



The Villager

**New
Main Gate
Planning in
Progress**



Our Village Parks

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

Office: 012 644 8300



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SOLD

R2.2 million



SOLD

R2.7 million



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R3.85 million



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R3.8 million



SOLD

R4.35 million



SOLD

R2.57 million



SOLD

R3.85 million



SOLD

R5.8 million



SOLD

R3.5 million

I would LOVE YOUR property to be the next HOME to be SOLD

I am Peter Varrie Irene Farm Villages & Centurion Golf Estate



I can do the same for your property too. Please contact me for your 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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Dear Residents

The autumn of 2018, which will be remembered as a cool sunny season, has come and gone very much unnoticed, apart from the late rain and hail we experienced in our Estate during May. Now the winter is ahead of us with the expectation of temperatures dropping regularly below zero degrees.

As in previous years, the Estate operational team in conjunction with the Garden Creations service team has embarked on the annual 2018 winter programme, which will mainly focus on the redesign, landscaping and maintenance of the following specific identified parks:



At van Niekerk

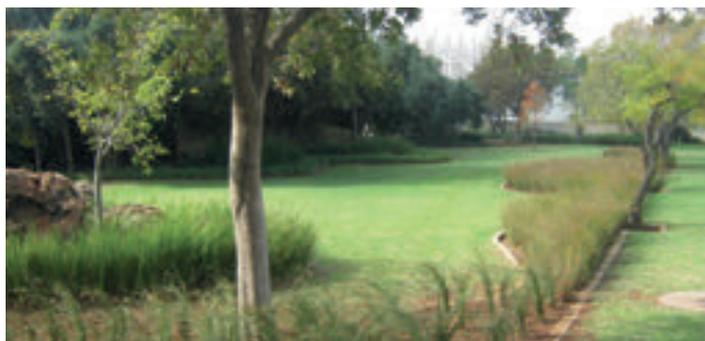
Whilst the above-mentioned garden service programme is in progress, the remaining plus-minus 30 parks will still be attended to with topsoil and compost being worked into the flower beds, where it is required. All the dead trees will be replaced at the beginning of spring, early summer this year. The park lawns will be fertilized after the first good summer rains. The costs of the above operations will be carried out as provided for in the Operational Budget. Residents are reminded to contact the Estate Office should you be throwing away plants. It may be used by the Home Owners' Association in the parks. Any comments or recommendations



• The Village Main - park at the corners of Royal Oak and Acom Street



• The Willow - park between Willow and Sussex Street



• The Honey Bush – park at the cul de sac bordering onto The Village Main Street



• The Wild Olive – park at the Northern side of the North (2nd) gate



• Half Moon park – along Half Moon Drive



• The Chess – park in Silk Oak Drive



The Infra-Structure Development Plan (“IDP”) is progressing, however it has been held up by the application for the way-leave at the main gate, where the planned building construction will encroach onto the City Council services servitude. The necessary cross-cut to expose the Council services was carried out during May. We are waiting for the approval of the way-leave and the final drafting of the storm water and sewer site development plans, whereafter the building plans can be resubmitted to the City Council for its approval. It is still uncertain at this stage when the building works will commence. If the building plans are approved by the City of Tshwane within the next month or two, the tender process to appoint the building contractor can kick off and the building work may then start in 2019. This remains an estimation. The scheduled plan of action for the building work is to start with the North (second) gate first, which will be closed completely during construction work (several months). After the completion of the North gate, the building work will start at the main gate, which will then be closed completely during the

construction period of approximately five to six months.

We want to thank the Padayachee family of Paper Bark Street, who donated a jungle gym to the Estate. The jungle gym was erected at the Paper Bark Street cul du sac. We trust that the kids in this area will enjoy it.



The financial position of the Home Owners’ Association (“HOA”) is sound and well administered by the Financial Sub-Committee and the HOA Board. The operational income and expenditure indicators are positive. The suspension of the

bio-metric access of the members, whose levy accounts are 60 days and over, had a positive result on the collection of the outstanding levies. Members are reminded that levy accounts must be settled in advance by the first of the month. For example, your levy account for June 2018 must be paid by the 1st June. For more information you are referred to the financial statement for April 2018 publish in *The Villager*, with a summary of the Levy Account and the Capital Development Project. Residents are reminded of the following late levy payment penalties:

- 60 days unpaid: R50;
- 90 days unpaid: R75;
- Monthly ongoing 120 days: R100;
- 150 days: R150;
- Monthly ongoing 180 + days: R200.

In *The Villager*, Issue 5 of 2018, it was mentioned, that two (2) disputes were lodged by members of the HOA with the Community Schemes Ombud Services (“CSOS”) of which one matter was settled. A further dispute was lodged by a member regarding the suspension of the bio-metric access, because



the member's levy account was in arrears. Feedback will be given once these matters were heard and resolved by CSOS.

The HOA Board has met with the City of Tshwane ("COT") to discuss the rehabilitation of the sinkhole in Queens Way, which occurred in March 2015. Since the occurrence of this sinkhole, the HOA was in constant discussions with the COT to rehabilitate the site. The COT responded with a letter in March 2018, stating the following:

- The COT was currently attending to 24 sinkholes;
- The repair costs of all the sinkholes are estimated at R60 million;
- The large backlog to repair the sinkholes, is a result of the inadequate budgeting in the past;
- The prioritization of sinkhole repairs is done by the COT engineers, who consider factors like the safety of persons, the size and extent of the damage caused to infrastructure, the stability of the sinkhole, scope of the repair works, the age and feature of the sinkhole and the availability of funds.

The HOA Board is following up on this matter with the COT with specific reference to the drafting of the financial budget of the COT for its financial year 2018/2019, to establish whether provision was made in this budget for the sinkholes in general and the prioritising of the Queens Way sinkhole. We will keep you informed on the further developments.

Residents are invited to send us articles and photos of interesting experiences you have encountered for publication in *The Villager*.

Regards from the
Estate Management Team

Residents are once again reminded of the following rules, which tends to be forgotten as time goes on:

- No person may exit the estate with goods, without the written permission by the resident;
- No business or commercial activity may be conducted on any stand within the Estate without the prior permission of the HOA;
- No communes are permitted;
- The mowing and trimming of lawns on Sundays is only permitted between 09h00 and 12h00;
- No rubbish or other waste material may be accumulated or dumped upon the stand, except in containers in designated areas;
- No Wendy hut or similar structure may be installed on a stand without the approval by the HOA;
- After the completion of any building addition or alteration works, the owner must submit a new Certificate of Occupation to the Estate Management;
- All exterior walls, that require painting, must be painted in an earth-like colour, which must be approved by the Estate Manager;
- No person may access the Estate without being registered on the access control system.



In managing the Irene Farm Villages, mistakes do occur, but then we live up to it and admit the mistakes and learn and profit from the mistakes and correct it.

This was once also the philosophy of John C. Maxwell.

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"At the end of the day, the goals are simple: safety and security" – Jodi Rell



Willem Richter

Dear Residents

Again, this month was incident free within Irene Fam Villages. We did experience an incident where our CCTV Cameras picked up two perpetrators hiding in the veld outside our perimeter. This was proof that our CCTV cameras system is performing in accordance with the design, and the response from Bidvest Protea Coin Officers is in accordance with the training they received.

On the 27/04/2018 at approximately 3H15 the security officers attended to an alarm on the CCTV camera system and saw two persons acting in a suspicious manner outside the Western Border of the perimeter. The reaction vehicle was immediately dispatched to the outside of the Estate to the place where the two persons were spotted. Upon his arrival, he engaged with the two suspects, who proceeded to run away, as seen on the CCTV camera footage. The course of events transpired within minutes of receiving the alarm notification on the CCTV system.

On further investigation, the security officer found two petrol brush cutters hidden in the veld. He brought the cutters back to the guard room, which were handed over to the SA Police later.

Below some statistics for March and April regarding our CCTV Cameras and monitoring:

Although we have a high number of alarms we are still busy adjusting the sensitivity of the cameras, seeing that our residents are so aware of fitness and walking the perimeter, it is difficult



**PLEASE NOTE
NEW NUMBERS**

IMPORTANT NUMBERS

24HR SECURITY GUARD ROOM:

012 662 3505 ext 3

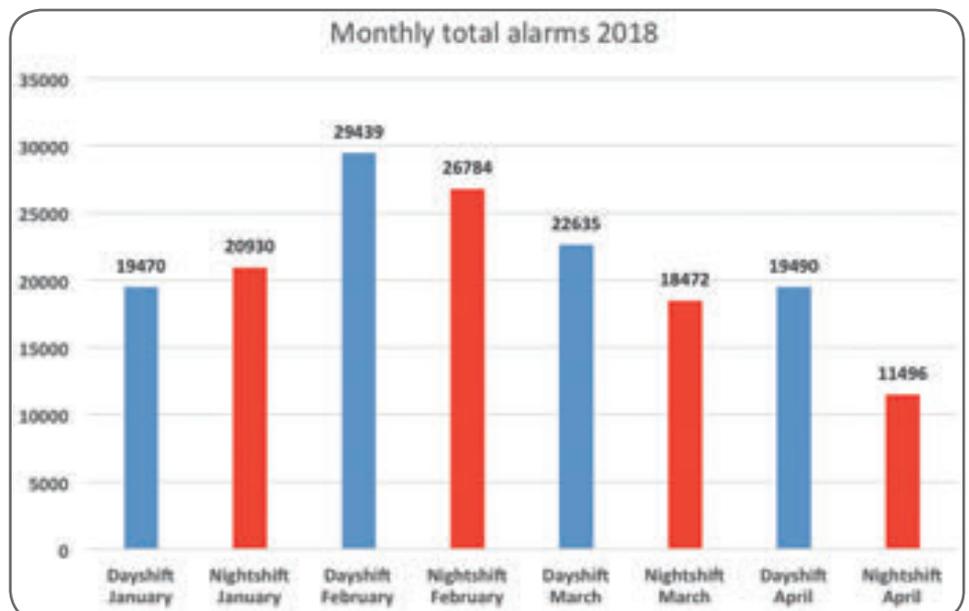
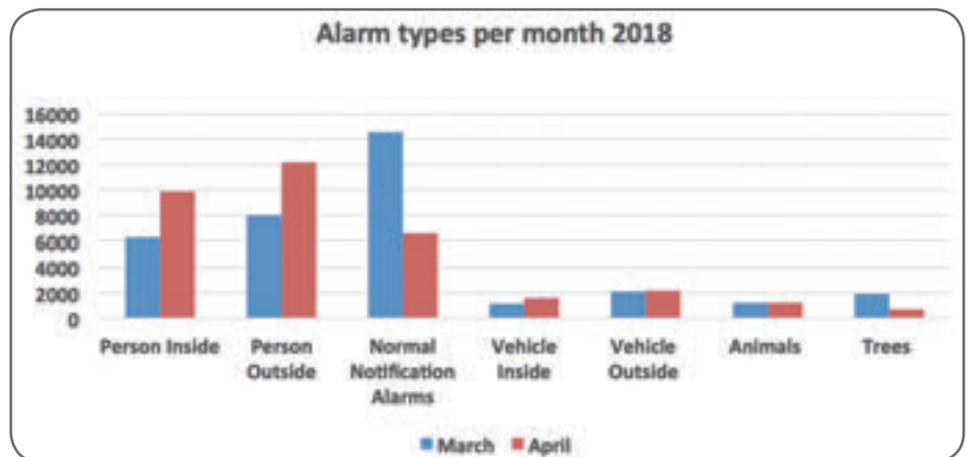
24HR CONTROLLER:

082 947 7610

24HR SHIFT MANAGER:

082 838 7779

JOC: 079 528 1630



not to have alarms. In addition, the new body cameras have a positive effect and are enhancing the value to residents and our security officers alike.

We are still experiencing residents leaving their garage doors (17) open late at night. This has the potential of items being stolen although we have security in place. It also seems that the security officers patrolling the inside of the Estate curb vandalism of our parks, Jungle gyms and residents' plants.

Our surrounding areas in Pierre van Ryneveld have reported hijackings and house-breaking. You need to ensure that when you exit the estate that you are aware of your surroundings as well as people's movements. Ensure your car is locked and handbags and valuables are not left on the front seat while you are stopping or leaving your car. Below some statistics of incidents in Pierre van Ryneveld (M/V = Motor Vehicle):

The last phase of training for the

security officers on the Standard Operation Procedures is now completed. The Shift Managers are receiving management training which will be completed in May 2018. This should ensure that Irene Farm Villages has well trained and informed security officers.

The proposed upgrade to the access control equipment is expected to proceed as soon as the budget allocation has been done by the Board.

At the same time, new technology will ensure that we are able to improve our entering and exiting process. This should also enhance and speed up our process at the gate for contractors, domestics, visitors, and Residents. This will, in addition, improve our security at the gates.

During the past month, we had 18 dogs roaming the streets. This, as previously mentioned, has a security risk as they could attack children and it takes valuable time of security officers catching and taking these

dogs to the main gate for safe keeping. Residents must please take note that roaming dogs carries a penalty of R500.00 per incident.

We request residents to refrain from parking on open spaces, and parks not part of their property as well as in the streets. We have had some complaints regarding this. Let us take our fellow neighbours into consideration as well as stay within the HOA rules. Thank you to the Residents staying in White Hart as there are no longer cars parked on the open space next to the electric fence and the CCTV cameras are functioning well without cars in the way.

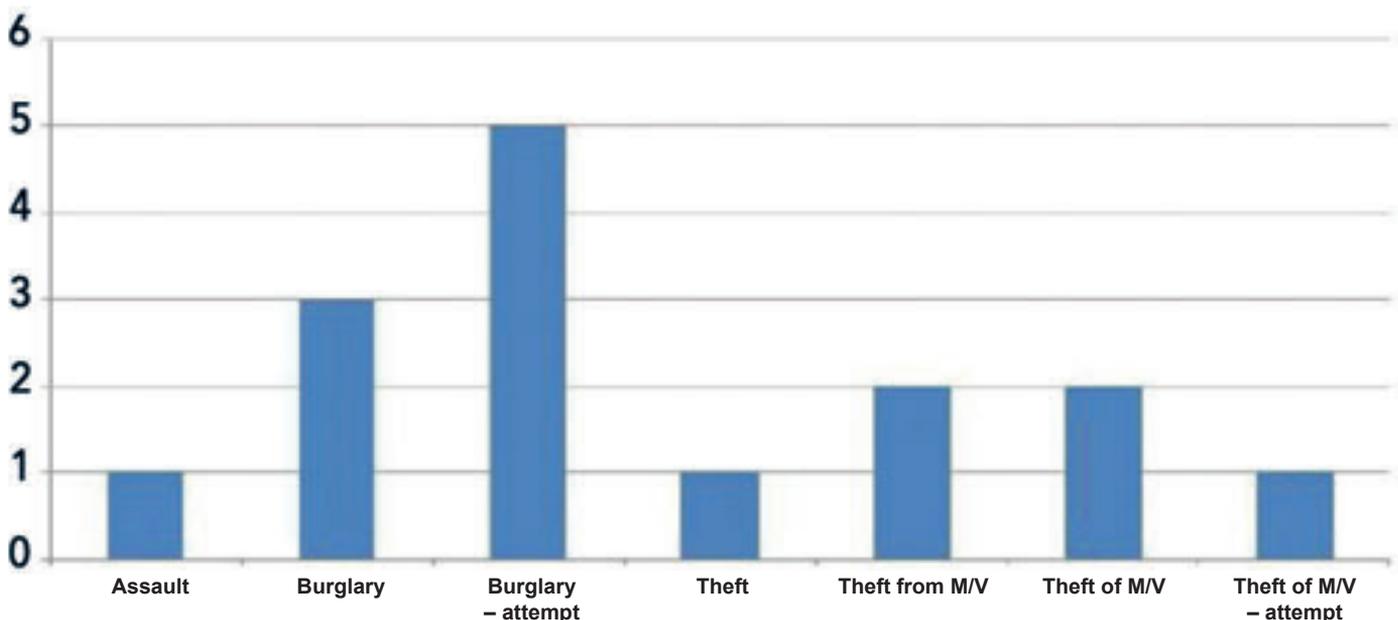
I greet you for now until next month. Stay vigilant, safe and report suspicious activities immediately. Only you can help us make a difference.

Kind Regards,

Willem Richter

Assistant Estate Manager
083 274 8829.

LS3CPSF Statistics for April 2018



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

	April 2018		Year to Date		YTD Variance	
	Actual	Budget	Actual	Budget	Value	%
Operational Income						
Levy Income	1 071 486	1 031 800	2 063 602	2 063 600	2	0.0%
Other Income	76 353	56 000	245 611	231 130	14 481	6.3%
	1 147 839	1 087 800	2 309 213	2 294 730	14 483	0.6%
Operational Expenditure						
Professional /Administration	53 634	61 704	107 441	120 798	13 357	11.1%
Accounting and Auditing	37 403	39 469	74 481	76 547	2 066	2.7%
Insurance, Legal and Admin	16 230	22 235	32 959	44 251	11 292	25.5%
General Office	5 563	13 748	13 162	27 362	14 200	51.9%
Office Administration	5 563	13 748	13 162	27 362	14 200	51.9%
Operational Expenses	194 838	194 203	391 954	388 068	(3 886)	-1.0%
Municipal Charges	35 349	36 346	73 387	72 453	(934)	-1.3%
General Operations	15 037	15 053	30 193	30 007	(186)	-0.6%
Salaries & Wages	144 452	142 804	288 375	285 608	(2 767)	-1.0%
Security	406 400	461 702	865 157	919 086	53 929	5.9%
Security Operations	9 665	59 606	76 999	118 539	41 540	35.0%
CCTV Equipment Rental	29 086	34 000	56 057	68 000	11 943	17.6%
Guarding Services	367 649	368 096	732 101	732 547	446	0.1%
Repairs & Maintenance	160 808	163 893	370 713	326 204	(44 509)	-13.6%
Repairs & Maintenance	38 382	41 318	126 925	82 268	(44 657)	-54.3%
Park Maintenance Contract	122 426	122 575	243 788	243 936	148	0.1%
	821 242	895 250	1 748 427	1 781 518	33 091	1.9%
Operating Profit / (Loss)	326 597	192 550	560 785	513 212		
Non-Recurring Revenue	2 300	0	7 694	0	7 694	100.0%
Non-Recurring Expenses	0	62 000	0	124 000	124 000	100.0%
Net Positive/ (Negative)	2 300	(62 000)	7 694	(124 000)	(116 306)	
Net Profit / (Loss)	328 897	130 550	568 479	389 212		

Irene Farm Village Home Owners Association - Project Income & Other						
	Actual	Budget	Actual	Budget	Value	%
Revenue						
Special Levies	202 418	202 731	411 415	405 462	5 953	1,5%
CSOS Levies	14 094	14 096	27 396	28 192	(796)	-2,8%

We were not taught financial literacy in school. It takes a lot of work and time to change your thinking and to become financially literate. – Robert Kiyosaki

Financials

IRENE FARM VILLAGES HOME OWNER ASSOCIATION

Summary Levy Statements – April 2018

	120+ Days	90 Days	60 Days	30 Days	Current	Total		Previous Month
Members paying via EFT	-	-	1 476	52 472	-99 657	-45 709		69 981
Members paying via DO	-	-	-	-	-4 176	-4 176		4 560
	-	-	1 476	52 472	-103 833	-49 885		74 541
Debt Collection - AA (30/60 days)	10 262	5 319	10 246	12 027	12 494	50 347	4%	61 692
Debt Collection - JJR (90+ days)	99 492	13 726	5 488	29 551	4 505	152 762	12%	170 736
Debt Collection - L&B (90+ days)	88 436	25 702	37 141	26 703	24 592	202 574	16%	217 434
Debt Collection - Accounts > R200,000	801 603	15 030	12 203	12 982	8 161	849 979	66%	840 648
HOA Contact	-	-	-	-	-	-		-
Sold - Previous Owner Accounts	-	-	-	-1 022	-1 519	-2 541		-6 731
In Transfer	53 682	10 658	6 913	7 504	-1 771	76 986		69 335
Estate Agent	-	-	7 830	69	-	7 899		-
Other	-	-	-	-	-7 190	-7 190		-5 222
	1 053 475	70 435	81 297	140 285	-64 561	1 280 931	-9.9%	1 422 433
	1 048 408	63 865	78 521	158 679	-13 489	1 335 984	-5.5%	1 414 281

Of the 654 member accounts 80 accounts are overdue (reducing from 148 the previous month). 15 has been handed over to the HOA's Attorneys for collection. With the revoking of the biometric access, all but 2 members overdue greater than 60 days did not settle their accounts and were handed over. This month only 2 other members are 60 days and more overdue and their biometric access was removed. The new processes implemented by the Board is really producing the required results.

Irene Farm Village Home Owners Association - Capital/ Development Projects

	Current stage	Current Status	Approved Budget	Actual Spend To Date	Available Budget
Infrastructure Development	Planning		10 507 910	623 615	9 871 295
Power Solution Project	Completed		2 010 879	2 010 879	-
CCTV Project	Execute		697 451	697 451	-
Land Purchase Project	Complete		2 282 850	2 282 850	-
Total			15 499 090	5 627 795	9 871 295

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:
Winy Boshoff

Summary Income Statement by Account Ability



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Look Beautiful All Winter

When the weather's frosty and dry, skin becomes dryer, flakier and more irritated. So how is it that some women look so supple and healthy, even in the dead of winter, while you're all dry and chapped? As usual, we're here to help with 10 tremendous tips to keeping beautiful in winter.

• **Apply full-spectrum sunscreen even when it's chilly:** You probably know that UVB rays are the sun's burning rays, but UVA radiation is the principal cause of wrinkling and skin cancer and can even penetrate glass. This means that even if you're at home, driving or in the office by a window, you'll need full-spectrum (both UVA and UVB) coverage. This is true on even the cloudiest winter days.

• **Don't linger in the bath or shower:** Healthy skin has a protective superficial layer called the stratum corneum – essentially, a natural "lipid barrier", and as temperature and humidity drop, this natural barrier becomes vulnerable to damage, says Stacy Salob, clinical assistant professor in the Department of Dermatology at Weill Cornell Medical Center in New York.

She cautions against prolonged bathing, especially with hot water,

because the water will sap moisture from this superficial layer, leaving the skin drier, flakier and more susceptible to damage and irritation.

• **Cut back on acids and astringents:** For the winter months, consider limiting your use of alpha-hydroxy acid products and astringents that contain alcohol, Salob says. We may love these products for their exfoliating properties, but they can strip the skin of its natural protective oils, leaving it easily irritated.

• **Humidify thyself:** Dermatologist Karyn Grossman recommends a humidifier in your bedroom and office to prevent winter skin from drying out. Humidifiers keep air moist. Look for a UV model because they offer a germ-free mist, better to soothe those dry lips and chapped skin.

