



The Villager

Issue 6 • 2017

Father's Day Fun

Farewell to Marchell

Harties, Gauteng's little piece of Mediterranean

I am Irene Farm Villages & Centurion Golf Estate

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

Office: 012 644 8300



Ref# CN1315125

R4.8 million

4 Bedrooms | 3 Bathrooms | 2 Garages

If you have connoisseur taste and require an immaculate home, this is a home that you need to view. As you open the huge double doors of the home, and enter the double volume entrance hall, you cannot help but say "WOW" as your sight is drawn towards the imported Italian marble tiled staircase and the textured walls.



Ref# CN1277535

R3.795 million

4 Bedrooms | 2 Bathrooms | 4 Garages

This stunning home is designed for open plan living. All fittings within this beautiful home are immaculate. There are two full size bathrooms and the main bedroom has an en-suite bathroom with built-in cupboard space. The house had four garages and staff accommodation as well as a fully utilized scullery and laundry area.



Ref# CN1314561

R4.2 million

4 Bedrooms | 5 Bathrooms | 2 Garages

As you enter through the double doors, you realise that this is a desirable home, designed for comfortable family living. The new ELK kitchen, with a Smeg stove, is the heart of this home, being centrally situated to the dining room and lounge.



Ref# CN1307102

R4.3 million

4 Bedrooms | 3 Bathrooms | 2 Garages

This immaculate home it is light and bright with open space architecture, high ceilings and a subtle flow between the rooms. The heart of the house is the kitchen, with granite tops and it is finished off with rich wood cabinetry. The en-suite guest bedroom on the ground floor is a definite plus.



Ref# CN131848

R2.49 million

3 Bedrooms | 2 Bathrooms | 2 Garages

Sole and exclusive mandate: This is the ideal lock-up and go property. First impressions of this house is of a well maintained home, with an open plan feel, from the kitchen to the living room. The lounge opens to an under-cover patio with braai facility. The swimming pool is an extension of the patio.



Ref# CN1317945

R4.5 million

4 Bedrooms | 3.5 Bathrooms | 2 Garages

Exclusive Mandate - When you first see this home, the immediate feeling you will experience is of a family living in harmony. Due to the open plan design, with spacious living areas, the home lends itself to integrated living. However, the guest bedroom with bathroom-en suite, is separate from the living areas

I am
Peter Varrie
Irene Farm Villages &
Centurion Golf Estate

Please contact me for
your sales requirements.

Contents

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

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Cover by Marthinus Horak



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Dear Residents

The Irene Farm Villages residential estate is situated amongst several property developments, which include the Irene Village Mall and several M & T Developments. The property experts believe that Irene Farm Villages will become even more popular in future. The fibre-to-the-home and the CCTV-network will, as separate projects, increase the value of properties in the Estate.

In a previous issue it was reported that the HOA Board has amended the Estate Management structure, which inter alia embraces the following changes:

- ▶ The current position of the Security Manager ("Contracts Manager"), which existed in terms of the security service level agreement between the HOA and Bidvest Protea Coin, was terminated;
- ▶ A new HOA position for an Assistant Estate Manager was created. The HOA Board is in the process of appointing the Assistant Estate Manager.

Hence, in line with the above changes, the Bidvest Protea Coin Security Manager, Mr Marchell Galant will be leaving Irene Farm Villages. He has been deployed as a Branch Manager in George.

Marchell started as the Security Manager at Irene Farm Villages in 2010, when the HOA and Protea Coin entered into the current security services level agreement. Marchell executed his duties and responsibilities consistently on a high level, which exceeded the level of expectation. He was instrumental for bringing several value-added tasks to the service level agreement, which included matters such as standing in for the Estate Manager, intervening in disputes between neighbours, making available additional personnel and security vehicles to assist with the Estate



Management, assist with the general office administration, personal support for the yearly fun days and arranging for the Protea Coin helicopter, horse- and dog displays during these events.

Marchell will be leaving Irene Farm Villages on the 31st May 2017. We will always remember his spontaneity and friendliness over the years. We wish him the best of luck in his career that lies ahead.

The internal projects are progressing



At van Niekerk

well with the following feedback and update:

- **The Infra-Structure Development Plan ("IDP"):** The professional team has been appointed by the HOA Board. The building plans for the alterations to the two gate-house buildings and the operational or maintenance area are in the process of being finalised, whereafter it will be submitted to the Tshwane City Council for approval before construction work can commence. The commencement date depends on the approval of the plans by the Municipality. The PMC will go out on tender to appoint the building



PROPOSED INFRASTRUCTURE
AT IRENE FARM VILLAGE



SOUTH GATEHOUSE ARTIST IMPRESSION



PROPOSED INFRASTRUCTURE DEVELOPMENT AT IRENE FARM VILLAGES

contractor. Members are welcome to forward the details of reputable building contractors to the Estate Manager. The PMC will then invite such contractors once the tender goes out.

- **The Close Circuit Television (“CCTV”) Network:** This project is progressing well. The appointed contractor, X-On, commenced with

the construction of the plinths. At the same time, Vodacom’s contractor started with the trenching along the perimeter of the Estate, wherein the optic fibre and the electric cable will be installed to run the CCTV network. This project could be delayed by the trenching and the installation of a new electric cable along the Northern boundary by the Municipality. The CCTV project includes the upgrading of the electricity distribution to the two



gate-house buildings, which will be carried out by the appointed HOA contractors, Spectra Projects. Due to the mentioned expected delay, the CCTV network is estimated to be completed by the end of July 2017.

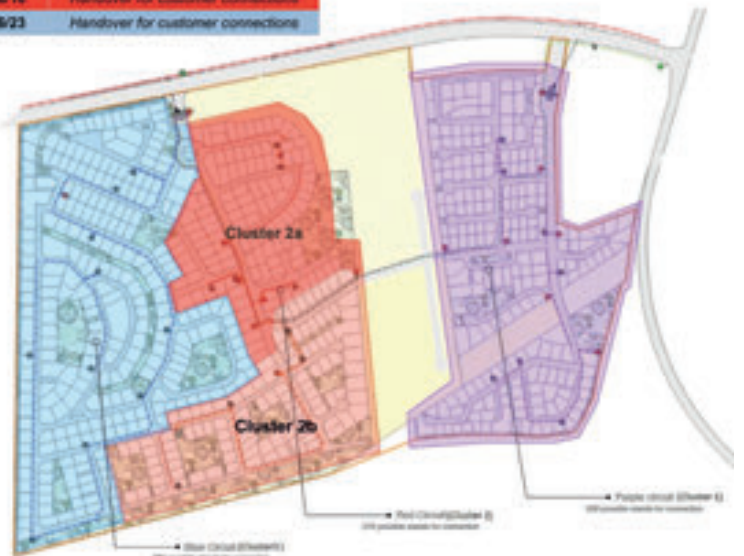
- **The Fibre-To-The-Home (“FTTH”) Project:** The micro-trenching is progressing well. The first cluster (phase) is expected to be connected and running by the middle of June 2017, with the other two clusters to follow soon thereafter. The marketing programme for the signing-up with Vodacom will kick off once ICASA has approved the new packages



NORTH GATEHOUSE ARTIST IMPRESSION

INFRASTRUCTURE DEVELOPMENT AT IRENE FARM VILLAGES

Cluster 1	2017/05/31	Handover for customer connections
Cluster 2a	2017/06/09	Handover for customer connections
Cluster 2b	2017/06/16	Handover for customer connections
Cluster 3	2017/06/23	Handover for customer connections





and pricing, which will be communicated directly to the Members on an ongoing basis.

On the operational side, the following activities are in progress or planned:

- The annual maintenance and painting of the boundary walls, facing parks and open spaces, are progressing well. The Operational Budget provides for R165,000 for this project.
- The rope-netting on most of the jungle gyms is worn out and damaged, which causes a danger to children using this apparatus. The HOA Board approved the replacement of the rope-netting, which should take place during May 2017. This will be the first time that the rope-netting is replaced since the installation of the jungle gyms about ten years ago. Members are requested to report any form of vandalism of the jungle gyms to the Estate Management.



Parents and care-givers should at all times take particular care and precautions to ensure the safety of their children using the jungle gyms. NOTE: All persons using the jungle gyms shall do so at their own risk and the HOA assumes no responsibility for personal injury.

- The North-gate circle will be re-landscaped with the aim to enhance the appearance of the Northern entrance to the Irene Farm Villages. The re-landscape plan will include the following: new gabions to contain the loose rocks inside the circle, removal of the older



plants that have reached the end of their life cycle, replanting some of the existing plants in the circle and planting new plants. This project has been provided for in the 2017/2018 financial year to the amount of R60,000.

Members are reminded that they can make use of the HOA's own private post box system. This system consists of the following:

- Members can subscribe by registering at the Estate Office. The annual post box fee is R250;
- After registration, the Member will be handed a key for the post box, which is numbered with the Member's stand number on the post box;
- The post boxes are situated at the Village Green Park in Privet Street;
- Members must then reroute their post in general to the following address, namely: Name of the Member, Private Bag X1, IFV XXXX (give the Stand No), Pierre van Ryneveld, Postal Code 0045;
- Members must consider that the IFV post boxes are much safer to use than the Post Office boxes, where there is little if any security;
- The refurbishment of the IFV post boxes is in the planning phases.



Mrs Alpha Brand, who was assisting the HOA with the sorting of the post since 2010, has sold her house and relocated to the Cape. Mrs Brand was not only involved in the day-to-day sorting of the incoming post, but also assisted with the record keeping of new Members and Members leaving the Estate.

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She was hands on with the IFV postal system and carried out her duties with exceptional accuracy. The office staff will miss her presence. We wish her all the best and trust that she will be happy in the Cape.

During the past HOA Board meetings, the Board was confronted with the situation where Members do not adhere to the HOA rules related to erecting temporary structures. The HOA Rule 4.5.4.4 prescribes, that

“No structure of a temporary nature, including a trailer, tent, shack, garage, barn or any other such building will be allowed to be stored or placed outdoors on the premises without the prior written approval of the HOA”.

It is important to note that no form of temporary structure will be allowed, without the prior approval by the HOA (the Board). This includes Wendy huts, pergolas, louvre-decks, awnings, canopies, shutters, etc. All structure on the exterior side of the property must be approved by the HOA. The reason for the control over these structures is to ensure an aesthetically pleasing property environment.

Residents are invited to join us on the IFV Facebook page, www.irenefarmvillages.co.za and to share

your experiences with all of us. There are currently 740 Facebook likes and are increasing daily. The Estate Management often make use of the Facebook page to bring matters of importance to the attention of the Members, especially missing or found pets.

One of the important projects in our Estate is the recycling of dry refuse materials, such glass, plastic, paper and metal containers. The recycling is done every Thursday. In March 6,640kg and in April 4,280kg of waste was collected by Remade Recycling. We urge our Residents to take part in this project and to make a difference in our beautiful country.

Greetings from the
Estate Management

“To ask is no sin and to be refused is no calamity”
- Russian proverb



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Security

Dear Residents

I received several calls from Residents informing me that they have missed a call from Security but when they phone back they don't get hold of Security.

Upon further enquiry, we learnt people attempt to return a missed call from Security using the number where the call came from. Please note the number that appears on your mobile when Security contacts you (082 057 8205 / 082 057 8356) cannot be phoned back as these are the ClickOn numbers.

If you wish to contact Security at the main gate, they can be contacted as follows: 24hrs Guard room 012 662 1688, 24hrs controller 082 947 7610 and the 24hrs Duty Manager 082 838 7779.

Security is still experiencing the problem where household workers are requested by owners to report for duty on a day for which the household worker is not registered. The procedures for this arrangement are as follows: The Resident should contact the office on 012 662 3505 or alternatively if it is over a weekend, the 24hrs guard room can be contacted where you can make arrangements for your household worker to obtain access to the Estate.

Another situation that is on the increase is where household workers report to the office and confirm that their finger



print is not working due to the fact that they are having a problem entering the Estate. When the HOA office run a report to check the activity, we notice that the household worker did not exit the Estate with a finger print. The question is then asked to the household worker "how did you exit the Estate?" the answer is always that the Resident drove out with them. Residents, you are once again reminded that this is a contravention of the HOA rules and regulations and carries a penalty.



Marchell Galant

Farewell Message:

It is with great sadness in my heart and tears in my eyes that I have to inform you that I will be leaving the Irene Farm Villages Estate. I grew so close to all the Residents in the Estate that I can actually call you all family.

Looking back since I first started at Irene Farm Villages in the year 2010, I can honestly say that there were good times and yes there were times when I locked horns with some of the Residents in the Estate, but I can say with pride that all problems and issues were resolved peacefully.

If anybody would ask me what my highlights were during my service in Irene Farm Villages, I would say that it was all the family functions (tree

planting events, family fun days and doggy walks) in the Estate. It was always awesome to see the large number of people that attended and made these days memorable and successful, without all of you, it wouldn't have been a great success.

The message that I would like to leave with you is, stay the wonderful and respectful Residents that you all are. Irene Farm Villages has grown in my heart. Peace and love to all of you and your families in Irene Farm Villages. I will surely miss you all.

With lots of Love,
Your Security Manager
Marchell Galant

IMPORTANT NUMBERS

24HR SECURITY GUARD ROOM:
012-662-1688

24HR CONTROLLER:
082-947-7610

24HR SHIFT MANAGER
082-838-7779

SECURITY MANAGER
082-300-1835

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.
Marchell Galant • galantm@proteacoin.co.za • 082 300 1835

I am Irene Farm Villages & Centurion Golf Estate

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

Office: 012 644 8300


PAM GOLDING
PROPERTIES

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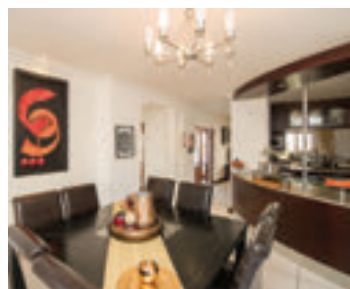
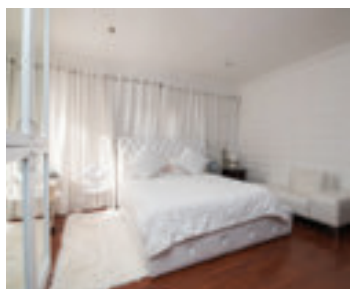
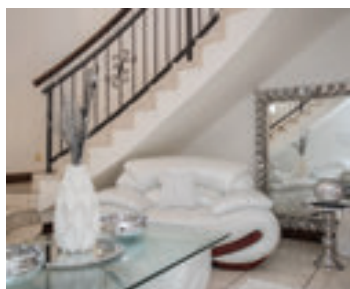
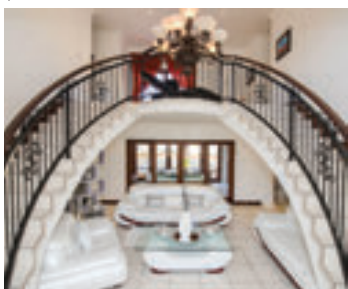


Ref# CN1320774



R4.9 million

4-beds, 2 en-suite bathrooms with guest bathroom adjacent to study/office downstairs. Stunning reception room with grand staircase, leading to the pyjama lounge upstairs. Staff accommodation, double automatic garages. Designer kitchen next to dining room. Swimming pool with Jacuzzi.



I am
Peter Varrie
Irene Farm Villages &
Centurion Golf Estate

Please contact me for
your sales requirements.



IRENE FARM VILLAGES HOME OWNERS' ASSOCIATION Summary Income Statement April 2017

	April 2017		Year to Date		YTD Variance	
	Actual	Budget	Actual	Budget	Value	%

Operational Income						
<i>Levy Income</i>						
Normal Levies	1 069 839	1 069 838	1 982 245	1 982 244	1	0.0%
<i>Other Income</i>						
Interest Received	8 429	37 000	56 359	74 000	(17 641)	-23.8%
Contractors Permits	15 520	10 000	69 260	20 000	49 260	246.3%
Estate Agent Registration	0	0	140 790	129 960	10 830	8.3%
Post Box Annual Fee	500	2 000	37 850	4 000	33 850	846.3%
	1 094 287	1 118 838	2 286 504	2 210 204	76 300	3.5%
Operational Expenditure						
<i>Professional /Administration</i>						
Accounting Fees	34 980	34 980	69 960	69 960	0	0.0%
Audit Fees	1 425	0	1 425	0	(1 425)	100.0%
Bank Charges	4 802	3 000	10 673	6 000	(4 673)	-77.9%
Insurance	11 338	11 060	22 794	22 120	(674)	-3.0%
Legal & Professional Fees	2 500	5 000	5 000	10 000	5 000	50.0%
<i>General Office</i>						
Office Equipment	15 184	23 900	41 831	38 000	(3 831)	-10.1%
Office Equipment	2 265	1 000	2 644	2 200	(444)	-20.2%
General Expenses	0	11 000	3 078	12 000	8 922	74.4%
Office Refreshment	450	1 000	2 588	2 000	(588)	-29.4%
Printing & Stationary	11 847	4 750	27 608	9 500	(18 108)	-190.6%
Telecommunication	622	6 150	5 913	12 300	6 387	51.9%
<i>Operational Expenses</i>						
Municipal Charges	157 449	170 542	306 997	328 421	21 424	6.5%
Municipal Charges	12 036	31 000	45 965	62 000	16 035	25.9%
Recycling	8 909	8 909	17 819	17 818	(1)	0.0%
Donations	25 000	5 000	25 000	10 000	(15 000)	-150.0%
Meetings	710	500	710	2 000	1 290	64.5%
Salaries & Wages	110 794	125 133	217 503	236 603	19 100	8.1%
<i>Security</i>						
Access Control (ClickOn)	567 283	543 750	1 087 557	1 087 500	(57)	0.0%
Access Control (ClickOn)	21 136	22 000	41 343	44 000	2 657	6.0%
- ClickOn Recovery	(9 075)	(10 000)	(19 161)	(20 000)	(839)	4.2%
Equipment Maintenance SLA	20 610	21 650	41 220	43 300	2 080	4.8%
Security Maintenance	31 512	7 000	17 954	14 000	(3 954)	-28.2%
CCTV Equipment Rental	0	0	0	0	0	100.0%
Guarding Services	503 100	503 100	1 006 200	1 006 200	(0)	0.0%
<i>Repairs & Maintenance</i>						
Repairs & Maintenance	135 610	150 740	267 452	300 780	33 328	11.1%
Fuel	2 203	3 000	5 394	6 000	606	10.1%
General Maintenance	8 683	9 150	17 149	18 300	1 151	6.3%
Infrastructure Maintenance	5 072	3 140	8 440	6 280	(2 160)	-34.4%
Park Facing Boundary Walls	5 160	13 750	7 485	27 500	20 016	72.8%
Park Maintenance	0	5 000	0	10 000	10 000	100.0%

IRENE FARM VILLAGES HOME OWNERS' ASSOCIATION

FINANCIALS April



IRENE FARM VILLAGES HOME OWNERS' ASSOCIATION Summary Income Statement April 2017

	April 2017		Year to Date		YTD Variance	
	Actual	Budget	Actual	Budget	Value	%
Park Maintenance Contract	114 492	114 500	228 985	229 000	15	0.0%
Vehicles	0	2 200	0	3 700	3 700	100.0%
	930 572	942 972	1 813 690	1 862 781	49 091	2.6%
Operating Profit / (Loss)	163 716	175 866	472 814	347 423	125 391	
Non-Recurring Revenue						
Estate Penalties	3 500	0	4 500	0	4 500	100.0%
Late Building Penalties	0	0	0	0	0	100.0%
Late Payment Penalties	3 250	0	5 900	0	5 900	100.0%
Plan Fee Recovery	3 000	0	3 000	0	3 000	100.0%
- Plan Fee Cost	(13 585)	0	(13 585)	0	(13 585)	100.0%
Expense Recovery	0	0	0	0	0	100.0%
Sale to Members	0	0	0	0	0	100.0%
Non-Recurring Expenses						
Water Risk Management	0	0	0	0	0	100.0%
Traffic Management	0	120 000	0	120 000	120 000	100.0%
Social Development Projects	0	5 000	0	5 000	5 000	100.0%
Water Tanker Roadworthy	0	0	0	0	0	100.0%
Park Development	0	20 000	0	20 000	20 000	100.0%
Historic Tshwane Accounts	0	0	0	0	0	100.0%
Environmental Development	0	0	0	0	0	100.0%
Cash Provision	0	0	0	0	0	100.0%
Net Positive/ (Negative)	(3 835)	(145 000)	(185)	(145 000)	(145 185)	

Irene Farm Village Home Owners Association - Infrastructure Development

	Actual	Budget	Actual	Budget	Value	%
Revenue						
Special Levies	203 984	203 984	203 984	203 984	0	0.0%
Stand Sales			0	0	0	100.0%
Projects						
WIP - CCTV Project			71 506			
WIP - Infrastructure Development Project			103 007			
WIP - Land Purchase Project			0			
WIP - Power Solution Project			1 152 904			

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

“The question isn't who is going to let me;
it's who is going to stop me.”

— Ayn Rand





FUN THINGS TO DO ON FATHER'S DAY

SUNDAY June 18 is Father's Day, the day dedicated to saying "thank you" to your dad for everything he does for you. Make sure you say "I love you, dad" and make him feel special on Father's Day.

We put on our thinking caps and came up with some fun things to do with dad on Father's Day. Most dads are still little boys at heart and love to play games! So start off dad's day with a great breakfast made with love and then choose one of these fun activities for a Father's Day to remember.

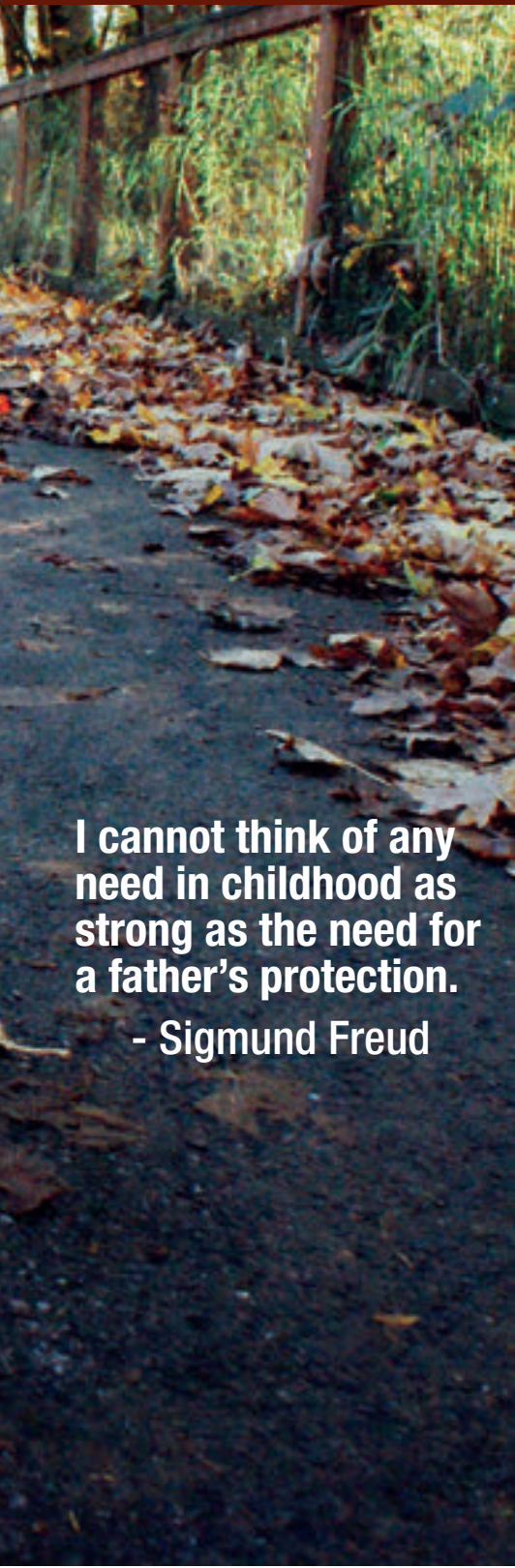
Have a picnic

Picnics are always great and are perfect for a father who needs some relaxation. Choose a beautiful park or a nature reserve as the venue. Pack the picnic basket with all dad's favourite foods and drinks. Take along a big blanket so dad can have some quiet time reading his newspaper. Then bring out the ball – for either cricket or soccer, or whatever else dad likes to play.



Go karting

Most dads fancy themselves quite the hotshot behind the wheel! Treat dad to an adrenaline high at the indoor karting track at Cedar Square Mall



I cannot think of any need in childhood as strong as the need for a father's protection.
- Sigmund Freud

on Father's Day. Whether you're a karting pro or have never been behind the wheel of a kart, you're likely to become a speed freak!

Xtreme Indoor Karting boasts the best technology and unequalled facilities. Where: Cedar Square Mall, Cnr Cedar and Willow Rd
Contact: 011 465 0088; info@xikarting.co.za
www.xtremeindoorkarting.co.za



Fishing

If your dad's an avid fisherman, this would be the perfect way to spend Father's Day. There are many venues in and around Pretoria of which we have chosen two that won't take more than 40 minutes to reach:

Brookwood Estate is an idyllic retreat in the Cradle of Humankind boasting five well-stocked dams and excellent Yellow Fish fishing in the Blaauwbank River. Brookwood claims that their trout dams hold some of the biggest Rainbow Trout in Gauteng! The largest of the five dams holds a multitude of fish including Bass, Yellows, Carp and Bream.

You could even stay overnight in a luxurious two-bedroom chalet with en suite spa baths and open fireplaces.

There is also a quaint fisherman's cabin and a tackle shop.

Contact Brookwood on 011 957 0126 or info@brookwoodtroutfarm.co.za.

Kloofzicht Lodge & Spa, Driefontein Road, Muldersdrift

Nestled at the foothills of the Zwartkops Mountains in the Cradle of Humankind, Kloofzicht Lodge & Spa is a comfortable 30 minute drive from FWG.

The stillness of Kloofzicht Lodge is embodied by water as the lodge, comprising 60 suites, overlooks six exquisite fly fishing dams and the lower reaches of the Blaauwbank Spruit, which meanders through the unspoilt Zwartkops gorge. Five star hospitality and service is the

trademark of Kloofzicht Lodge & Spa and can be found from their conferencing and banqueting to their wedding, leisure and spa facilities.

The lodge accommodates groups from 2 to 120 delegates within five main conference venues and two smaller meeting rooms. Spa conference packages are popular with cutting-edge companies, while fly fishing packages are available as an interesting teambuilding alternative.

The small but magnificent nature reserve upon which Kloofzicht is built, is home to kudu, impala, blue wildebeest, eland, red hartebeest, springbuck, gemsbok, zebra as well as a fascinating array of bird life.

Glenburn Lodge, Kloofzicht Lodge and Bush Willow Tented Camp are all within easy access (approx. 10km) from Maropeng where Homo Naledi, a new species of human relative, has been discovered in a cave in The Cradle of Humankind, South Africa.

Contact: 011 317 0600
Fishing is open from 06h00 until 18h00 and is subject to the occupancy of the hotel.



And if nothing's caught your fancy yet, you can still try putt putt, paintballing, a round of golf...

Happy Father's Day!

Please contact the establishments mentioned directly.

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The Mighty Tigris is able to ensure streamlined projects through the availability of a number of services, such as in-house architectural services, an engineering service and building and garden planning. The turnkey service offering allows the home owner to take comfort in knowing that the company has everything covered.

GETTING THE BASICS RIGHT

The biggest challenge in the contracting industry is the miscommunication between the client and the contractor regarding the basic business principles that apply to any form of contractual agreement. Below are a few questions you should be asking when taking on a new build or renovation.

1 Am I choosing the right company?

Does the company you chose suit your building or renovation requirements? Does it deliver the style you are looking for? Does it offer a turnkey building package that includes architectural drawings, council approval and hand-over, or does it specialise in only one area?

2 How much will it cost?

One of the most important factors is to ensure that the project cost was made clear before any work commences, and that what was quoted is delivered. The biggest challenges and disagreements come to light when there are hidden costs or changes to the original cost of the project.

3 Do I have to worry about site safety?

While working on the project, does the company offer public liability on the site's facilities, including the health and safety of the workers on site, as well as site visitors?



4 Who will handle quality control?

Are there staff members on site available to answer the questions and address the needs of the client? Is there a designated staff member who ensures that the project meets the standards of the current building regulations?

5 Will this project keep to the agreed time frames?

It is important to stay within the time frames of the project, and also acknowledge the different building seasons and downtimes.

6 Who will hold the builders accountable?

It is important to take stock and ensure that what was quoted for is delivered, and that all certificates from the relevant parties can be provided when needed.

The Mighty Tigris will be offering a series of features tackling all of your building and renovation matters, so look out for next month's edition. For questions regarding this feature, email info@tigris.co.za.



Jaco van Deventer is an expert in the field of construction, and turnkey building projects. As general manager of The Mighty Tigris, Jaco is passionate about delivering high-end services to his clients and ensuring that the vision for each project is fulfilled.

For more information on The Mighty Tigris:

Call us: 082 090 4796

Email us: sales@tigris.co.za

Visit us: www.tigris.co.za.





A dynamic concept in furniture retailing in Kyalami

The furniture industry has had quite a shake-up over the past 12 months, with a number of well-known brands going out of business. Those that have weathered the storm have become stronger. Lots & Crates is an example of the latter, thanks to an innovative business model conceptualised by Craig Rheeder.

In mid-2010, the global economy was going through a recession. Despite the hype around the FIFA World Cup that buoyed South Africa's economy, people everywhere were sensitive to price. Undaunted, Craig Rheeder decided to open a brand new furniture store in Blairgowrie. The core philosophy of the business revolved around buying up job lots of quality furniture that he could offer at reasonable prices to discerning consumers. He called his new brainchild "Lots & Crates." Craig's confidence came from his many years' of experience – for 11 years, he was an auctioneer of cars and household goods and then he joined Wetherlys. For six years he headed up the Wetherlys office furniture/contracts division, became their Ops Director and eventually Managing Director of the Wetherlys factory, known as Roodefurn. This gave him great insight into some of the pitfalls

that can be encountered in the furniture industry.

After leaving Wetherlys at the end of 2009, Craig took time out to contemplate what he wanted to do going forward. He came to the conclusion that many problems facing the larger retailers are due to the breakdown in communication and he decided "it doesn't have to be like that." "One of the pitfalls that I found particularly troublesome when I was running the Roodefurn factory was the 'made to order' concept. In a supply chain where numerous breakdown points exist, many orders that are placed don't turn out the way the customers originally ordered the furniture. We often ended up with irate customers and furniture that had to be exchanged."

He realised that the key was to simplify the operation. He also knew that he preferred interacting with the customers,

rather than handling the back end of the business. So, he came up with a nifty formula that solved many of the logistical niggles that furniture stores experience and gave him the freedom to be able to mingle with the people in the store.

“At Lots & Crates we sell off the floor. The customer gets instant gratification. There’s no wait. And it’s not a lucky dip. You get what you see. And we outsource the deliveries, to free our staff up so that they can focus on customer service. One of my mottos is: why wait six weeks when you can buy today and sit tonight?” With storage facilities being an important component of his formula, Craig opted for Northlands for his second store (which he opened in 2013) and Kyalami for his third store.

The Kyalami branch has excellent storage, high visibility from the busy Main Road and plenty of parking. Originally a manufacturing plant, the store was renovated within two months and by the 1st of November 2014 Craig was already trading. The style and genre of the furniture is mainly mid-contemporary with a tinge of French Provincial and country thrown in. “We stick to furniture that appeals to a broad cross-section of tastes and steer clear of anything that isn’t functional,” Craig explains. In addition to an amazing range of cane furniture, patio, lounge and dining furniture, Lots & Crates has coffee tables, side boards and wall units, along with many of the finishing touches such as lamps, scatter cushions, vases, clocks and mirrors. “We have built a reputation amongst the factories, so we’re seldom short of good stock. Some of the stock is imported, but around 70% is locally made. They could be factory over-runs, end of ranges, samples or unique once-off items. New containers and consignments are unpacked every week – there are always bargains waiting to be snapped up!”

Lots & Crates is open Mondays to Fridays from 8h30 to 17h30 and on Saturdays and Public Holidays from 9h00 to 14h00.



FOR MORE INFORMATION VISIT www.lotsandcrates.co.za or check out their Facebook profile where you’ll find news about the latest stock that’s been unpacked.

Tel: 011 466 0072.
Lots & Crates, 21 Forssman Close,
Barbeque Downs Ext 1, Kyalami.

Failure doesn't define you



No one enjoys failure. Regardless of whether it be not meeting a personal expectation, under-achieving or outright failure, disappointment is common in all of our lives. For our children and, in fact, for most people, it takes some doing not to internalise this disappointment and we eventually start


to doubt yourself, thinking that perhaps you aren't good enough, smart enough, especially when you have applied a lot of time and effort.

But, history has shown us that many of the greatest success stories are those of individuals who triumphed over adversity and countless set-backs. The list is impressive: Walt Disney, Oprah,

Colonel Sanders – founder of Kentucky Fried Chicken, Sir Isaac Newton, JK Rowling – the world's first billionaire author of the Harry Potter series, Albert Einstein, Fred Astaire, Stephen King, Lady Gaga... the list goes on.

Self-pity derails you

Barbara Corcoran, a “shark” on the US Shark Tank show, started out as a



waitress and managed to self-create a multibillion dollar real estate company. In observing her successful and unsuccessful sales staff, she noticed that whilst they all failed at some point, those that didn't stop to feel sorry for themselves, and were resilient, bounced back quickly and moved forward to the next deal.

It is always easier to blame the circumstances that led to the failure, to look for reasons beyond yourself to justify what happened. This is an important point. We have to teach our children to be resilient, to bounce back and learn from these experiences, from their mistakes. Often, the greatest learning comes from failure. Too often our children let this failure define who they think they are, becoming their benchmark for life.

How can you help your child counteract feelings of self-pity? Help them to learn to laugh and not take themselves seriously – this will definitely help to overcome those feelings of self-pity. Help build up their self-esteem in small incremental steps. If they feel good about themselves, a let-down won't take them to the depths of despair. Also, encourage them to have a fighting spirit, to not just give up. In essence you will be teaching them to fight for themselves and to not just accept their reality but to actively work to change it to help them succeed.

Take responsibility

In every negative situation, we have to find ways to counteract the self-doubt, pity, disappointment and fear we may feel. We have to take personal responsibility for our lives. We have a choice to decide how we want to respond to a set-back and this choice will have a major impact on our sense of self-belief and happiness.

It takes courage to fail

You may wonder how you can help your child in these situations. Instinctively we want to protect them and shield them as much as possible from the feelings and consequences they are experiencing. But, by letting our children learn from these

scenarios, they are building valuable life skills. These include resilience, creative thinking, various coping skills and even the ability to collaborate as they learn they sometimes need other people to help along the way. Here are a few thoughts on what you can do:

- Guide your child – when things go wrong, talk them through it. Ask them why they think things went awry, how they felt when it happened – getting them to actively think about it may just show them what they could have done differently. This helps them to learn from their mistakes and to take responsibility for their part in it.
- From a young age, encourage your child to try different things, with different approaches. This will show them what they are naturally interested in and good at or not.
- Remind them that we are all unique with unique talents. In time, they will discover what their uniqueness is. Often our children try to emulate others and what is perceived as being special about those people. You can never truly be happy until you are happy with and love yourself.
- Don't limit your child by being an overbearing, overprotective parent – unless they are placing themselves in danger. They have to learn for themselves through trial and error.
- Manage their expectations – too often life just happens and when things go wrong it doesn't need to mean that the world has turned against you. Let downs happen. Encourage your child to persevere, to try their best, to not give up but, if things go wrong, remind them that it is okay and there is always a next time.
- Be a role model – your children will observe how you deal with frustration or setbacks and will mimic the behaviour. Try to show restraint when you are feeling frustrated.

