

MOOIKLOOF RIDGE EXCLUSIVE

Newsletter



JULY 2023



*Mooikloof
Ridge*



ESTATE CONTACT DETAILS

Website: www.mooikloofridge.com

Estate Office: office@mooikloofridge.com

Estate Manager: 071 685 6438

Security Manager: 082 463 7705

Estate Office: 012 480 4051 / 012 480 2075

Control Room: 012 480 4551 / 071 678 9869

Squash Court Bookings: 012 480 4551 / 071 678 9869

Clubhouse Bookings: 012 480 4051 / 012 480 2075

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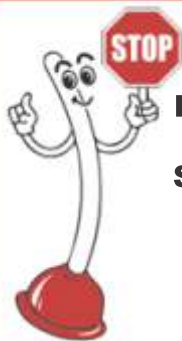
IMPORTANT NOTICE



Residents, their visitors and or their children should please refrain from damaging any estate property, buildings and facilities and report any vandalism to the office and Security that they might witness.

The Mooikloof Ridge HOA are doing their best to conduct various kinds of maintenance to ensure beautiful landscapes and working facilities for the enjoyment of all residents on the Estate.

Residents are reminded to make sure no electrical equipment is left on during load shedding in order to prevent accidental fires caused by electrical equipment



**PLEASE
DO NOT DEPOSIT
FEMININE HYGIENE
PRODUCTS,
SANITARY TOWELS,
BABY WIPES,
DIAPERS OR
HAND TOWELS
IN THE TOILET!**



MoreSa
Properties

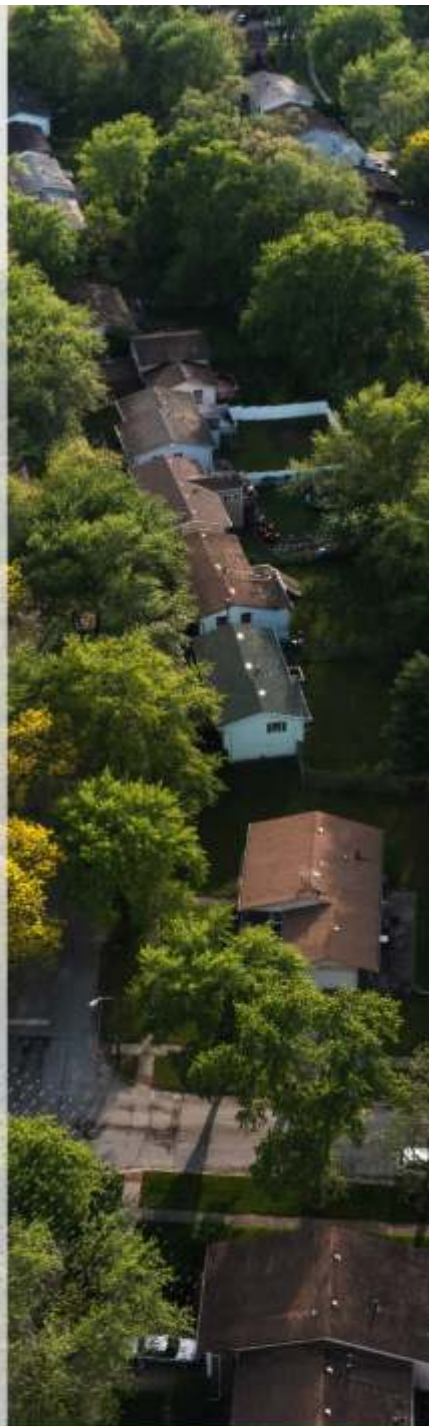
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WINTER BLANKET DRIVE

Residents are to please assist
in donating blankets for the
underprivileged.

Blankets can be dropped
at the MKR Estate Office.



**BE A HERO...
IT'S IN YOUR
BLOOD!**



SANBS
South African National Blood Services

***Residents, please assist in donating blood when
SANBS is on site.
Every drop saves a life!***

a word from the
**ESTATE
MANAGER**



Dear MKR Residents,

We are now in the heart of winter and with it the new financial year, and new maintenance projects, our maintenance team are busy attending to all the new projects.

Solar lights have been placed at various points in the oval area and additional lights will be placed in the communal areas by the gully areas, swimming pools and braai areas.

A designated basketball area will be constructed with two hoops as well as the installation of a volleyball net for recreational activities.

Our annual projects such as paving and tar rejuvenation will take place during the year.

Kind regards
Theo van Rensen
Estate Manager

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CONTACT US

👤 Dries Cronje
✉️ dries@smileprop.co.za
☎️ 083 276 3889



ETIENNE BEHEER
Advocate - Pretoria - Johannesburg



a word from the SECURITY MANAGER



Living in an Estate or a complex can give residents the false security illusion and residents are often surprised when crimes, serious or petty, affect them. Over recent years we never had one single breach in the Estate Perimeter and the access control systems were only bypassed when investigations proved, residents, contractors and even agents manipulate the Estate Access Control Regulations by contravening in abusing, misusing or handing over tags and access codes recklessly.

