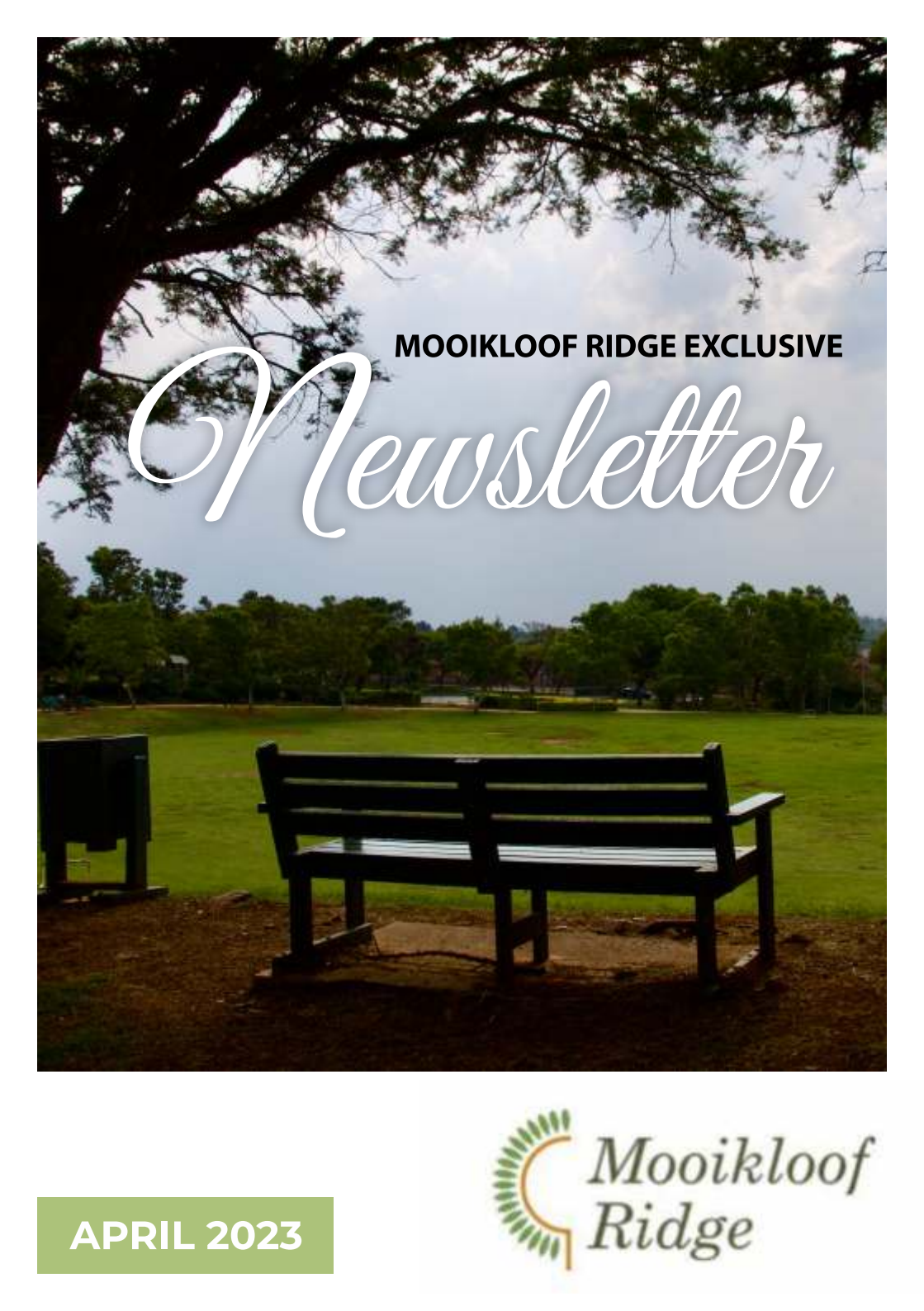
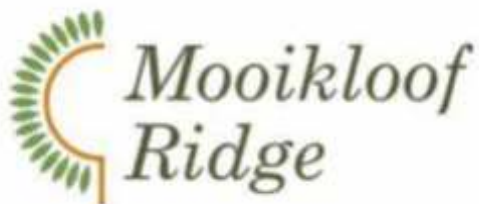


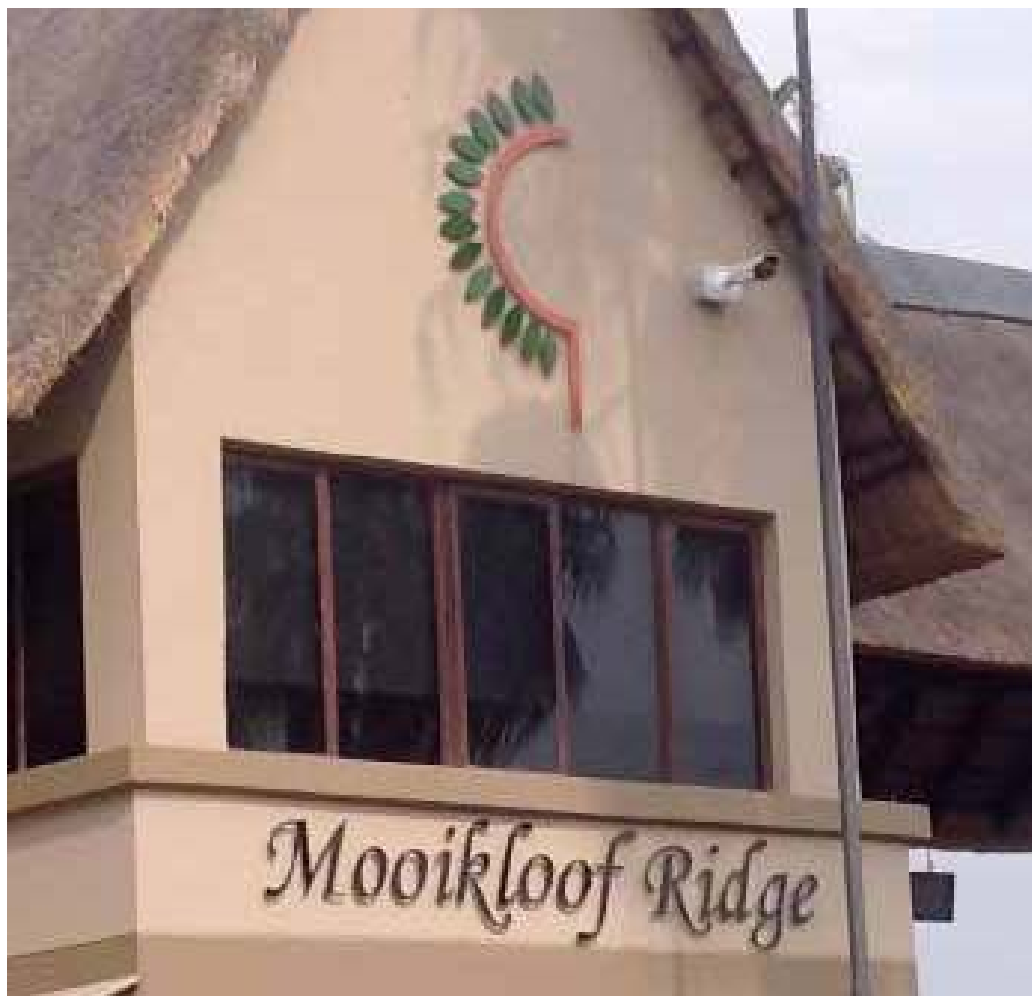


MOOIKLOOF RIDGE EXCLUSIVE

Newsletter

APRIL 2023





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 come to the Estate Office to register for the wave scanner. If you have not registered online as yet please bring your ID document or passport, Levy statement or lease agreement and vehicle licence disc, to register online in the Estate Office and to capture your biometrix.



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



Selling or Renting

Should you wish to rent or sell your unit please make use of our Approved Agents, their details can be obtained from our website under Approved Agents. All our approved agents are accredited by the Estate Agents Affairs Board.

CHANGES TO PROPERTY

Making any changes
to your property?

Please remember you need
to obtain permission from
your body corporate first.

