

**FROM THE TRUSTEES
OCTOBER 2018**

SPEED ENFORCEMENT:

During the course of 2018, the Kwazulu/Natal High Court ruled that gated communities may not enforce speeding in estates. The matter was taken on appeal, of which the outcome is still awaited.

Needless to say, the Trustees are very concerned for the safety of our residents and have taken the decision to reduce the speed limit within Greenways to 30km/h (and 20km/h over the speed humps).

The estate also has a speed monitor which will inform drivers in **RED** when they exceed 30km/h, several speed humps and a fully calibrated speed camera. Notwithstanding all these measures, we STILL observe drivers having no regard for the safety of others and speeding on the estate's roads.

Even though the estate may not issue fines for speeding at this time, the data captured by the speed camera is still collected and filed for future reference.

Notwithstanding the High Court ruling, speeding should not be enforced but be a matter of basic civil obedience. No disability or death will ever be worth the few minutes you may be late for your appointment.

We really wish to appeal to Greenways residents to honour the speed restrictions in the estate. Please do not become a statistic.

Remember: no more than **30km/h**.



GARDENS:

The Trustee responsible for gardens and maintenance management, Dr Caroline Blick has put in a lot of effort to convert most of the gardens to be water friendly.

The removal of 'thirsty' plants and replanting with water-wise and indigenous plants will take some time to show effect and we ask residents to bear with us.

Some concern was also expressed regarding the removal of kikuyu grass next to the pedestrian pathway at the beach front.

Unfortunately, kikuyu grass is very invasive (and also not indigenous to the Western Cape) and thus spreading prolifically on the sea dunes.

Within the responsibility we have to protect the very sensitive dunes, we have to control the spread of kikuyu grass onto the dunes.

SWIMMING POOL:

With the summer weather fast approaching, we are expecting high usage of the communal swimming pool.

Whilst the communal swimming pool does not have a restriction on the number of guests a resident may bring, we have found that some residents 'abuse' this privilege. In one instance, a resident invited a group of 12 children (non-residents) to use the swimming pool; causing quite an overload.

As a courtesy to other residents, we do request that day-visitors are restricted to no more than four. That way, the pool can be fully enjoyed by everyone; without jostling for space.

Residents are also informed that the pool will be closed on weekdays between 10:00 and 15:00 to prevent water loss through evaporation.

IRRIGATION:

We are very fortunate in Greenways that we have three sources of non-potable water to irrigate the golf course and public open spaces. During the winter months, we irrigate from the Soet River (flowing through the estate, and for which we have obtained the required permission to use) and during the summer months, we receive treated effluent water from the Macassar recycling plant. Thirdly, we have a borehole with a fair yield (albeit somewhat brackish so close to the sea).

We have received rather unwelcome news from the City of Cape Town that the rate for effluent water was increased by 82% as from July this year. On top of that the fixed service rate has also increased from R324,12 per month to R5'625 per month (whether we use the Macassar water or not).

With this enormous increase, we have considered disconnecting the Macassar water supply for the winter months and reconnecting in summer.

In meetings with the City of Cape Town in this regard, we were informed that the cost of reconnecting is R122'294,90.

The CoCT has also indicated that the demand for effluent water is exceeding supply and that they cannot guarantee that Greenways will be supplied again after disconnection.

Whilst we will have no choice but to bite the bullet on the fixed service charge, we are looking at ways to store more winter (river) water in order to minimize the use of the more expensive effluent water. One of the ways for doing this, is to extend the capacity of the main irrigation dam on the sixth hole. We are consulting with service providers in this field, and should the quotes be acceptable, we will commence with civil works before next winter.

This will disrupt golfers and walkers for a while, but we ask for your indulgence. More details will be provided should this come to fruition.

FACIAL RECOGNITION CAMERAS:

Following intensive research and negotiation, the Trustees could source funds from the existing budget and have given the GREEN light for the installation of Facial Recognition (FR) cameras at both our entrance gates.

The FR system far surpasses the existing (and quite aged) biometric system. As we have stated in previous Newsletters, the biometric (fingerprint) system has posed a challenge in respect of residents who don't have readable fingerprints anymore – and where we had to revert back to the even older card system.

The existing Access Control Process will not change – apart from the once-off capturing of the facial features of our residents.

Once the FR system has been installed – which we anticipate to be completed by the end of November 2018 – we will commence with the capturing process. We are also in the process of adjusting the relevant project plan to describe the *how's and when's*, which we will publish in the next Newsletter.

