



Mooikloof *Ridge Newsletter* *The Festive Season Issue*



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

December 2023

SAMMY'S SHUTTLES



School Transport services in Pretoria East:
Grasfontein, Constantia Park, Menlyn, Olympus, Moreleta, Mooikloof and Surroundings

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WELCOME HOME

Hi! My name is Nicci

A home is worth celebrating and even more with family during the festive times.

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 to find that perfect home to share special memories with loved ones.

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to celebrate

YOUR
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AGENT IN MOOIKLOOF RIDGE

NICCI VAN ROOYEN
073 383 6391
nicci@graziarealty.co.za

www.graziarealty.co.za



Advertise in the Mooikloof Ridge Newsletter

Contact us on: **Office@mooikloofridge.com**



Message from the Estate Manager

Dear MKR Residents. As 2023 comes to an end, on behalf of the Mooikloof Ridge Homeowners Association I would like to wish all our residents a blessed, safe festive season, and a prosperous new year. To all our residents who will be traveling over this festive season, I wish you a safe journey and a restful holiday.

The Estate Office will be closing on the 15th December 2023 and re-opening on 4 January 2024. Residents who may need assistance with their Schemes can visit our website www.mooikloofridge.com. Any security issues can be reported directly to Security.

Residents who are traveling are to ensure that their units are safely secure,

all taps are closed, and pets are taken care of during this time.

It is almost time for our annual event – Kids Fun Day, where our little ones can enjoy their special day, parents are reminded not to leave children unattended and to provide them with sunblock and hats.

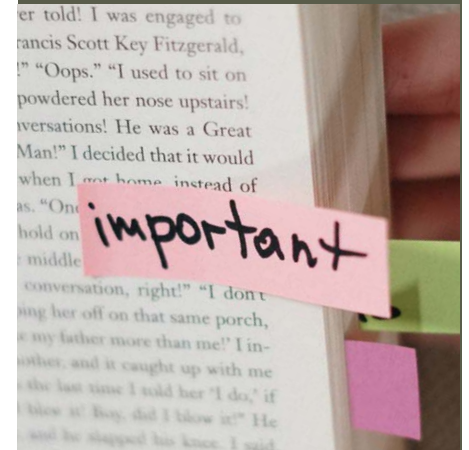
Congratulations to all the Matric's, who have completed their examinations, we pray that your many years of studying pays off and all the very best for the future paths that you have chosen.

HAPPY HOLIDAYS TO ALL!!!!

Kind regards

Theo van Rensen

Mooikloof Ridge Estate Manager



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.



Mooikloof Ridge Access Control

PEDESTRIAN GATE

All pedestrians entering/exiting the Estate via the turnstiles must be registered for the wave scanner or have a valid active code.

Residents may not influence the guards to deviate security from their procedures at the Main Gate and turnstile gate.



MOVING TIMES

Mon to Sat: 09h00 -17h00
Sun: 09h00 -13h00

(Only if the Sunday falls at the end of the month)

MOVING IN & OUT OF THE ESTATE

All moving companies must be provided with an access code to enter/exit the Estate.

All moving companies must be provided with a permit to remove goods from the Estate.

Please check your scheme rules for the size and weight of the truck that is permitted into the scheme.



SANBS

BE A HERO... ITS IN YOUR BLOOD!

Residents, please assist in donating blood when SANBS is on site.

EVERY DROP SAVES A LIFE!

SEASONS GREETINGS
FROM *Team Flip* 



FLIP CLOETE
082 558 4556
RE/MAX INFOGLOBE

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

THINGS TO KEEP IN MIND THIS FESTIVE SEASON



- Fireworks are not permitted.
- If you have pets, make sure they are taken care of and have sufficient water during the day, temperatures are high during this time of the year. If you are going on vacation please make provisions for the pets to be taken care of.
- Practice good neighborliness, respect your neighbour during this time.
- Adhere strictly to the speed limit, there are more children than usual enjoying the holidays.
- Don't drink and drive.
- Report any suspicious behavior to security.



- **DO NOT SWIM IF YOU DON'T FEEL WELL**
- **AVOID SWALLOWING SWIMMING POOL WATER AS IT CONTAINS CHEMICALS**
- **NO RUNNING IN THE POOL AREA**
- **NO SCREAMING IN THE POOL AREA**
- **NO DIVING ALLOWED**

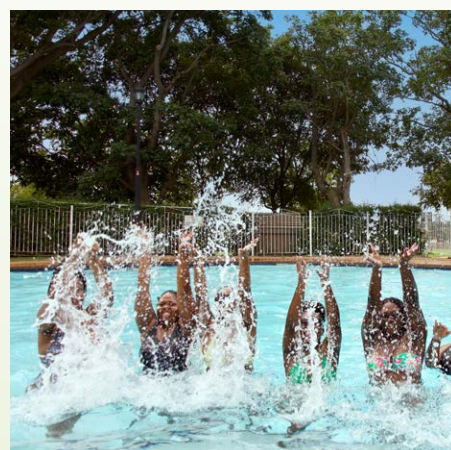
SUMMER IS HERE!