• **Sip hot cocoa and get your antioxidants:** According to recent studies, cocoa beans were found





Estate News

to contain large amounts of natural anti-oxidants called flavonoids; thus cocoa powders made from these beans are an undeniably compelling choice of drink. Go ahead, steam some milk and enjoy your cocoa anti-oxidants!

• **Resuscitate frigid feet:** For dry and flaky winter feet, try exfoliating with a scrub. Afterward, dry your tootsies and slip on cosy cotton socks overnight. Your feet will feel pliant and smooth in the morning.

• **Revive chapped winter lips:** Aside from looking wretched, chapped lips feel awful. Problem is, we continually exacerbate the condition by licking, so it's an endless cycle. To roll off the dead skin, try using an old toothbrush to gently buff away the dry skin before applying a nourishing lip ice.

• **Protect those tresses:** Using a leave-in conditioner before blow-drying hair, or using hot irons, and if you regularly use heated styling tools, bi-weekly or monthly deep conditioning treatments will keep hair hydrated and soft.

• **Repair winter cells:** Wellness experts explain how skin is nourished by blood and lymph fluid, and since less blood flows when you're cold, you'll want to compensate by giving skin extra protection and nourishment. Experts recommend regenerating your skin's appearance by using products that contain amino-peptides, which work by renewing the skin's outer cell layer. She loves *Olay Regenerist* because it repairs without irritating the skin.

Source: lvillage.co.uk





BEAUTIFUL BULBS!

With nature doing a lot of the work, bulbs are one of the easiest plants to grow. Although they are very seasonal and sometimes quick to flower and die down, there is nothing that quite compares with the delightful sight of them after a hard winter

Nowadays it is much easier to buy them and pop them in the ground because they have been grown by experts and are ready to use. All you have to remember is to water them well and to feed them after flowering for next season. They are very well

suited for containers and for the overall scene it is better to group the same colours together.

Let's take a look at Daffodils, Dahlias, Amaryllis, Lilies and Tulips. We in South Africa are fortunate enough to be able to grow many of the most exquisite bulbs available.

Daffodil

Daffodils looks best when planted in groups – flowering in August to September they are very attractive in yellow, orange, white, pink and with different coloured corona. Although they grow in sun and shade, they do best if they are not in midday sun and when they are watered



regularly. Their strap-like green-grey leaves are slightly upright and have a neat appearance. After flowering, start with the liquid fertiliser until leaves start turning yellow. Cut off the leaves and leave the bulbs in the ground for next year. Daffodils make excellent cut flowers.

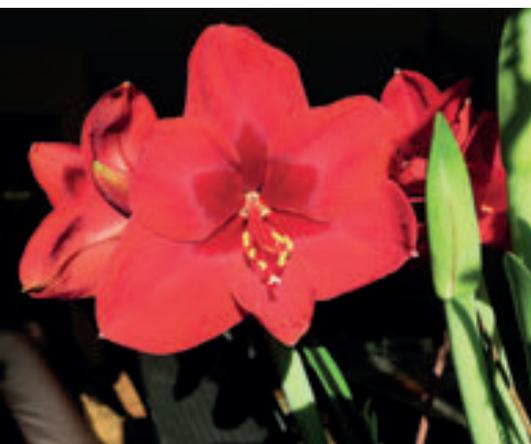
**Dahlia Cultorum
or Dahlia**

As the most popular of all South African summer flowers, Dahlias needs at least



six hours of sun to flower well. The three forms Dahlias come in are pompon, decorative and cactus. They have a wild range of colours and sizes. As with Daffodils, Dahlias needs regular watering and liquid fertiliser should be given after flowering until the leaves turn yellow. Dahlias make excellent bedding plants and cut flowers for the house.

Hippeastrum or Amaryllis



Amaryllis is a very versatile plant for indoor and outdoor usage. The beautiful trumpet-like flowers usually bloom in fours on each stem, which is 60cm tall. They have broad strap-like medium leaves and the flowers come in colours of pink to bright orange. The bulbs can be planted any time after September, and the leaves will only start turning yellow in autumn. You can then slowly reduce watering until you stop and lift the bulb for the winter.



Lilium or Lillies

Tall growing, there are many real beauties and varieties such as the water lilies, St Joseph lilies and the Tiger lilies. In warmer areas some will start flowering in October, but they enjoy the cold and should be planted on the south or east side of the house. In other words they like having their feet shaded, but also like growing into the sun. Water well and use liquid fertiliser after flowering until the leaves die down in autumn; they can be left in the ground for next year.

Tulipa or Tulip

A wide variety of colours is available overseas, but in South Africa we generally see only red, pink and yellow. Treated bulbs should be planted in May and they will start flowering 100 days after planting. The untreated bulbs should be planted in April and they will only bloom well after the treated bulbs. The treated Tulips should be planted as soon as possible, because if left out in the sun, the embryo flower will die and the bulb will be "blind". Water every four to five days. Tulips are great for borders, in containers and for cut flowers.



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Miemie is looking for work in the Estate – up to 5 days a week as from 21 May 2018. She has worked for us for a number of years now and has worked hard and diligently throughout that time. I would recommend her for any similar work. For reference, please contact Madeleine on 083 440 2823.

Joyce, a domestic worker, is seeking a job in the Estate. Her sister, also from Zim, works for me. She is available from Monday to Friday and can start immediately. Please call her on 061 627 1064.

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Wallpaper is making a comeback

Less than a decade ago, wallpaper was faded flowers peeling off the walls of grandma's sitting room - the colours were dull and the designs dated.



Once a *décor faux pas*, designers including Ralph Lauren have put their name to wallpaper designs and supermodel Kate Moss recently collaborated with a wallpaper house on a new wallpaper collection.

Today, homemakers are turning to wallpaper as a quick and easy way to set their residence apart. Bold patterns, florals, geometrics and even murals are being plastered on the walls of more and more homes.

Interior decorator Hayley Petersen says people have become increasingly daring when it comes to *décor*. "Wallpaper is for people who are willing to take risks," she says.

Printing techniques have advanced over the years, allowing the infusion of vibrant colours and rich textures.

"The range today is nothing like it used to be before," says Nicole Broadbent, who recently chose wallpaper over painting when redecorating her house. "The selection is vast. You are not

limited to flowers and stripes and can get just about anything on wallpaper."

Taryn Kirby, owner of Sasi Wallpaper in Sandton, says tropics are very much the trend right now. "Lots of fern leaves, Delicious Monsters, and in a range of colours, not just green," she says, adding that pineapple prints are also very popular.

Wallpaper can be twice the price of paint, but Petersen argues that it is worth it. "Wallpaper really adds a different element to a room. While paint can bring colour to a room, paint tends to be flat. With wallpaper you can create a different feeling, bringing luxury and different textures into a room that paint won't give."

Kirby highlights recent innovations that have improved and expanded the offering.

For example, the glues used today are chemical free. "Wallpaper can be applied to a baby's nursery in one day and it is safe for the baby to sleep in

the room that same night," she says.

Also, while it used to take hours of strenuous scraping to remove wallpaper, today a soak in warm water is all that is needed. Today's wallpapers are also more durable, fade-resistant and washable.

Petersen offers some tips for people looking to play with paper: While it can work to wallpaper an entire room - like a bathroom - where the wallpaper becomes the feature, in a larger room - like a lounge - the wallpaper should be a layered with other elements, like mirrors on the walls, the furniture and cushions.

"Wallpaper adds to the room, but it shouldn't become the room," she cautions.

Wallpaper is sold at many fabric shops, as well as specialist stores, such as Sasi, and can also be ordered online and most stores offer installation services. Pricing ranges from R750 per roll, to upwards of R5 500 for imported rolls.



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