At this time, we can say that we intend spreading the capturing over a period of three months and will also accommodate certain extended office hours during that time.

Once the capturing process is complete, and the system stable and functional, we will take the Impro biometric system off-line. Until then the two systems will run concurrently.

More in the next Newsletter !

HOUSE RULE AMENDMENT:

The Trustees have considered it necessary to amend the Greenways House Rules in order to address unauthorised building works within the estate.

In terms of the new clause 16.9.2.2, unauthorised building works may result in a penalty of R7'000 per month until the conclusion of processes (being either approval of a rectifying building plan by the local authority or prosecution in terms of the City of Cape Town Problem Building By-Law, 2010).

The amended Greenways House Rules are available on the Greenways website www.greenwaysestate.co.za

BEACH FRONT SIGNAGE:

Although Greenways is open to the beach, a virtual wall exists between the beach and the estate.

We have thermal and PTZ (pan/tilt/zoom) high definition analytic CCTV cameras, infrared beams and 24-hour security patrols at the beach front. All cameras are monitored in a dedicated on-site security control room.

Beach-goers however do not see the virtual wall and quite often want to use our pedestrian pathway for strolling. The security guards will obviously intercept them and have them return to the beach. Although we have ample signage indicating *Private Property* and *Strictly No Entrance*, the Trustees have decided to erect more signs to this effect.

ANCHOR BAY RESTUARANT:

The Clubhouse restaurant is privately operated by Launa Cronje. Whilst Greenways rents out the space and some equipment to the restaurateur, the Estate has nothing further to do with the operating of the restaurant.

That being said, we are appreciative of the service and would really like to appeal to residents to support the restaurant.

Some years ago, it was decided at an AGM that the restaurant will not be run like a specialty restaurant, but rather a clubhouse facility which will cater for limited meals and beverages.

With the clubhouse restaurant being open for residents only, with no external clients, it is almost impossible to stock supplies for speciality menus – with only two or three clients a week. It is for this reason that the kitchen is open from Tuesdays to Thursdays until 16:30 only. After 16:30, the restaurant can only cater for frozen foods (lasagne, pies, chips, etc.) and sandwiches; although speciality meals can be prepared on order directly to the restaurant. On Fridays and Saturdays the restaurant (and kitchen) will remain open for longer hours, and Sundays until 12:00.

Following discussions with the restaurateur, she has indicated that her operating hours are indeed flexible, and should residents make a specific booking – even with a request for a speciality meal – she will accommodate such residents.

With more support, the restaurant can afford to stay open longer and cater for a more specialised menu. With a higher income, upgrades can also be done. All it needs, is support; and we can soon have a restaurant that compares with the public restaurants in Helderberg.

Even at times when private functions are catered for (birthdays, baby showers, wakes, etc.) the restaurant will still cater for casual patrons in the Braai Room.

The restaurateur has expressed her willingness to commit to longer hours and specialised menus, should the demand be there.

We ask the residents to commit to supporting Anchor Bay restaurant.

FIBRE-TO-THE-HOME:

With the finalization of the FTTH project, we wish to repeat a call for homeowners' assistance which we have published in an earlier Newsletter.

If you have not received any communication regarding the fibre installation or intercom system, please make contact with the Open Serve coordinator, Mr Irvin Erasmus at cell phone +27 (0)81 4000 810 – or this office at +27 (0)21 853 3889 (or intercom number 0000).

REFUSE REMOVAL:

The refuse removal for the freehold properties is on Wednesdays. We find a lot of residents putting out their wheelie bins on Tuesday evenings (which is fine), but not removing them from the pavement after the refuse collection. Some wheelie bins, in fact, remain on the pavement for several days. It will be appreciated if you could remove your empty bin by Wednesday evening.

LIBRARY:

For the avid readers, we wish to state that the Greenways Clubhouse has a small library which is available to all residents. The library is run on an 'honesty system' and we merely ask that residents return their borrowed books.

Residents are also most welcome to donate books to the library. Please contact Ursula at the office, and she will gladly take them into stock.

SOCIAL ACTIVITIES:

The Trustee for Public Relations and Communications will introduce a platform for the advertising of social activities soon.

In the meantime, and in the absence of such a platform, she wishes to inform residents of Pilates sessions offered on Tuesdays and Thursdays from 06:00 to 07:00 in the Clubhouse.

Should you be interested in joining, contact Gerdia Viljoen at 083 269 1222.