Summer is here, and we as the Estate are ready, so enjoy your summer staycation right here at the Estate. With our new picnic tables situated at the pool area, residents can now enjoy a family picnic at the poolside, alternatively, you can make use of our braai facilities.

Residents must kindly adhere to the pool rules, children under the age of 12 years may not make use of either of the pools unless accompanied by an adult. Parents are to make sure that

their children are always hydrated, wear sunblock and sun hats are a must as the UV rays are dangerous to children's sensitive skins.

A lifeguard will be stationed at the swimming pools from 15 December 2023 to 8 January 2024, the responsibility of the lifeguard is to monitor the Estate swimming pool rules and regulations and will work hand in hand with security to ensure all residents comply. Residents remain liable and must accompany their children to the swimming pools.



PLEASE NOTE: RESIDENTS ARE AGAIN URGED TO ADHERE TO THE RULES AT THE POOL AND TO REFRAIN FROM LITTERING AROUND THE POOL AREA AND TO ABSTAIN FROM THROWING FOREIGN OBJECTS, LEAVES, STONES AND OR LITTER INTO THE POOLS. THIS DOES NOT ONLY CONTAMINATE THE POOL BUT CAN ALSO CAUSE DAMAGE TO THE PUMPS, FILTERS AND THE AUTOMATIC POOL CLEANER.



Happy Holidays
Wishing you a wonderful Holiday Season
and a Happy New Year!



Message from the Security Manager

Once criminals gain access to properties within estates, they often have free reign because residents generally become complacent about their home security within these developments. Be sure to lock doors.

Good personal safety habits should never be neglected or forgotten. They play a major role in preventing potential crime and should be encouraged even if you live behind the walls of a residential estate or security complex.

Crime syndicates often target lifestyle estates because those residents tend to become complacent about security.

A particularly serious problem is the information passed on by people who live on or have regular jobs within estates. Armed with information, and their reconnaissance, the criminals keep finding new ways of gaining access to estates.

when you are asleep. Most systems operate in zones, which makes it easy to activate those zones of the house that you are not using.

- **Check the references of your domestic worker and gardener:** Very often crimes within estates are carried out with the assistance of a domestic staff member. Make sure you have properly checked your domestic worker's and gardener's references and educate them on keeping your home secure when you are not there.
- **Report suspicious behaviour:** One of the modus operandi within estates is for a crime syndicate to move into a home for a while. During this time, they monitor the behaviour of residents and initiate house break-ins in the estate before moving out.

by phoning them for issues you could have addressed through good neighbourliness. Also please treat security staff with the same respect you want to be treated. The most common saying is always security was rude or verbally abusive. There is a reason why the officers are engaging you in the first place, which are forgotten through these arguments. Rather know your rules and respect security has, although client driven, behavioural management function too. Security is now through this behaviour forced to wear body worn cameras for your and their protection, as contraveners take photos of them, threat their jobs, livelihood and to provoke them in extreme cases.

Please be advised they are here for your protection and to assist in creating a secure and safe environment for you although you contribute to the HOA costs of deploying this team, they are also human and are your team to assist you in emergencies and look after you and your property even when you are now going into another Festive Holiday Season, through all weather conditions they will maintain their dedication to their Estate.

May you have a great last semester of 2023 and all the best wishes for the holidays and safe travels for the ones making a trip to a holiday destination. We will be looking forward to seeing you again upon your safe return.



As your estate security company, we are constantly on the lookout for ways to improve the service to residents and have introduced a range of technological measures such as access control systems, movement-activated cameras, and constant patrols.

Regardless of the measures that may be in place, it remains vital that residents play their part. Personal involvement in security is always required.

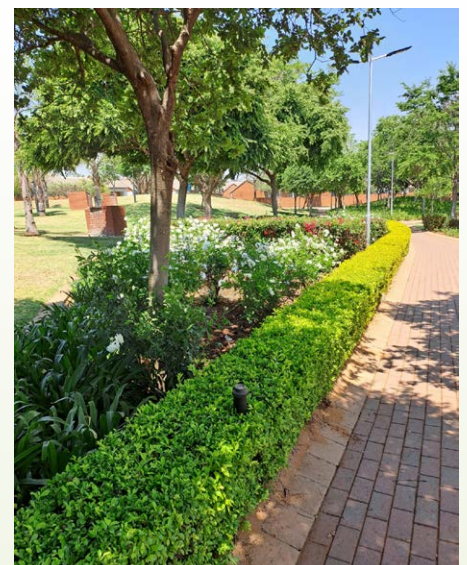
The Security Team provides the following safety tips for estate residents:

- **Do not rely on perimeter security alone:** While perimeter security measures have been successful in driving down crime in estates, residents still need to take precautions in their homes. Be sure to lock doors and windows and ensure vehicles are locked, even if parked in a garage and do not leave valuables lying around, particularly where they may be visible to passers-by. If you have an alarm system installed, please make sure it is armed when you are away and at night

- **Be alert when entering and exiting the estate:** Criminals have targeted residents leaving from or returning to estates and hijacked them a few metres from the gates or followed them inside and robbed them by tailgating them as they enter the premises. The reality is that people relax and become less and less alert the closer they get to home.
- **Know your neighbours:** Make sure you have the contact details for the homeowners next door so that you can reach them in case of an emergency or if you suspect that something might be amiss. Keep the contact details for the security teams deployed on the estate close by, so that you can contact them quickly in case of an emergency or if you notice suspicious behaviour.