- Delay gratification – this is such a valuable lesson to learn. Our children live in an instantaneous world – information is at their fingertips, friends respond immediately to texts but the downside is that they expect everything to work the first time and have a sense of entitlement. By teaching them to delay gratification, they learn vital skills to help them cope with frustration, set-backs, disappointment and anger. Learning to wait for something, or to work for it, will stand them in good stead in later years.
- Nurture self-control – basic things like keeping your room tidy, hanging up your wet towel – these things gradually teaches our children self-control. They learn that certain things are expected of them and go without saying. This will translate into habits and eventually a good work ethic and discipline, which should help them when things don't always go as planned.

On a final note – remind your children the only way to succeed in life is to never give up on themselves. Every life experience ultimately shapes them into a better stronger person. Success is also a personal definition and is defined by what makes them happy in life.

Other sources:

<http://www.businessinsider.com/successful-people-who-failed-at-first-2015-7>
<https://www.psychologytoday.com/blog/happiness-purpose/201305/refuse-self-pity>

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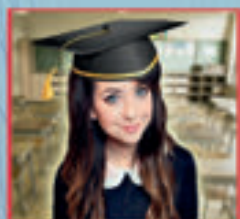
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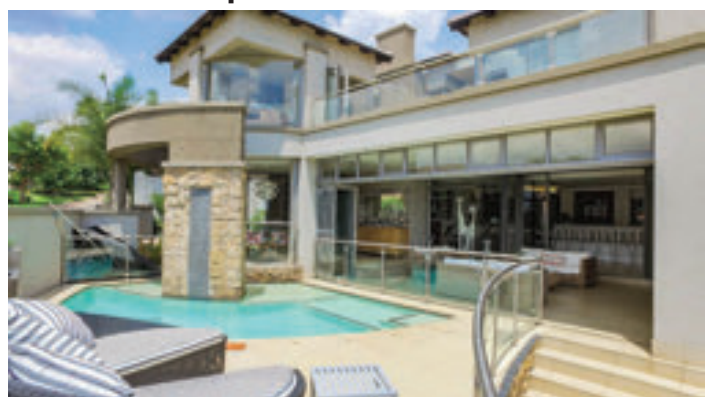
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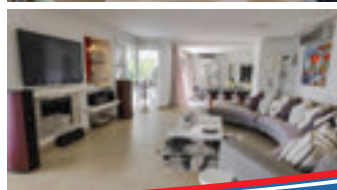
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Harties, Gauteng's little piece of Mediterranean

Hartbeespoort Dam from the Cableway. Courtesy John Wesson

We are not strong climbers but we ascended the precipitous south face of the Magaliesberg in a matter of a few minutes and were a little bewildered by what we found at the top. We found lots of people and several attractive food outlets; tables with sun umbrellas; a winding walkway along the crest of the mountains with discreet information boards pointing out significant distant landmarks.

To the south, beyond the bushveld and hills was the toothy outline of Johannesburg spread along the Witwatersrand ridge. Directly below we could see the activity in the small town of Hartbeespoort and, stretching 12 kilometres westwards was the dam which, in six years' time, it will be celebrating its centenary.

Now I did not say we climbed the cliff – I said we “ascended” – and this was our view as we stepped off the Magaliesberg Cableway high above the valley.

For many years I used to climb the south side of these mountains at dawn every Sunday and sit on top and look

down on the vultures as they rode the thermals below. I watched them stepping off their cliffside nests and floating effortlessly on the rising hot air. I could hear the wind thrumming through their stiff flight feathers.

From the Cableway, blurred by the afternoon haze, we could pick out the Dome in Randburg and Fourways in Sandton from where, that morning, we'd made the one hour car journey to the cable station.

We'd never really appreciated how near Hartbeespoort was to Johannesburg (60km) nor the Mediterranean feel of some of the resorts along it. From here we could see the full extent of the dam.

The dam was built across the poort where the Crocodile River used to plunge through the narrow gap between towering sandstone cliffs and tumble down the steep rocky slope to the bushveld below. It is still a magnificent sight looking down from the dam wall. Just before the dam wall the Magalies River joins the Crocodile but the confluence is now 30 metres beneath the dam's surface.

Ninety years before the dam was built, in 1923, William Cornwallis Harris, the 19th century hunter-explorer, in the deep valley which is now under water,



The cableway station.



The walkway along the crest. Courtesy John Wesson

counted 60 white rhino in a day and witnessed a herd of 400 elephant. It was in this valley that he became the first non-African to describe to the world Africa's most magnificent antelope – "Harris's buck" as it was known for a time. It is now called the sable antelope.

Red hartebeest, in herds up to 30 strong, abounded and some are still to be found on surrounding farms. So are white rhino, giraffe and many other species. Leopard and brown hyenas are frequently seen.

There are elephant too – and for those who want to ride them or walk with them and learn about them, there's Elephant Sanctuary just north off the dam wall where the craft market is. We have yet to visit it. It costs R695 for the full experience (a lot cheaper for pensioners) and an extra R495 to ride one bareback.

Stretching to the north of the Magaliesberg there's an undulating plain carpeted with multi-hued fields

irrigated by the dam; beyond that, the Waterberg. Some distance away, incongruously, entirely surrounded by the fields, are three blast furnaces each venting thin spirals of orange flame. They are smelting platinum from the world's biggest platinum deposits.

We hadn't set out to explore Hartbeespoort for we were having a short family holiday at Seasons Sport and Spa – 10 minutes from the dam wall. It's a five star establishment in the RCI stable to which Mary subscribes.

It was new to us and we spent four days at the resort exploring the web of roads that burrow through the bush above the resort and admiring the new privately-owned cottages and even mansions that are being built. The roads are named after birds – we identified 70 species within walking distance of our accommodation.

We were also surprised at the variety of wildlife: blue wildebeest, bushbuck, nyala, blesbok and hares.

