



FROM THE TRUSTEES JANUARY 2019

FACIAL RECOGNITION REGISTRATION:

The new Facial Recognition equipment was retained at customs for quite some time but has now, fortunately, been released. The contractor will install the base camera at the Greenways office on 28 January 2019 and we expect to be in a position to start with the registration process as from 29 January 2019.

We have designed a very simple registration form for residents to complete and bring with them to the Greenways office. Depending on waiting queues, the registration process should not take longer than 5 minutes per person.

The registration form was sent to our Managing Agent Micsam for electronic distribution and will also be hand-delivered to homes and units in the estate. A copy can also be downloaded from our website www.greenwaysestate.co.za.

Residents need not worry about time-frames as we foresee the process to continue for a number of months. At first we will capture the photographs during office hours, with particular emphasis on the 'swallows' but will arrange for after-hour registration at a later stage for residents who are unable to get to the office during normal office hours (which we will communicate in due course).

As we will also use the opportunity to clean up our existing database, we ask that residents bring along any form of formal identification (passport, ID or valid driver's licence), which we will make a copy of for our records. All information will be dealt with in strict compliance of the POPI Act (Protection Of Private Information Act) and will not be shared with third parties.

At this stage, we will focus on residents only but will extend the registration process later to domestic workers and building contractors.

With the existing biometric (fingerprint) system, we have not previously registered minor children of residents – as they did not drive vehicles requiring their fingerprints to open the vehicle booms. Together with the new Facial Recognition system, we will install pedestrian gates at the entrances, which will require FR registration for such minors in order to enter and exit the estate on foot. The same will obviously apply to joggers and cyclists.

Day visitors and guests (including deliveries, couriers, taxis, etc.) will not be registered on the FR system and will continue to be scanned via the existing VACPAC (vehicle access/people access) system.

All existing registered residents (under the biometric system) will not be charged for the registration on the FR system. Future new residents/tenants will however pay the administrative fee of R100 per registration.

As stated, we envisage the FR registration process to continue for several months and will therefore retain the existing biometric (fingerprint) system parallel to the FR system until such time that all residents have been captured on the FR database.

On a practical level, residents will merely have to look at the FR camera and the vehicle boom will open. As car windows are sometimes tinted or reflective, you will have to wind down the window – which you would have to do in any event to place your finger on the reader. Apart from many other advantages, the camera is more hygienic than a fingerprint reader and virtually eliminates human error.

As the database will now be up-to-date, we request that the office be notified of any subsequent changes such as cell numbers, vehicle changes etc. to enable us to always have the most recent information on record.

COMMUNAL SWIMMING POOL:

It is an unfortunate truth that the proverbial Mr Murphy does not take leave. During the recent festive season, we experienced a catastrophic failure of both the swimming pool pumps exactly at the time when all service providers were closed for business.

With a lot of effort and coercing, our Maintenance Manager could source replacement pumps and a company to install them.

At the time the pool turned green very quickly which understandably upset many residents. We do apologize for the inconvenience and will ensure that we have at least one replacement pump on site during such times when suppliers are traditionally closed.

ANNUAL GENERAL MEETING:

The AGM has been set down for 27 March 2019. As prescribed, the financial statements and annual reports will be sent to all homeowners timeously.

We wish to emphasize that it is in the interest of all members of the Homeowners' Association to attend the AGM, or provide a valid proxy, as the decisions reached will invariably affect all homeowners.

HOA members who feel they have a particular skill or qualification or just a keen interest that can benefit the estate, are invited to partake in the nomination process to be elected as a Trustee. An effective Trustee Committee means an effective estate.

LOSS OF MALLARD DUCKS:

During the weekend of 19 January 2019, we experienced the sad loss of a large number of Mallard ducks. Even though Mallards are not indigenous and not a protected species, we are still very concerned about the big loss or for that matter the cause thereof.

We have made contact with the City of Cape Town Environmental Management and consulted with their veterinarian, Dr Dorothy Breed. She states that the Cape peninsula is experiencing an outbreak of bird flu at the moment and reports that many small bird species (she mentions pigeons and ducks in particular) are dying in scores. According to Dr Breed, the City had tried to contain the flu in the southern peninsula, but unfortunately it has spread to the northern and eastern areas.

She is of the opinion that the water quality of the Soet River is unlikely to be the cause of death, as water-borne birds will simply move away to other areas if the water quality changes.

We have submitted five Mallard ducks to the State veterinarian in Stellenbosch for post mortem who reported that all the birds had congested hearts and lungs, together with pulmonary oedema and tracheal mucus. Although these conditions may indicate flu, the state veterinarian has reserved her findings until she has received the laboratory tests for serology, PCR, bacteriology, histopathology and virology.

We have also submitted water from the Soet River to a water testing laboratory, Bemlab, and will send those results to the state veterinarian.

FUNDRAISER:

As stated in our previous Newsletter (available on our website), we have started a campaign to raise funds to build additional ablution facilities for people with disabilities.

Whilst the Greenways clubhouse does have ablution facilities for people with disabilities, it is situated downstairs and accessible from the golf course only.

It is our wish to build a suitable ablution facility on the top level of the Clubhouse where it will be accessible for people visiting the restaurant and Greenways office; without having to brave the elements and go all the way around the building to the lower level.

As we are certain that many residents will feel the need to contribute to this cause, we have initiated this fundraiser and have displayed a fundraiser barometer in the Greenways office.

We have already received R25'500,00 in donations towards the estimated project cost of R120'000,00.

Should you feel it pressed on your heart to make a financial contribution please deposit your donation into the dedicated account: ABSA, Somerset West, Investment account 9345 796 052 using your levy account number for reference purposes.

Please contact the Greenways office should you feel it pressed on your heart to make a financial contribution.

SOET RIVER:

For the third year in a row, we are experiencing a foul-smelling river. Although this has occasionally happened in the past, the recent drought has caused this occurrence to be annual. Before the drought, the winter rains would flush the river of its pollutants; effectively cleaning it naturally. Without proper winter rains, the pollutants stay in the river and cause overwhelming bacterial activity.

After we made a lot of noise last year, the municipality had started to treat the water upstream aggressively with mainly chlorine. Although this has killed the bacteria, by the time it reached Greenways the dead micro-organisms had started to decompose; causing the foul smell. After we complained again, the municipality added bio-enzymes at the Naomi culvert which was meant to feed on the dead bacteria. Although this worked, the bio-enzymes eventually flowed into the sea, upsetting the marine micro-biology.

According to our research, the problem arises from three informal settlements in the Morkel's Cottage area (roughly opposite the old POCO store in Broadway Road) where there are no formal services (sewage, storm water or refuse management), causing 'dumping' in the river.

During mid-2018, the local authority started to establish building platforms and formal services in order to relocate the informal settlers to low-cost housing in the same area. Although most of the civils works have been completed, the houses themselves still need to be built. It stands to reason therefore, that the problem will remain until such time as the Morkel's Cottage building project is complete.

As previously, we are in contact with the municipality regarding the stinking river, and they report to manage the situation. Short of evicting the settlers *en masse*, their strategy seems to be a continuation of the aggressive treatment of the water upstream, as before.

Should we insist that the municipality stop this aggressive treatment, the micro-organisms will not die and decompose when it reaches Greenways, BUT we will be presented with a far more dangerous situation.

We do take regular water samples for testing by Bemlab which consistently shows high chlorine and sodium content – obviously resultant from the aggressive treatment. Of greater importance, the prevalence of bacteria, coliforms and E-coli remains low. Whilst not suitable for human consumption or immersion, it remains safe for the irrigation of non-crop plants (like the golf course).

The sad news is that, based on the previous two years, the smell will probably become worse with the expected heat increase in February and the fact that rains do not flush the river naturally.

Whilst there is light at the end of the tunnel, with the formal housing project under way, it does seem as if we will have to contend with this awful experience for some time yet.

Until we receive the lab results from the most recent water test, we will not irrigate from the Soet River at all. Fortunately we still receive non-potable water from the effluent water processing plant in Macassar. Whilst this water is far more expensive than the river water, we will not take any chances with a water supply which may be hazardous (pending the lab awaited results).

It stands to reason that residents should NOT use the water from the Soet River in any way. No drinking, swimming or performing any sort of water sport. As stated, all the previous lab results have shown the water suitable for irrigating non-crop plants only.

As difficult as it may seem, our options at this time are either stinking water or potentially lethal water. Notwithstanding, we continue with our engagement with the municipality on this matter.