Safe and Secure living Environment

Would request respectfully that all residents and their visitors respect the estate and complex rules and regulations, as well as appeal procedures and do not see security as a tool to carry out a grudge against a neighbour



Have a blessed and prosperous end of the year.

Kind regards

Johan Hough

Mooikloof Ridge Security Manager



Mooikloof
Ridge

Thank you!



The **HOA** would like to say a big thank you to the **OWL RESCUE CENTRE** for coming out to rescue a young owl.



RULES! RULES! RULES!

RESIDENTS CAN DOWNLOAD THE AMMENDED HOA RULES FROM OUR WEBSITE – www.mooikloofridge.com

The HOA would like to call on all our residents to assist and co-operate, regarding the following aspects:



STOP DRUG & SUBSTANCE ABUSE

Advocate against drug and substance abuse among our young people in the society and community at large so that we may have a future generation when we are gone.

*The time is now to rise and fight against drugs. **ARISE!!!!***

ROADS AND BEHAVIOUR. The roads within the Estate are private roads we urge residents to adhere to normal traffic regulations and obey the speed limits within the Estate. Bear in mind children on the roads as well as joggers and cyclists that could be seriously injured due to reckless driving and speeding.

Residents can report reckless driving to the control room.

SHOW COURTESY. We are all neighbours in a small town of our own, let's be respectful and courteous to each other and make our living environment a pleasant one.

LITTER. Residents are urged to make use of the dustbins provided within the Estate. Let's work together at keeping our Estate

clean and hygienic.

ALCOHOL CONSUMPTION AND SUBSTANCE ABUSE IN COMMON AREAS.

The consumption of Alcohol and the use of illegal substances in ALL Common Areas is **STRICTLY PROHIBITED**. This is a family-friendly environment and the protection of our children is of utmost importance.

The common area constitutes any AREA outside your unit. I.e.. Walkways, Car Park, Garages, Park and Recreational Areas.

RENTING OR SELLING. Should you wish to rent or sell your apartment please make use of our Approved Agents, their details can be found on our website www.mooikloofridge.com under Approved Agents.

Should you wish to rent an apartment make sure you do a proper background check on who you are renting from before paying over deposits. All our Approved Agents are accredited with the Estate Agents Affairs Board.

VEHICLE REGISTRATION. Please make sure that your vehicles are registered with the Estate Office, should you purchase a new vehicle make sure that you update your new information with the Estate Office.

CHANGES TO PROPERTY. Making any changes to your property? Please remember you need to obtain permission from your body corporate first

DRUG CONSUMPTION. The HOA has noticed a radical uptake regarding drugs being consumed, especially marijuana, our security team is working together with the SAPS. You are cautioned that arrests will be made. Let's all stand together and keep our community **DRUG FREE**, residents are encouraged to make use of the anonymous "tip off" on our website to report any suspicious activity within the Estate.



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Pretoria East Residents' Organisation



We trust that you have seen the work that the CCF has accomplished over the last few years and by now you also know the dire situation that the City of Tshwane is in. If we are not going to tackle the problems in our suburb, it will deteriorate even further.

Recently we scraped the road next to Mooikloof Ridge Estate and also dug a trench to stop the rainwater from causing erosion, preventing security to patrol, the rain water now flows directly into the Wetland. We will also clean the cable theft hotspot in November 2023.

On Monday, 16 October 2023, the CCF had a site visit with Tshwane and the Ward 91 Ward Councillor to the illegal dumping hotspot next to Garsfontein Road. Various options were discussed, which included:

- Reasons for dumping. There is no dumpsite close and safe to dump.
- Installing barriers next to the road, but that will be stolen.
- Get the developer to start building the wall for the Afri Capital development.
- Regular Metro patrols.

can dig to take out good soil to drop over this ground walls and to let nature cover it with green. We will then bury some of the rubble in the hole.



In the short run, we have decided to push ground walls blocking of the area to further dumping. Unfortunately we can only have the Tshwane TLB once a week.



We are currently fighting very hard against Plastic View, who play a large part in the trolley dumping whilst collecting and sorting waste. The construction trucks working in the area is a major concern and we need to keep a close eye on further dumping.

For more information please send an email to mooikloofridge@ccf-group.co.za or phone us on 062 262 6320

In return you get the CASI App
[Call All Stations Immediately]
for you and your household.

Please be our eyes and ears. We will do the reporting and follow-ups



We have commenced with this project on 27 October 2023 and with more donations, we can continue. With the help of the Tshwane Electrical Inspectors, they showed us where we



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