PET CARE

Please remember to register your pets with your Body Corporate, this information can aid the Estate Office in locating the owners of lost pets. All pets MUST have name tags. Should you wish to walk your pet on the common property please ensure they are on a leash. We have received complaints of owners walking their dogs without a leash, please refrain from this behaviour. Should you wish to walk your pet on the common property please ensure they are on a leash. We have received complaints of owners walking their dogs without a leash, please refrain from this behaviour. There are many children playing on the grassed areas and dogs that are not leashed can frighten or bite the children. Fines will be issued. Should residents find pets roaming around and unattended to, kindly report them to the control room. Please ensure that when you leave for work in the morning your pet has adequate water and food supplies to last until you return.

Should you be going on vacation, please ensure you have arranged procedures for the pet sitters to enter the Estate and or the scheme. Residents find it unacceptable that some dog walkers allow their dogs to deposit excrement on the walkways and grassed areas and thereafter keep on walking without removing it. **PLEASE CLEAN UP AFTER YOUR PET.** Body Corporate approval MUST be attained in order to keep any pets. Remember that no resident may keep more than two dogs, without the permission of the HOA. If you do have more than two dogs, you must please apply through your Body Corporate, for approval.



NO CATS ARE PERMITTED!!!
NO VICIOUS BREED DOGS ARE PERMITTED

“

**He who plants a garden,
plants happiness.**

~ Chinese proverb.

***The Mooikloof Ridge HOA would like to convey
our deepest sympathies to the Brits family for
the passing of Mr Nico Brits.***

***Mr Brits was our resident horticulturist and a
former member of the board of Directors and
was responsible for the maintenance and layout
of our gardens in the common areas.***

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



SANBS
South African National Blood Service

***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,

Time flies! We are already three months into the new year and full steam ahead as Autumn approaches and the first school term ends. I hope all the children have settled in at school and are looking forward to the school holidays.

What is happening @ Mooikloof Ridge Estate

Upcoming projects for 2023 that are rolling out

- Our ongoing **paving project** will commence in phase 10
- **Tar rejuvenation** – keeping our roads well maintained.
- **Tennis court maintenance** – Residents are also reminded to only use the courts for their purpose so as not to further damage the courts.
- **Volleyball net and a basketball hoop** to come..

The most exciting news for all our young residents is that we will be hosting a Kid's fun day this year!!! Dates for the event will be communicated to residents closer to the time.

I would like to wish all our residents a Happy Easter and if you are travelling, I wish you a safe journey!

Kind regards

Theo van Rensen
Estate Manager

a word from the SECURITY MANAGER

Security, as we know, is not an appreciated occupation, however, I hereby thank everyone who treats our staff with dignity and respect and makes them feel they belong. My one indulgence if I may, in this version, is that you adhere to the agreed Estate Rules and display good neighbourliness' and also live in harmony for security not to always be seen as the mechanism in which you can get back at your with your neighbour's in your complex. Security will then be able to focus proactively on securing a safe living environment rather than managing and defusing conflict and also feel motivated to come to their workplace.

On a different note, something interesting, but factual when going into the short school holidays to discuss with your children:

Kidnapping

According to the Daily Maverick, SAPS statistics showed that kidnappings doubled nationally, with 4,028 cases recorded between July and end-September 2022, compared with 2,000 in the same period last year — an increase of 2,028 cases or 101.4%. Gauteng recorded the most kidnappings (2,104), followed by KwaZulu-Natal with 785 and the Western Cape with 248.

The practice of kidnapping for ransom, a predatory crime carried out mostly by criminal organizations, is a salient phenomenon in many regions of the world.

It causes serious harm not only to victims and their families but also to private and social capital. As a paradigmatic rational crime involving negotiations, the incentives to commit the crime and the way it ends change with the probability and severity of punishment, the kidnapper's willingness to kill the hostage, and the value of the hostage life from the point of view of the family. Limiting the family's ability to pay reduces the frequency of the offense but opens the possibility of unintended consequences in terms of fatalities and duration of abduction.

Tips on how to avoid being kidnapped, abducted

Stop routine movements - Driving or walking through the same route will make it easy for suspecting abductors to gather information about you and can make it easy for them to track you down when they are ready to strike.



Do proper checks before employing workers - Before you employ your new housekeeper, driver or any other employee, please do a proper background check about that person.

Don't discuss money publicly - To avoid being a victim of kidnappers, another area you must check is receiving phone calls that involve discussing money, especially huge sums.

Don't get too close to a stranger - People that you don't know, try not to share valuable information with them. That stranger may be a kidnapper in disguise, so avoid strictly any stranger that tries to move close to you unnecessarily.

When you notice a threat, attract the attention of people - Whenever you notice any threat of kidnapping around you, attract the attention of people around to yourself by screaming or shouting.

Let someone know where you're going - If you must meet a new acquaintance, make sure someone knows where you're going and who you're meeting.

Be careful with revealing data on social media - Be careful not to reveal too much about yourself or your family members via social media. No need to flaunt new cars, houses, or condominium units.

Never

reveal addresses and be sure to turn off the GPS function on your smartphones. Don't post on social media the places you frequent.

Keep your financial transactions confidential - Kidnappers are known to take people forcefully to demand ransom. They give conditions for the release of their captures, sending panic to the family and friends of the victims.

Research shows that 7 out of 10 kidnappers always request that money be paid for the release of kidnap victims. These demands are mostly made because they believe the victims have the money at their disposal. So, they basically target people who either have access to a large sum of money or are rich. The most logical way to avoid these unnecessary attentions is not to reveal your financial history to anyone! Vital information like your bank statement of account should not be handled carelessly.

Lastly, for those who do travel, travel safely and return back refreshed for the next semester.

Yours in security.





AQUA DIAMOND

CAR WASH & DETAILING

SERVICES OFFERED :

Wash & Go

Wash & Dry

Full Wash

Hand polish

Hand Polish

Engine Wash

Claybar & Polish

Headlight Restoration

Valet

Nano Ceramic Coating

Pro NanoTech Coating Application

Bike Wash & Dry

Trailer Wash & Dry

Moreleta Lifestyle Centre
620 Spes Bona Drive
Moreleta Park
Pretoria East
(Below the Hangover Sports Bar)

Contact :
Gareth
062-128 8424



Seller, Ms. Florence Vilane:

'Thank you so much for the work you have done. You have gone a long way without giving up. May God bless you and give you strength to continue with your job. Much, much appreciated.'



SELLING?

Your trusted

'Mooikloof Ridge Estate'

APPROVED

Property Practitioner since 2014.

DEBRA SCHEEPERS

Cell: 072 243 9753

Email: debra@far.co.za

PPRA Registered ('Full Title') - FFC nr: 2023325799.

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.

YOUR
Sales AND *Rentals*
AGENT IN MOOIKLOOF RIDGE

NICCI VAN ROOYEN

☎ 073 383 6391

✉ nicci@graziarealty.co.za



GRAZIA REALTY

WELCOME HOME

📱 www.graziarealty.co.za 📷

Flip YOUR
PROPERTY
WITH



Team Flip



SCAN HERE TO VIEW
OUR LISTINGS!



FLIP CLOETE

082 558 4556

RE/MAX INFOGLOBE

EACH OFFICE INDEPENDENTLY OWNED AND OPERATED | REGISTERED WIT THE PPRA
477 MENDELSSOHN STREET, CONSTANTIA | OFFICE: 086 12 REMAX (73629)



SUNDAY POTJIE BUFFET

KIDS UNDER 10 EAT FREE



R169



*Double Stretton's Gin & Tonic
from 11.30 to 14:30*

R35

*Live Music Every
Sunday*

BOOKINGS: 072 388 0105 – 5 BOENDOE AV, PRETORIUSPARK



Trike's Restaurant & Sports Pub offers an old world relaxed dining experience themed around the 70'S. Offering a comprehensive high quality A' la cart menu with something for everyone. The Restaurant Pub boasts 6 large plasma TV's that offer 4 separate sports channels that can be view separately. Trikes offers daily specials on Food and Bar, can accommodate up to 80 people for private functions with no room hire. WE ARE A LOCAL BUSINESS FOR LOCAL FOLKS 7 DAYS A WEEK [FACEBOOK.COM/TRIKESSPORTSPUB](https://www.facebook.com/trikessportspub)

BOOKINGS: 072 388 0105 – 5 BOENDOE AV, PRETORIUSPARK

Happy Easter To You All.

May this joyful season of **Easter**
fill your heart with renewed hope,
love, and peace.