1. **Advanced System Integration** is a major buzz word in the security industry and applies to the security residential estates. Optimised and electronic functionality is a must today to ensure the guarding solution is efficient and effective in creating a safe and harmonious living estate. Many estates are now combining guarding options and electrified barriers with more high-tech solutions in addition to HOA security measures.

The following steps are crucial in Homeowner's and private Residents, living in complexes, daily lives and it goes without saying that it is everybody's responsibility to take this stance seriously:

2. Risk Analysis

Ensure you did a comprehensive risk overview of your unit as the estate does. New locks, burglar doors and window protection, and even alarms or home cameras.

3. Design

Design your security solution for the short and long term if you need to start with basics and wish to improve on it. After the risk analysis, budget and add as you go.

4. Suppliers

Availability and quality of trusted suppliers who will provide warranties must be considered. Ensure the supplier you set out with are always available and still around when you get towards the end of your solution.

5. Performance

All the conditions from weather to unnatural and other conditions are to be kept in mind and if the sourced solution can withstand any condition. We have loadshedding, storms, wind and rain on top of the heat in the summer, ensure you spend your budget wisely on reliable sources.

6. Maintenance

Ad hoc and preventative maintenance must be built into a system and especially here service level agreements and warranties come into place. Ensure you have the agreements in place to maintain your solution once you decide on a supplier.

7. Implementation

You must know your installer and be assured the installer is well recognized and legally meeting all governing regulations. Anything can happen and if a negligent installation was done, it may cause an accident or your property's value may drop when you move out due to irregularities.

8. "Know your neighbours"- policy. While many professionals reported back to normal work, some are still working from home, retired etc and can assist you in being your and security's eyes and ears. Valuable deterrents may be caused if your friendly neighbour have your interest at heart or valuable information can be passed onto security and law enforcement. We have found even in a secured complex, there is always a risk of burglaries and theft from inside and outside the complexes.

Once you have the illusion and leave a door open or unlocked and a passer-by, be it a neighbour or contractor and you are not at home, this is what will prevent your heartache of loss of property and feeling invaded and vulnerable.

SOME PERSONAL SAFETY TIPS FOR YOU AND YOUR FAMILY:

- Never walk around alone and do not talk to strangers. Be on the lookout for suspicious activities, cars and people.
- Walk in well-lit, busy streets and in a group, if possible.
- Make sure your home is secure and become a member of an armed response service. Be sure that you know all the emergency numbers or have them displayed in an accessible area.
- Always let someone know where you are going and how long you will be gone. But think twice before advertising your impending absence on social media. Criminals also have access to Facebook, Twitter and other social media platforms.
- Know all emergency numbers.
- Trust your instincts.
- Avoid using overly congested streets where you cannot walk freely or unobstructed, as this is where you may fall victim to pick pocketing.
- Avoid displaying valuables where criminals can see them.

Lastly, we have an increase in poor neighbourliness and bad behaviour towards security personnel who attempt to assist residents where contraventions take place. Please take note to avoid conflict with security as they only act and enforce on their discretion the Estate Rules and Regulations provided by the Board of Directors.

The disputes can be appealed with the office and management in writing within ten working days and during official meetings of the Dispute Management Committee, contraventions will be considered, and fines levied unless it holds no merit. However, we strive for harmony and safety and will uphold a zero-tolerance policy in the upkeep of the Estate Standards you signed when moving into the Estate to make it pleasant for all residents.

IMPORTANT CONTACT NUMBERS:

**24/7 Control Room:
(012) 480 4551 / (082) 864 1164 / (071) 678 9869**

Please do visit our website for more details on your complexes and emergency services on
www.mooikloofridge.com

Kind regards,

Johan Hough

Security Manager
Mooikloof Ridge Estate

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PROPERTY
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ENERGY SAVING TIPS FOR THE APPROACHING SEASON

- Only use what energy you need.
- Turn off the lights during the day and rather make use of natural light.
- At night, when exiting a room, turn off the light.
- Dress in layers instead of making use of heaters.
- Go for a walk, this heats up the body and will keep you warm.



LOOKING
FOR AN

Agent?



Hi! My name is *Nicci*.

We have been specialising in rentals and sales in Mooikloof Ridge for the past 11 years.

I have a dedicated and knowledgeable team that will assist you with all your property needs.

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☎ 073 383 6391

✉ nicci@graziarealty.co.za



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WAVE SCANNER REGISTRATIONS

Residents are reminded that there is less than a month to register for the wave scanner biometrics. The Estate Office is open Monday to Friday 08h00 - 16h30, and on Saturday 29 July 2023 from 09h00 to 15h00.

Please remember to bring your ID, vehicle licence disc, and your levy statement or lease agreement.

ROAD WORKS OUTSIDE THE ESTATE - GARSFONTEIN ROAD

Balwin Properties together with Superway Construction is currently busy upgrading the Garsfontein intersection outside the Estate.

The road is currently being upgraded into a double lane in Garsfontein road past the Estate, this includes the current slipway into Garsfontein Road.

MKR Management is urging our residents to be extremely cautious during this construction time. Our management team is in constant discussions with the construction team, for the safety of our residents



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