



Mooikloof *Ridge Newsletter* *Festive Issue*

ESTATE CONTACT DETAILS

Website: www.mooikloofridge.com | Estate Office: office@mooikloofridge.com

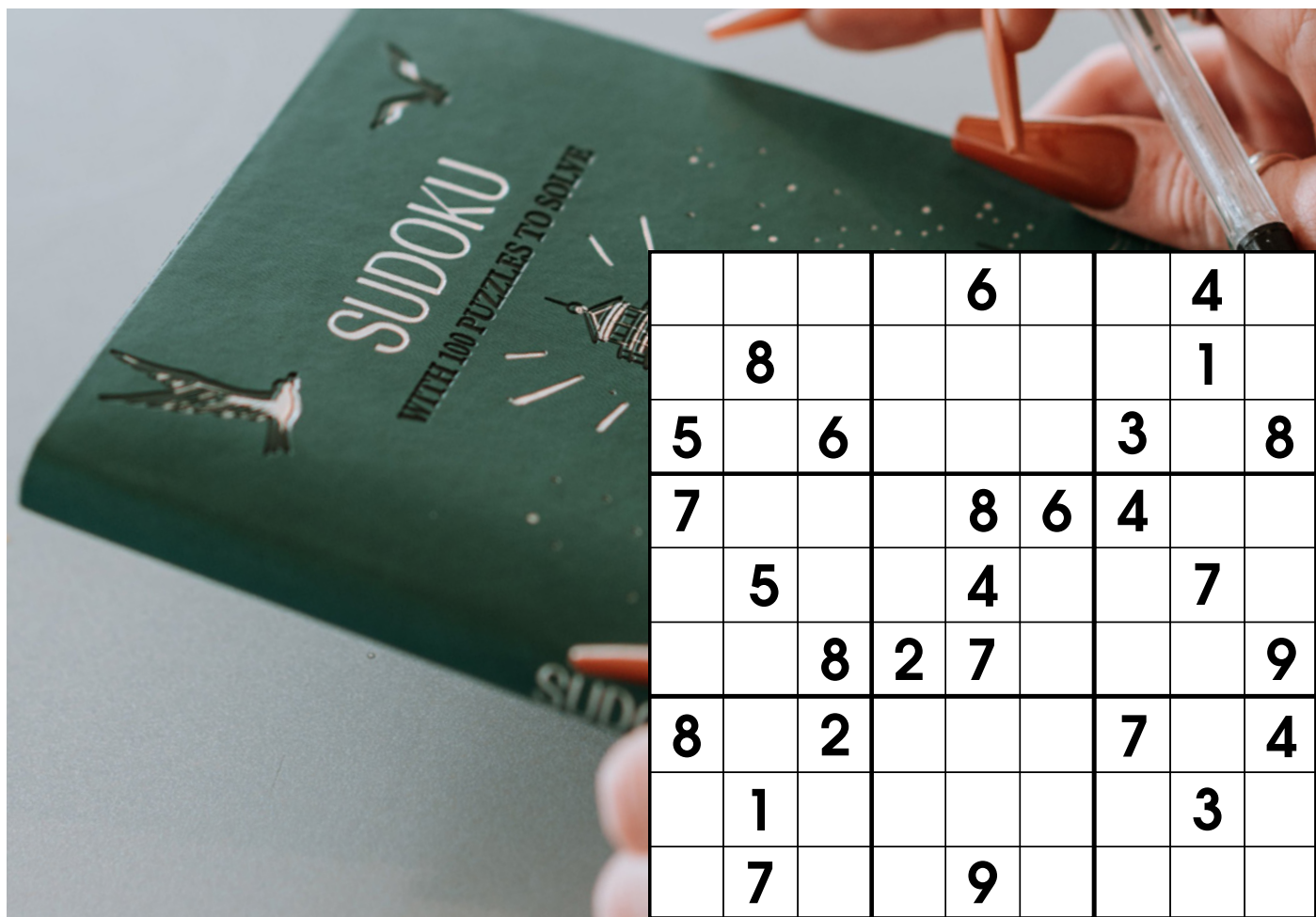
Estate Manager: 071 685 6438 | Security Manager: 082 463 7705

Estate Office: 012 480 4051 / 012 480 2075 | Control Room: 012 480 4551 / 071 678 9869

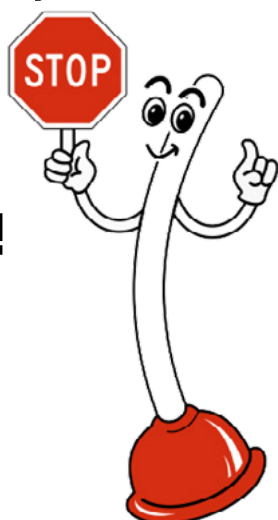
Squash Court Bookings: 012 480 4551 / 071 678 9869

Clubhouse Bookings: 012 480 4051 / 012 480 2075

December 2024



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



CLICK ON APP

We are pleased to inform you that the Click on App has now been successfully launched across all schemes. While there were some initial activation glitches, these have been addressed by the Estate Office. If you are still experiencing any issues with the app, please report them to the Estate Office for prompt assistance.

The primary purpose of the Click on App is to request visitor access codes. Additionally, we encourage all residents to download the Click on Smart App, as it will also allow you to open the scheme gates via Bluetooth access.



Please note, going forward, the Estate Office will be using the Click on App for all communication with residents, so it is important to ensure you have it installed and updated.

Thank you for your cooperation, and if you have any questions, do not hesitate to contact the Estate Office.



NO FIREWORKS!

Residents are reminded that the use of fireworks is strictly prohibited. Offenders will be subject to contravention notices being issued.



Mooikloof Ridge



Message from the Estate Manager

Dear MKR Residents, As 2024 draws to a close, we would like to take this opportunity, on behalf of the Mooikloof Ridge Homeowners Association, to extend our warmest wishes to all our residents for a blessed, safe, and joyful festive season, as well as a prosperous New Year.

To those who will be traveling this festive season, we wish you a safe journey and a well-deserved, restful holiday. Please note that the Estate Office will be closed from **20th December 2024** and will reopen on **6th January 2025**.

For any assistance with schemes during this period, residents can visit our website at www.mooikloofridge.com. For security-related matters, please contact Security directly.

If you are planning to travel, we kindly remind you to ensure your units are securely locked, all taps are turned off, and that pets are cared for during your absence.

We are also excited for our annual **Kids Fun Day**, taking place on **7th December 2024**. Residents are to please come and register their children at the Estate Office for the fun day. It's a special day for our little ones, and we encourage parents to keep a watchful eye on their children, provide them with sun protection (sunblock and hats), and ensure their safety while they enjoy the event.

A heartfelt congratulations to all our Matrics who have completed their examinations. We celebrate your hard work and dedication and wish you all the best as you embark on the next chapter of your journey.

*Wishing all our residents a very
Happy Holiday season and a
wonderful 2025!*

Warm regards
Theo van Rensen

Mooikloof Ridge Estate Manager

*Happy Holidays
to our wonderful
residents! Here's to
a season of cheer
and a fantastic
2025 ahead!*



Advertise in the Mooikloof Ridge Newsletter

Contact us on: Office@mooikloofridge.com

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 & 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 to keep our Estate clean and hygienic.

Offences such as disturbance of peace, dogs barking, children making noise, illegal parking etc can be reported to the control room and the more serious issues can be reported on the "Anonymous tip off".

Security Control Room: 012 480 4551 | 071 678 9869

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.

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 and this it is illegal to smoke marijuana outside your house.

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.

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!

Message from Security

Dear MKR Resident,

As the holiday season approaches, many South Africans look forward to taking a well-deserved break from their busy routines. However, this festive period also brings an increased risk of burglary and home invasions. Statistically, there is an 8% average rise in break-ins and robberies during the holidays. Areas where residents typically travel away for extended periods — such as quiet estates and gated communities — are particularly vulnerable to criminal activity.

To help you secure your home and ensure peace of mind during the holidays, Stallion Security Management has compiled a list of essential safety tips. Following these recommendations can help reduce the likelihood of falling victim to crime, allowing you to fully enjoy your holiday without worrying about the safety of your property.

Secure All Doors and Windows

Before you leave for the holidays, make sure all your doors and windows are securely locked. