Web LFIE-0629

4 Bedrooms, 2 bathrooms, 1 en-suite, guest toilet, entrance hall, kitchen, pantry, scullery, study, 3 L/A's, stack doors open onto patio, built-in braai, irrigated garden, S/Q and D/G. Balcony over-looking breath taking pool and green garden.

IRENE FARM VILLAGES ESTATE

R4 250 000



NEW LISTING

ELEGANCE AT ITS BEST!

Web LFIE-0651

4 Bedrooms, 3 bathrooms, 2 en-suite, guest toilet, entrance hall, French kitchen, pantry, scullery, laundry room, 3 L/A's, patio, built-in braai, irrigated garden, S/Q and Automated D/G. Balcony over-looking breath taking pool and green garden.

IRENE FARM VILLAGES ESTATE

R3 750 000



A MODERN STOREY

Web LFIE-0546

4 Bedroom, 2 bathroom, (main en-suite) entrance hall, Mahogany kitchen, pantry, scullery and laundry area. 2 L/A's, sliding doors open onto patio with built-in braai and landscaped garden with a fountain. Staff quarters and auto 4 garages.

IRENE FARM VILLAGES ESTATE

R3 650 000



WARM GATHERING

Web LFIE-0489

3 Bedroom, 2 bathroom, 1 en-suite, guest toilet, study, kitchen, pantry, scullery, laundry, 4 L/A's, pool, built-in braai, irrigation system in garden, staff quarter and double garage. Air-conditioning units and underfloor heating through-out.

IRENE FARM VILLAGES ESTATE

R2 800 000



SOLD IN 1 DAY

UNCOMPLICATED LIVING

Web LFIE-0649

4 Bedrooms, 2 bathrooms, 1 en suite, study, High gloss white kitchen, soft close cupboards, pantry, scullery, laundry, 3 living areas, patio, built-in braai, irrigation system in garden, double automated garages.



Your Trusted Property Advisor and Area Specialist in Irene Farm Villages Estate

To view these homes or for a free, no obligation e-valuation on your home call

Steven Kruger 082 699 4881 steven.kruger@leapfrog.co.za

Having said that, Irene Farm Villages is still a very popular estate and property in the estate still shows steady growth throughout the years. Owning property is still a good investment but your return on investment takes a bit longer than in the good old days. On average it takes about 5 – 7 years to earn a good return on your property if it has a 100% bond. Other factors like rates and taxes and levies also play a role on your return.

The upside of the cooling property market is that people that can still afford to buy property or buy investments can now buy at lower prices by the end of the year or even distressed properties at great prices.

TIP: *If you own a big property and need to tighten the belt, consider renting out your property rather than sell it. Move to a smaller place, take that year or two to recover. You can then always move back into your property as opposed to having to buy another one. If you do decide to rent out your property make sure that your property is in good condition to ensure maximum rent income.*

The different opinions of the estate agents indeed answer many questions that are directed at your property as an investment.

Feedback on important matters:

- The Family Fun and Freedom Day on Wednesday, the 27th April took place in good spirit. A hundred trees were planted. The inauguration of the first leg of the walking trail over 1,7km was welcomed by the residents who took part in the early morning sunrise walk. The ABET learners from the estate were honoured with rewards and each received a donation from the HOA. The cultural potjie competition set high standards for the future competitions.
- The rock mason work has commenced at the entrance to the main gate. The landscaping will follow once the rock mason work has been completed.
- The annual Doggy Walk, sponsored by Pam Golding, will take place on Saturday, 30th July 2016 at 10h00 in Yellow Wood Park. Further communication will follow soon.
- The Fibre-to-the-Home (FTTH) project has been delayed by the application for the Right of Way with the Tshwane City Council. Specific detailed communication from Vodacom is outstanding and will be shared with our residents.
- The infra-structure development plans, which include the upgrading of the entry gates, a future entertainment-lapa and the operations buildings were submitted to a Quantity Surveyor, who did an estimated detailed costing. The total estimated cost is R9,658,249. The further implementation of these plans will be referred to the next AGM for the members to resolve.
- The objections by the HOA against the Irene Extension 193 proposed development by M&T Development and adjacent to the North gate, were withdrawn by the HOA after several meetings with M&T who met all the requirements set by the HOA. According to the Traffic Impact Assessment that was carried out, a traffic light will be installed at the North gate to ease access onto Van Ryneveld Road.
- The Environmental Management Committee ("EMC") is attending to the construction of the second phase of the walking trail, a trim trail and the rehabilitation of the old dumping site. Further information will be communicated to the residents.
- Our Facebook this week reached the 569 mark. You are invited to join us on Facebook at www.facebook.com/Irenefarmvillages/ and to share your experiences and photos with the residents.
- Residents can still sponsor a tree ID-tag at R100, with the name of the sponsor, the tree ID-number and name of the tree on it. Enquiries can be made at the estate office.
- The Khomani San project for 2016 has kicked off. Donations are welcome and can be placed in the green bins marked "Khomani San" at both gates. Further information can be obtained from Marthinus (084 555 2489) or Gail (083 651 1957) Horak, who is coordinating this project on behalf of the estate's Community Investment Committee.
- The HOA Board approved the renewal of the garden maintenance service agreement with Garden Creations after going out on tender. The agreement will be renewed for a further three (3) year period with provision for an annual increase of six (6) % over the next three (3) years.

May you have a joyful 2016 winter.

*Regards
Estate Management*

Monthly Village Family walk

The Family, Fun and Freedom day walk on 27 April was a resounding success with many of the Villagers joining our early morning walk. The response was so positive that it was decided to launch a regular monthly "meet and greet" walk.

The first walk took place on a cool and slightly wet Saturday, 14th of May. Despite the weather, there was a good turnout and it was good to meet new friends and other Villagers.

Join us on the second Saturday of each month for a morning walk and an opportunity to exercise in a wonderful environment and meet other Villagers.

We meet at the Village Green near the post boxes at 7 am in the summer months (January till March, September till December) and 7.30 in the winter months (May till August).



Tree Planting



**Next walk is on Saturday 11th of June at 7.30.
Hope to see you there!**



kids activities



Potjiekos





ABET Learners



We aim to offer earnest guidance,
wisdom and, most certainly, comfort
throughout the process of
buying or selling property.



savills An International
Associate of Savills

I am Irene Farm Villages.

Peter Varrie 082 457 7416
pamgolding.co.za/peter-varrie
012 644 8300

Meet more of our people at pamgolding.co.za


PAM GOLDING
PROPERTIES

Dear Residents

I have recently received calls from Residents whereby they confirm that they received a missed call from the Security at the gate and when the Resident phones the number back they cannot get hold of Security.

The number that appears on your mobile phone when Security contacts you from the main gate (082-057-8205) is a number that cannot be phoned back on. The correct number to phone should you have missed a call from Security at the gate is the 24hr guard room number 012-662-1688 or the 24hr controllers number 082-947-7610.

For those Residents that don't know, the doggy parlours that groom your dogs must also be registered at the HOA office and need to make use of a biometric finger print to enter and exit the Estate. These contractors cannot be issued with a ClickOn code to enter the Estate as per the Estate rules and regulations. The ClickOn codes are meant for your visitors only and not for contract workers who come and provide a service to you.

Residents should please take note that the rules and regulations of the Estate are put in place to keep you safe. The Estate can be better secured when everybody supports



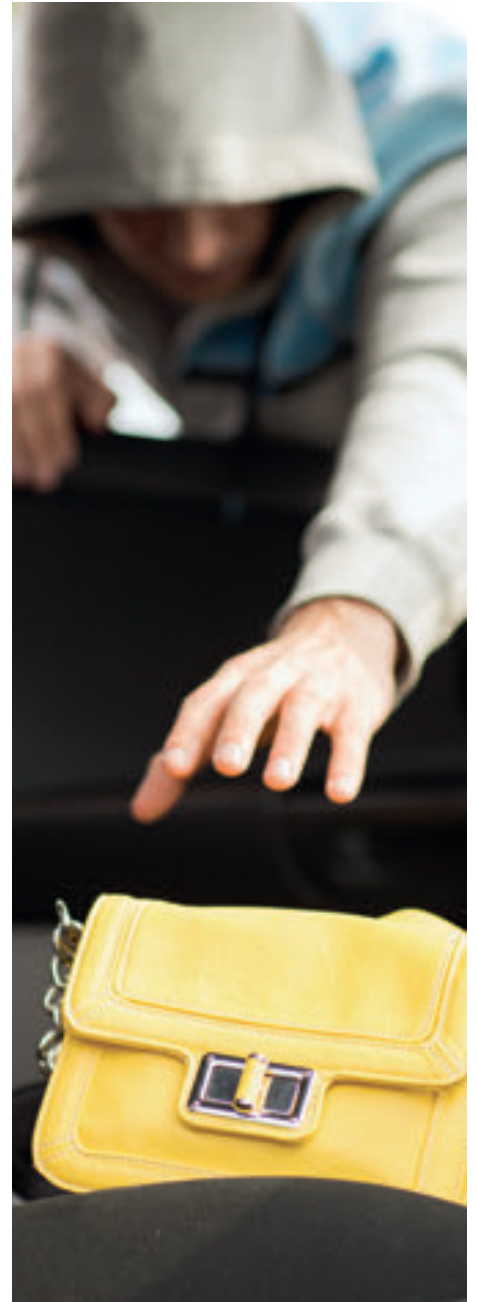
Marchell Galant

and abides by the rules and the regulations of the Estate. Each and every home has its own set rules, the same applies with each Estate. There are guidelines for Estate rules but rules differ from Estate to Estate. I am often faced with the situation where Residents will pass the remark that at X Estate the Residents can do Y. Unfortunately X Estate has a different set of rules to what IFV has.

Kind Regards

Marchell Galant

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remember

Make Sure

- That all vehicles that are parked in driveways must be locked and all valuables (e.g. laptops, wallets, handbags and GPS navigators) must be removed from the vehicle.
- That alarm systems must be activated and in a working condition. Please test your alarm system regularly to ensure that it is in a good working condition and that it does send out a signal when activated.
- To be vigilant at all times in the Estate and report any suspicious activities directly to the Bidvest Protea Coin Security.
- To be law abiding citizens and prevent crime, register all domestic workers and gardeners and make sure that they have IDs or valid passport documents.

Residents can contact me directly should they be interested in having an alarm system linked to our Protea Coin 24hrs Call Centre in Highveld Techno Park.

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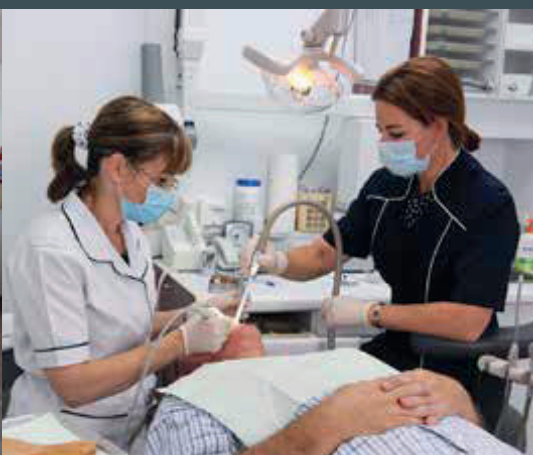
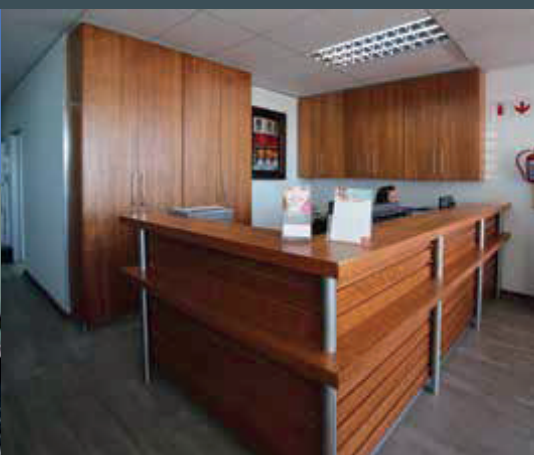
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IRENE FARM VILLAGES HOME OWNERS' ASSOCIATION

Summary Income Statement

April 2016

April 2016		Year to Date		YTD Variance	
Actual	Budget	Actual	Budget	Value	%

Operational Income						
<i>Levy Income</i>						
Normal Levies	937 173	937 173	1 821 296	1 821 296	(0)	0.0%
<i>Other Income</i>						
Interest Received	35 478	10 000	71 391	20 000	51 391	257.0%
Contractors Permits	9 510	10 000	51 865	20 000	31 865	159.3%
Estate Agent Registration	21 660	0	140 790	129 960	10 830	8.3%
Post Box Annual Fee	2 000	2 500	4 250	5 000	(750)	-15.0%
	1 005 821	959 673	2 089 592	1 996 256	93 336	4.7%
Operational Expenditure						
<i>Professional /Administration</i>	<i>45 467</i>	<i>54 155</i>	<i>89 996</i>	<i>108 300</i>	<i>18 304</i>	<i>16.9%</i>
Accounting Fees	33 000	33 000	66 000	66 000	0	0.0%
Audit Fees	1 166	0	1 166	0	(1 166)	100.0%
Bank Charges	2 500	2 500	5 606	5 000	(606)	-12.1%
Insurance	8 801	8 655	17 224	17 300	76	0.4%
Legal & Professional Fees	0	10 000	0	20 000	20 000	100.0%
<i>General Office</i>	<i>8 782</i>	<i>20 500</i>	<i>15 141</i>	<i>31 700</i>	<i>16 559</i>	<i>52.2%</i>
Office Equipment	1 273	1 000	2 720	2 200	(520)	-23.7%
General Expenses	0	11 500	3 751	13 000	9 249	71.1%
Office Refreshment	298	1 000	559	2 000	1 441	72.0%
Printing & Stationary	4 016	3 000	4 016	6 500	2 484	38.2%
Telecommunication	3 195	4 000	4 095	8 000	3 905	48.8%
<i>Operational Expenses</i>	<i>148 152</i>	<i>163 413</i>	<i>247 394</i>	<i>327 825</i>	<i>80 431</i>	<i>24.5%</i>
Municipal Charges	26 279	50 000	41 501	100 000	58 499	58.5%
Recycling	16 495	8 663	16 495	17 325	830	4.8%
Donations	0	5 000	0	10 000	10 000	100.0%
Meetings	950	750	1 470	2 500	1 030	41.2%
Salaries & Wages	104 428	99 000	187 928	198 000	10 072	5.1%
<i>Security</i>	<i>480 960</i>	<i>506 682</i>	<i>984 564</i>	<i>1 013 364</i>	<i>28 800</i>	<i>2.8%</i>
Access Control (ClickOn)	19 575	22 000	38 973	44 000	5 027	11.4%
- ClickOn Recovery	(8 798)	(12 000)	(17 062)	(24 000)	(6 938)	28.9%
Equipment Maintenance SLA	0	19 500	21 641	39 000	17 359	44.5%
Security Maintenance	0	7 000	648	14 000	13 352	95.4%
Guarding Services	470 182	470 182	940 364	940 364	(0)	0.0%
<i>Repairs & Maintenance</i>	<i>134 132</i>	<i>142 862</i>	<i>281 034</i>	<i>285 024</i>	<i>3 990</i>	<i>1.4%</i>
Equipment Maintenance	0	0	0	0	0	100.0%
Fuel	3 988	3 000	5 784	6 000	216	3.6%
General Maintenance	3 327	9 650	15 293	19 300	4 007	20.8%
Infrastructure Maintenance	1 040	3 000	9 252	6 000	(3 252)	-54.2%
Park Facing Boundary Walls	10 865	12 500	15 815	25 000	9 185	36.7%
Park Maintenance	6 900	4 500	11 521	9 000	(2 521)	-28.0%
Park Maintenance Contract	108 012	108 012	216 023	216 024	1	0.0%

IRENE FARM VILLAGES HOME OWNERS' ASSOCIATION

FINANCIAL APRIL



IRENE FARM VILLAGES HOME OWNERS' ASSOCIATION

Summary Income Statement April 2016

	April 2016		Year to Date		YTD Variance	
	Actual	Budget	Actual	Budget	Value	%
Vehicles	0	2 200	7 346	3 700	(3 646)	-98.5%
	817 493	887 612	1 618 128	1 766 213	148 085	8.4%
Operating Profit / (Loss)	188 329	72 061	471 463	230 043	241 420	
Non-Recurring Revenue						
Special Levies	0	0	0	0	0	100.0%
Estate Penalties	4 500	0	18 150	0	18 150	100.0%
Late Building Penalties	0	0	22 750	0	22 750	100.0%
Late Payment Penalties	4 200	0	8 650	0	8 650	100.0%
Expense Recovery	0	0	0	0	0	100.0%
Other Income	0	0	0	0	0	100.0%
Plan Fees	9 475	0	10 975	0	10 975	100.0%
Sale to Members	1 100	0	1 100	0	1 100	100.0%
Non-Recurring Expenses						
Water Risk Management	0	0	0	100 000	100 000	100.0%
Traffic Management	73 918	0	73 918	75 809	1 891	2.5%
Social Development Projects	18 793	0	18 793	45 000	26 207	58.2%
Water Tanker Roadworthy	0	0	0	50 000	50 000	100.0%
Park Development	0	0	0	110 000	110 000	100.0%
Historic Tshwane Accounts	0	0	0	408 000	408 000	100.0%
Environmental Development	60 571	0	60 571	103 500	42 929	41.5%
Cash Provision	0	15 000	0	30 000	30 000	100.0%
Stand Sales	5 557	0	34 986	0	(34 986)	100.0%
Net Positive/ (Negative)	(139 563)	(15 000)	(126 642)	(922 309)	795 667	
Net Profit / (Loss)	48 766	57 061	344 821	(692 266)	1 037 087	
Net Positive/ (Negative)	42 400	(423 000)	42 400	(423 000)	465 400	
Net Profit / (Loss)	317 254	(265 018)	317 254	(265 018)	582 272	
Stand Sales	0	0	141 702	0	(141 702)	100.0%
Net Positive/ (Negative)	13 200	(14 820)	183 711	(164 560)	348 271	
Net Profit / (Loss)	43 121	(33 604)	1 200 982	(13 097)	1 214 079	

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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invest in them. Invest in your dreams.
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– Suzette Hinton





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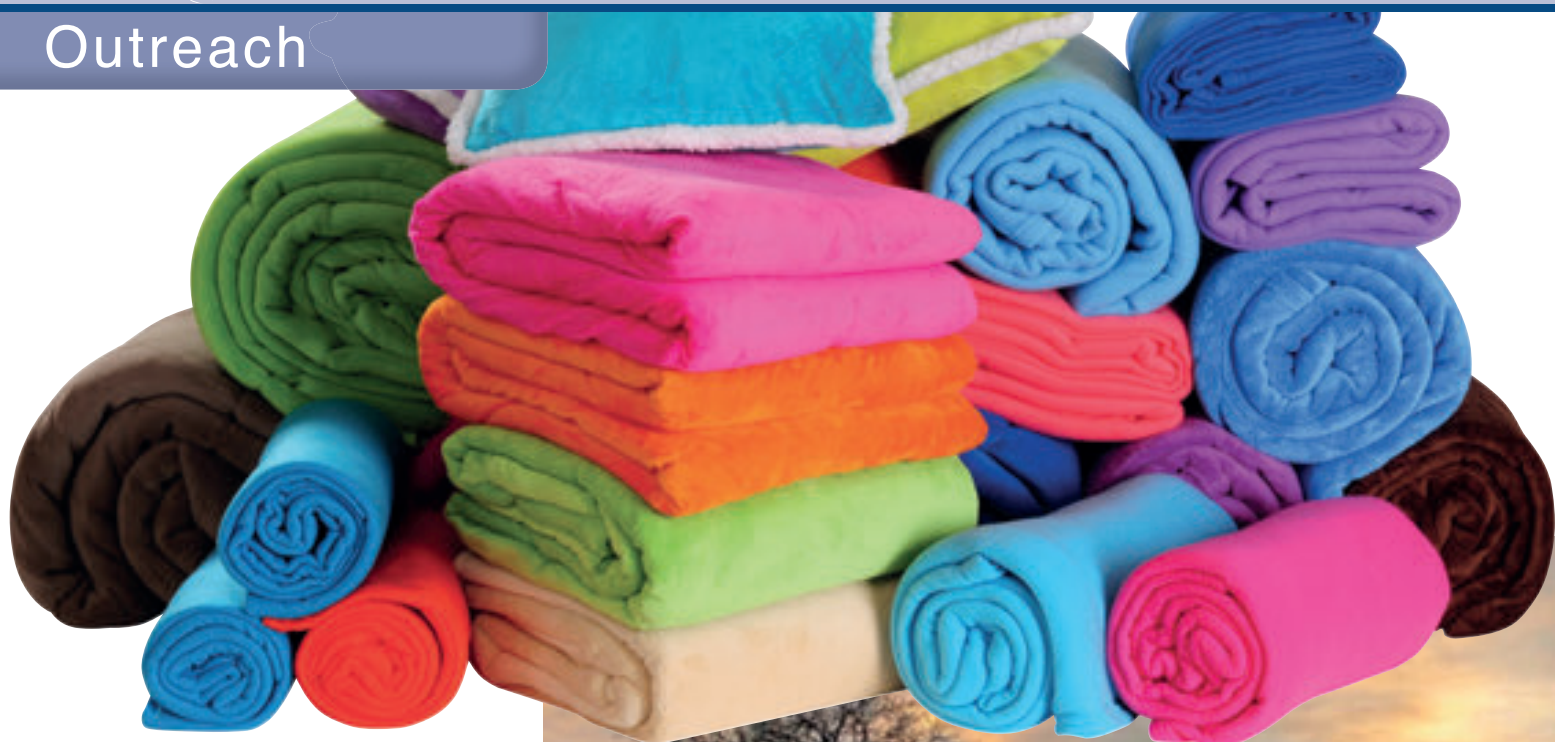
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Outreach to the Khomani San – October 2016

With the recent onset of the cold weather, I have looked for my warmer clothing and thought of those less fortunate than myself, in particular our friends in the Kalahari, the Khomani San. The San live in extreme poverty in Andriesvale in the Northern Cape approximately 190km from Upington on the way to the Kgalagadi National Park.

A group of local volunteers go on outreaches to this community on a regular basis and in this way help soften the hardships they endure. The Irene Farm Village residents participate by donating clothing and other items so desperately needed by the community. This initiative is supported by the Community Investment Committee (CIC) of Irene Farm Villages.


As you prepare for the new season and go through your cupboards, looking at what you want to keep or clear out, we urge you to donate any clothing that you no longer use to this worthy cause. Each person



the Khomani San

in the community receives a parcel of clothing that is packed specifically for them. The age, size and gender are taken into consideration when we pack these items. For smaller children we often pack a soft toy into the parcel. Clothing parcels are packed for the family and delivered to their home or collected by them at the community hall. There are approximately 820 community members living in 220 family groups at Andriesvale.

You can contribute to this cause by placing clothing you wish to donate in the bins at the gates. Bins will be at the gates during June and July.



Should you wish to join the outreach in October 2016, Please contact Marthinus 084 555 2489 or Gail 083 651 1957 for more information.



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The Cornwall Hill College Pipe Band



Cornwall Hill College is blessed with a very unique, talented and dedicated group of musicians. On cold, frosty Highveld mornings (come rain or shine) they proudly don their Cornwall Hunting tartan kilts and armed with bagpipes and drums battle it out for top positions at regional and national pipe band competitions.

The Cornwall Hill College Pipe Band is still in its infancy, but already they have become a force to be reckoned with in the piping community. These pupils, ranging from as young as grade 5 through to matric, under the patient, passionate tutelage of Mr Paul Ross, Mrs Stef Ross and Mr Richard Dockerill, dedicate many hours a week (both on and off season) to hone their skills. They not only have to master their instruments (which in the case of bagpipes can take many years!) but they also need to perform as a unit – with military timing and precision.

The Pipe Band not only competes on a regular basis, but also performs at

various functions across Gauteng, delighting young and old with their wide repertoire of Scottish tunes. On 17 May, they proudly represented Cornwall Hill College at the 115th birthday celebrations of Irene Primary School, providing great enjoyment to both the staff and pupils.

On Saturday, 11 June 2016, the Pipe Band will be competing on their home

ground – at the Cornwall Hill College Highland Gathering. More than 200 pipers, drummers and Highland dancers will compete on the day and a massed band will delight both young and old with their rendition of well-loved pipe band tunes. Food stalls (including traditional Scottish eats), a beer tent, craft stalls, as well as a dedicated children's area will ensure a delightful day out for the whole family.



Please diarise this date and support our Pipe Band and Cornwall Hill College as we celebrate our Cornwall Hill heritage!

For queries regarding the Pipe Band or the Cornwall Hill College Highland Gathering on 11 June, please contact Paul Ross at p.ross@cornwall.co.za or Karen Cameron at hcpipeband@gmail.com.

What is the best way to Develop a Baby's Senses?

Stimulus and movement help with the development of a baby's brain, lays the architecture for all future development and sets a baby up for a healthy, happy and well-coordinated body. It is never too soon to start developing a baby's senses.

This is according to Dr Robert Delgado, a corrective care Chiropractor and lifestyle coach at Delgado Chiropractic, who says that the number one way to develop a baby's senses is to engage with him/ her and respond to cues they give you.

"Developmental milestones for brain development include: from birth a baby will put their hands in their mouth; from 12 weeks a baby will put objects in their mouth and become spatially aware of their midline; from four months a baby will begin to grab objects and shake them in their hands; at five months a baby will transfer objects from one hand to the other, stimulating the left-right brain interaction and showing the growing development of proprioception. The left-right brain development is further developed as the child begins crawling, which is crucial in developing pathways for appropriate hand-eye coordination," explains Dr Delgado.

Before six months of age, a baby cannot regulate sensory input and every noise, sound, movement or light can affect their senses. He says that stimulating a baby a lot is not necessarily better. "Each child is different and requires different levels of sensory stimulation, some babies are more sensory sensitive than others. Sensory sensitive babies find it difficult to maintain a calm alert state and can easily become overwhelmed by external sensory input, including new environments or new people. Other babies may relish and welcome the stimulation."

Dr Delgado states that the nervous system provides the foundation for all forms of learning including information needed for visual perception, motor planning and body awareness, and the most efficient way to ensure that the development of senses is on track, is to have a baby's spine assessed by a chiropractor, as chiropractic addresses problems that affect the senses and help to establish correct input to the brain, allowing normal development to progress.

He provides the following tips for developing a baby's brain/nervous system:

1. Massage baby as skin on skin contact provides wonderful stimulus and feedback to the brain.
2. Prioritising tummy "time" (when the baby is placed on their tummy) from three weeks is imperative for

neurological development. This simple act builds neck muscles and activates brainstem pathways which are critical for healthy brain development. As little as 10 seconds can be sufficient. If your baby is too uncomfortable on their tummy it may be due to nerve irritation, and it's best to have them checked by a chiropractor.

3. Give baby objects to gaze at. Start with black and white objects initially about 25 to 30cm from their face, progressing to bright objects from about 12 weeks placed at varying distances as their sight develops.
4. Laughing decreases stress hormones and stimulates the immune system. Blow "kisses" on baby's tummy, tickle him or her or make funny noises. Babies revel in interaction and it is a great way to stimulate their body and brain.
5. Use alternate sides when feeding with bottle or breast. This ensures that right-left brain development is even. Baby feels the warmth, smells their parent and hears their parent's heartbeat. These are all familiar and soothing experiences.
6. Carry a newborn baby in a supportive carrier. A baby spends nine months in a snugly warm womb, with constant movement, warmth and physical contact with the mother. Suddenly not experiencing these sensations can be overwhelming. A supportive carry case is also a great bonding time for baby and parent.

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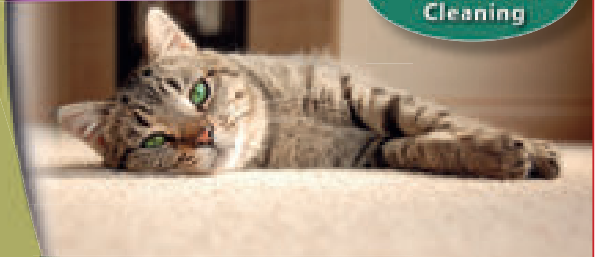
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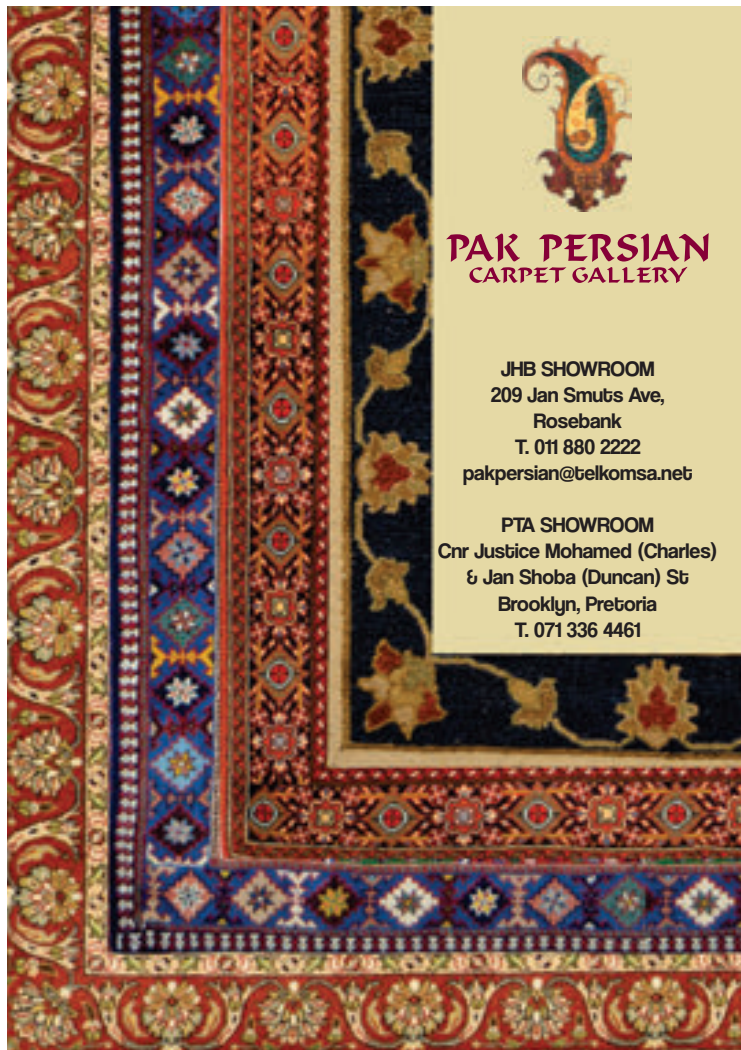
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Sunday morning runners seen from the hill.



Fish Hoek hill from the beach



Early morning bathers



African penguins on Boulders beach.

a suburb? A village? Or is it Toy Town?

We are in Fish Hoek. Just for a few days – half way up the mountain in one of the 100 or so homes up there. It's a bit like having a seat in an amphitheatre. I look across False Bay to the right and down below is the little town of Fish Hoek.

The town is on the floor of a broad, flat valley and one can encompass it, in its entirety, in a single glance.

This 19th century whaling station and one-time poverty-stricken fishing village prospered enormously in the 20th century and had its own mayor until 20 years ago when Cape Town incorporated it. Fish Hoek became a suburb. But it still looks like a town – more like a toy town from up here. The highest structures are the two or three churches.

We are just far enough away not to be disturbed by the sound of traffic. Though it's not entirely silent: in spring. One can hear the 40-ton whales mating, sometimes even among the breakers. They also calve in the shelter of the bay before returning to the Antarctic.

One can see right across the town to where it peters out at the foot of the

mountain that hides Kalk Bay, which is just over 2km away.

I spot the Cape Town to Simon's Town train creeping round the mountain from Kalk Bay. It comes towards us following the line of the shore until it straightens out to silently, serpent-like, glide towards the tiny Fish Hoek station. I watch the people – minute from here – move to the edge of the platform and a breeze picks up the voice of the station announcer but too faint to hear her words. Minutes later the train resumes its journey towards us and, as it nears the entrance road to the beach directly below, the sound of its siren drifts up and we can see the flashing red warning lights as pedestrians and cars wait for the train to pass. Then it moves out of sight to Simon's Town.

From here we can look down the entire length of High Street, which is one street up from the beach. High Street might have a name but that's



Boulder's beach where penguins often swim with bathers.

what I have always called it. It's a typical high street. One cannot call it trendy, but it works: people walk along it slowly for there is much to excite the eye. A lot of retirees live in Fish Hoek and they stop and chat on the pavement and to shop keepers who know them by name. That's what high streets are all about.

There's an excellent fish and chip shop halfway along but no restaurants. Not on High Street. And no bottle stores. Fish Hoek, until very recently, was "dry". When the owners of the land gave the go-ahead for it to be developed it was on condition no liquor be sold within its borders. Only in the last few years have restaurants been allowed to serve wine and spirits.

On Sunday I rise early in the half-light and, voyeur-like, watch the town wake up. A solitary car drives down High Street and, to the left, I see just three people walking separately along the narrow strip of beach allowed them by the high tide. We'll be down there ourselves after breakfast when the beach widens. It's a 1.5km walk – 3km both ways though, afterwards, we'll walk in the other direction too, past the restaurant and the change

At weekends everybody seems to be out and about doing something.

rooms where a number of very tanned and fit elderly people congregate early every morning to swim and chat over coffee. The sea's too cold for my liking though its average temperature is apparently the same as the French Mediterranean.

The rising sun shines on a small knot of people standing around next

to the level crossing. Then I see in the far distance a pair of runners on the road next to the low dunes. As they draw nearer I notice more coming into view and then even more and I now realise it's some sort of race – a half marathon perhaps – and the group at the level crossing are stewards and spectators. Some clap and call out as the joggers pass



Fish Hoek at night



Kayaks

– hundreds upon hundreds of them now flow down the street.

High Street is also getting busier and cyclists are cruising along it in small groups before turning off on to the Kommetjie Road. The beach too is now busier: people walking with their dogs and a dozen young people dragging their long kayaks on to the beach, which is wider now that the tide is receding. I recall the days when, on that same spot, the trek fishermen, helped by

holidaymakers, dragged their seine nets in – so few fish and so much weed. Did they really not realise they were destroying the fish's habitat by scouring the seabed. Maybe, one day, the fish will come back – like the whales did.

A crowd of children under supervision is preparing, it seems, for their own big walk.

It is one of the attractive features of Cape Town – at weekends everybody

seems to be out and about doing something.

Later that morning we explored Kalk Bay's shops. Its main street is quaint without even trying and there's a wide choice of restaurants, either elegant or as grubby as you like, with sticky tables.

The nice thing about Fish Hoek is that it is nicely placed for visiting the Peninsula's many attractions: the penguins at The Boulders; Simon's Town with its not very serious naval base, its fascinating toy museum and restaurant overlooking the harbour. Cape Point reserve is a short distance beyond and so is the pass over Redhill to Kommetjie.

There's an hourly water taxi that operates between Simon's Town and Kalk Bay.

It is approximately 30 kilometres by road from Fish Hoek to the centre of Cape Town, with a choice of two routes: either north along the coast and over Boyes Drive or south on Ou Kaapse Weg over the Steenberg mountains and Chapman's Peak Drive and Hout Bay, which is the more interesting. And there's always the train.



Fish Hoek's neighbour, Simons Town



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Josephine Phiri is looking for 2 days work in the Estate. She is available Tuesdays and Fridays. She is a good worker and very honest. Contact Christine van der Westhuizen on 082-823-5136.

Cathrine has been in our family's employment for about 2 years. She has 3 days available for work in Irene Farm Village. She is a friendly, reliable and a fast worker. Please call or whatsapp Cathrine on 082-642-5907. For reference call Theo 081-716-6868.

Linah is looking for domestic work. She has been working in the estate for a few years. Reliable and good skills. Contact her on: 076-313-5764.

Domestic Catherine, looking for extra days to work, living in Estate, hard working, trustworthy, good with kids and animals, can cook as well. Am available June, have good references. Call Catherine 062-060-4817.



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Agent: Yolanda Barnard
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Office: 012 003 3242
E-Mail: yolanda@yb-law.co.za
Web: www.yb-law.co.za



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Liesl van Staden
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Principal: Nina Antoniou
Agent: Nina Antoniou
Cell: 082 963 1994
Agent: Eunice
Cell: 071 676 5940
Office: 012 667 3692
Fax: 086 617 0516



Jana Brink and Frank Roos
Cell: 0724020181/
Cell: 0825550466
Office: 0126675201
jana.centurioneast@justresidential.co.za
frank.centurioneast@justresidential.co.za
www.justpropertygroup.co.za



Principal: Leane Graaff
Agents: Leane Graaff
Cell: 083 457 3184
Office: 012 689 2018
Fax: 086 698 6210
Email: lgstates@absamail.co.za



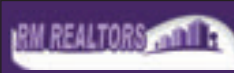
Franchise Manager: Deon van Zyl
Agent: Steven Kruger 082 699 4881
steven.kruger@leapfrog.co.za
012 348 1640
www.leapfrog.co.za



Principal: Retha Schutte
Office: 012 644 8300
Fax: 012- 664 6790
Agent: Peter Varrie
Cell: 082 457 7416
peter.varrie@pamgolding.co.za



Jeane Minnie
082 092 9947
jeanem@realnet.co.za



Machelle Henning-Walker
Kantoor: 071 657 7555
Cell: 082 789 7888
Epos: machelle@rmrealtors.co.za
PO Box 61740
Pierre van Ryneveld
0045
Stand 2185, Halfmoon Drive,
Irene Farm Village



Principal: S.J. van Wyk
082 454 9813
Tracy Keyter: 082 928 8219
Tracyk@seeff.com
Sylvia Meneely: 084 010 8504
sylvia.meneely@seeff.com
Office: 012 667 2167
Fax: 012 667 3566
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Cell: 073 206 3877
www.superiorrealty.co.za
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IMPORTANT NUMBERS

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Pierre van Ryneveld
Community Policing Forum079 528 1630

Security at Gates012 662 1688
Guard House Main Gate42831
Guard House North Gate42832
Security Manager.....082 300 1835
Protea Coin Shift Manager.....082 838 7779
Irene Farm Controller.....082 947 7610

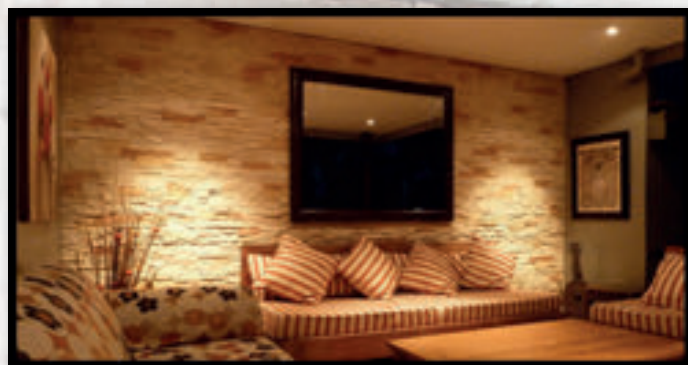
Fire Emergency.....10177
Medical Emergency.....082 911

Irene Farm Villages:

Estate Office012 662 3505/5601
Estate Manager079 525 9281

Managing Agent:

Account AbilityTel: 082 780 0059
.....Fax: 086 671 9798
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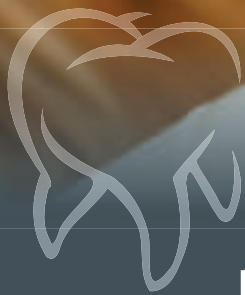
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