



Mooikloof *Ridge Newsletter* *Autumn 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



April 2024



ELECTRICITY BOXES

There are City of Tshwane electricity boxes located throughout the Estate, it has been brought to our attention that the boxes are being vandalised and written on, and fines will be issued to residents who are caught doing such.



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WITH *Team Flip*

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RE/MAX INFOGLOBE
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477 Mendelssohn Street, Constantia | Office: 086 12 REMAX (73629)



ESTATE CLUBHOUSE BATHROOMS

It has once again been brought to the Estate Manager's attention that the clubhouse bathrooms are being vandalised and left in an untidy condition. Let's work together to keep the bathrooms hygienic and clean. Kindly refrain from damaging the bathroom doors, toilets, toilet paper holders etc.

While the weather remains a constant challenge the MKR Estate Management is always working hard to ensure that MKR gets value for money from our Landscaping Service Provider (SP), through regular and robust monitoring and engagement with the SP to ensure the landscapes look well-manicured. Residents are to make use of the dustbins provided in the common areas to avoid littering on our beautiful landscapes.

Message from the Estate Manager

Dear MKR Residents. Autumn is here and after a sweltering summer, the cooler weather is welcoming.

The HOA has completed numerous projects within the last financial year, to name a few,

- The tar rejuvenation project which is currently underway, in the coming month the road markings will be repainted.
- The refurbishment of the tennis court, and practice court, and the installation of the basketball court.
- The clubhouse kitchen has also been revamped with new cupboards installed.
- The pool fence has been painted.

I would like to encourage residents to pay their levies and not fall behind, levies impact on future increases, and

maintenance projects in the Estate, as well as future planned initiatives may not come to fruition if levies are not paid.

Kind regards

Theo van Rensen

Mooikloof Ridge Estate Manager



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Ridge*



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.

Things to keep in mind when preparing for winter



- Start getting your winter wardrobe ready
- Get the warm blankets out
- Stock up on vitamins
- Look out for delicious soup recipes
- Get your home cozy with mats and rugs



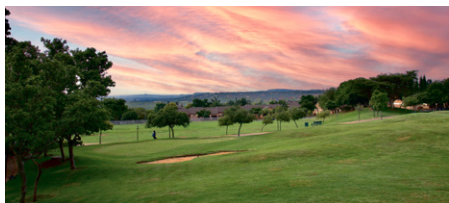
*Mooikloof
Ridge*

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.

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:*



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 to keep 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.

SMOKING CIGARETTES AND

VAPING: Our clubhouse and entertainment areas are for the use of all residents young and old, the HOA would like to appeal to residents who smoke and vape to take into consideration the younger children who can be affected by the smoke and vape fumes as secondary smoke fumes are just as dangerous.

Residents can make use of the "Anonymous tip off" feature on the MKR website to report any suspicious behavior or serious incidents to security, all other incidents can be reported to the security control room.



STOP DRUG & SUBSTANCE ABUSE

*Advocate against drug & 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!!!!*

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.

All residents must be registered at the Estate Office, residents who have not yet registered should visit the Estate Office with their ID Documents or passport, lease agreement or levy statement, and copy of their vehicle licence disc.



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.



MOVING TIMES

Mon to Sat: 09h00 -17h00

Sun: 09h00 -13h00

**Only if the Sunday falls at
the end of the month*



SANBS

BE A HERO... ITS IN YOUR BLOOD!

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

EVERY DROP SAVES A LIFE!



**Mooikloof
Ridge**

Butternut Soup

INGREDIENTS:

- 1 Large butternut squash, peeled, seeded & diced
- 1 onion, chopped
- 2 cloves of garlic, minced
- 4 cups vegetable broth
- 1 teaspoon ground cumin
- ½ teaspoon ground cinnamon
- ¼ teaspoon ground nutmeg
- Salt & pepper, to taste
- Olive oil

INSTRUCTIONS:

1. In a large pot, heat a drizzle of olive oil over medium heat. Add the chopped onion and minced garlic, cooking until softened and fragrant.
2. Add the diced butternut squash to the pot, along with the ground cumin, cinnamon, and nutmeg. Stir well to coat the squash with the spices.
3. Pour in the vegetable broth, and bring the mixture to a simmer. Let it cook for about 20-25 minutes, or until the butternut squash is tender.
4. Using an immersion blender, blend the soup until smooth and creamy. Alternatively, you can carefully transfer the soup in batches to a blender to puree.
5. Season the soup with salt and pepper to taste. Adjust the consistency by adding more broth or water if needed.
6. Serve the butternut soup hot, garnished with your choice of toppings like roasted pumpkin seeds, a dollop of yogurt, or fresh herbs.



Message from the Security Manager

Manned guarding is one aspect of the integrated security model that cannot be underestimated.

Alongside electronic security systems there are human security personnel engaged in monitored guard patrols, access control and surveillance. The quality of the personnel is of paramount importance because security officers guarding an estate not only interact with residents daily but are often the first point of contact for visitors.



The security officers must be well-spoken, polite, and presentable. In addition to undergoing vital training courses as approved by South Africa's Private Security Industry Regulatory Authority, it is mandatory that prior to deployment, all personnel undergo client and site-specific training.

Training modules are compiled to deliver an outcome-based result to meet site specific requirements and contractual obligations. Residential Estate Training focuses specifically on frontline communication, public ambassador etiquette and public relations whilst ensuring high levels of security intelligence, vigilance, and public safety.

It's important to recognise that security is site-specific as well, which

means that different estates may request different options in example the unique requirements by Mooikloof Ridge Estate. Therefore our security officers are trained to manage access by visitors to the estate quite differently from how they manage access by contractors and domestic workers who need to enter the estate every day, it is key for all parties to clearly understand who is on the estate at any point in time to manage the risk and the Estate have regulations being enforced and make use of integrated electronic technology such as patrol devices, body worn recording, surveillance and our new installed access systems to move away or at least limit unauthorized and unwanted elements.

The call centre is fully equipped to see what is going on outside MAINGATE, the perimeter, guard movement and fence status and have direct communication with our policing forums in Woodville and Lakes Security Forum and Boschkop and Garsfontein SAPS as well as back up to off-site monitoring of surveillance and access movement. Our fence is state of the art and had no breach in the last number of years and advance manned security perform Access Control and complex, Estate and Boundary inspections.

Residents are reminded that any vehicle or person entering or exiting the Estate may be searched for security reasons as per rule 7.4 of the MKR rules and regulations.

Kind regards

Johan Hough

Mooikloof Ridge Security Manager



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Contact us on: Office@mooikloofridge.com