We spent a lot of time exploring the area around the dam and afterwards wondered why we almost never visit "Harties". So many times we were reminded of the Mediterranean, especially at Cosmos which is just around the corner from the dam wall – an amphitheatre of fine homes whose steeply terraced gardens are filled with bougainvillea of many colours.

There's a fine art gallery there which is worth visiting.

Nearly all resorts, lodges and complexes around the dam have limited access and although we were anxious to view some of them with the thought of one day spending a couple of nights there we had no luck and were told to apply to head office.

Schoemankloof resort on the edge of the town was one of the few that did allow us to look around. It is one of the oldest and largest and obviously tuned for family holidays. The yacht club was a few hundred metres



The dam wall and its Triumphal Arch.



Craft Market.



Albino hartebees on the Season's golf course.



The Crocodile tumbles through the poort.



Water weed temporarily engulfs the Yacht Club.



The west side of the dam.

away and it seemed the yachts were resting on a vast lawn. In fact they were surrounded by water hyacinth (*Eichhornia crassipes*). The weed appears to cover about a third of the dam's surface.

When we crossed the dam wall the poort itself was wall-to-wall weed. Next day there was not a sign of it. The slightest of winds had been enough to drive the floating mass to the yacht club.

Water hyacinth originates from the Amazon Basin and was first noted in South Africa in the Cape Flats over a century ago.

In Hartbeespoort's case the phosphate-enriched waters flowing into the dam act as an incessant supply of phosphate – a powerful fertiliser. The phosphate is partly wash-off from farmland though a substantial amount is from sewage treatment plants which cannot adequately cope with household detergents.

The subsequent growth of the floating mass of hyacinth suffocates aquatic life and affects the irrigation infrastructure. There was no sign of waders such as sandpipers and thick knees (water dikkops) for the shallows were smothered with hyacinth and the reed beds choked. Although boats can push through it, it still spoils recreational attraction on the dam – an important part of the region's economy. The noxious weed also increases water loss because of evapotranspiration and provides habitats for malaria-carrying mosquito larvae and the bilharzia snail.

There are solutions. Various control measures have been applied, the most effective being biological control using a certain species of grasshopper but it still needs physical intervention. The thousands of tons of weed would have to be dumped somewhere and turned into compost.

In Britain and a few other countries, there is a national register of people who are prepared to give their time,

free, for undertaking conservation projects which local or regional authorities cannot otherwise afford.

Most of the volunteers are highly skilled, and include scientists and technologists, so that teams of varied expertise can be tailored for all manner of projects. The work camps – the tents or other accommodation are usually organised by the sector that stands most to gain (often a local council) – are visited by local experts who give lectures, or video shows, or chat about the locality.

I recall Scotland's Loch Ness, many years ago, threatened by an invasive weed and, lacking manpower to clear it the local authority called for 200 volunteers, including at least one medical doctor and a biologist, to spend a week or two of their summer holidays helping to clear the weed. Tents, food and evening talks were provided. It worked.

The Loch Ness Monster, as usual, kept a low profile.



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Onemore is looking for extra days to work on the Estate. She is available on Mon, Tue, Wed & Friday. She is excellent with cleaning, washing and ironing. She is also reliable and hard-working. Please call 082 556 2116.

Evelyn Manamela is a 35 year old English speaking domestic looking for a live out position in the estate. Evelyn is available Monday to Friday. She is hardworking and reliable. Contact Evelyn, on 079-575-3277 or Nicole Carroll on 072 905 7400.

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BACK PAGE HUMOUR

It had been some time since I'd heard of Henry. But the other day I saw that he was back in the headlines. The headline was over a story about road accidents. It read: MAN KNOCKED DOWN EVERY 34 MINUTES.

That had to be Henry. He was back in town.

I had in fact written him off assuming some vehicle had at last managed to nail him – a tarmac ripper for instance or a 20-ton road roller. But no, he's still around and still being knocked down.

Being a good newspaperman I leapt aboard my bicycle and pedalled furiously to the General Hospital where I knew he would eventually have to appear.

I had settled down to read The Examination into the Effectiveness of the Constructive Programme of Abating, Controlling and Preventing Water Pollution and had just got to the exciting bit when they wheeled him in – Henry Bender, now aged 57.

He told me with some satisfaction how he had just been hit by the latest Jaguar while running across Main Road to retrieve his glass eye that had popped out when he sneezed.

It was, he said, the first time he'd been hit by a Jag for at least a year. His best hit this year was when he ended up against the windscreen of a Ferrari.

He dismissed his new injury with contempt and was more interested in telling me how the hospital's boiled fish had improved over the years. They fixed him up – he was on first name terms with everybody – and off he limped, anxious to keep up his average.

He was back in 17 minutes having been hit by a municipal bus. After treatment he walked out of the



hospital only to be hit by an ambulance right outside the door.

Thus throughout the day we were able to keep up a long though interrupted conversation. Henry's ambition is to get into the Guinness Book of Records as the most knocked-down man in the world but he has a long way to go because in Ghana a man is knocked down every 15 minutes.

He spoke highly of South Africa's paramedics. He knew them all by name.

"Not that I go for treatment each time I'm knocked down," he said. "If I did I would spend too much time in hospital and not enough time on the road, so to speak.

"Sometimes I set the bones myself."

I asked him how he stood the pain. He explained he had almost perfected being hit on his left side because he had an artificial left leg (a taxi on the Pretoria Road in 1981); an artificial left arm (Volvo in 1999); a silver plate in his skull (combi taxi in Jan Smuts Avenue 2001).

"Most of the time I just need a panel beater."

Apart from his artificial eye he had false teeth and a wig – the wig being necessary after he was scalped by an emergency helicopter that had been sent to rescue him following an incident involving a cement lorry in Midrand.

I asked him if he was married.

"Used to be," he said. "But our marriage was doomed to failure. On the few occasions I slept at home instead of in hospital I used to put my leg and arm in a drawer. I'd put my eye and teeth in there too after putting them into a receptacle. Then I'd chuck my wig in.

"My wife never knew whether to get into bed or climb in the drawer."

One day I came home and found a note saying she had run off with my best friend, Fred, an ambulance driver.

You could have knocked me down with a feather.



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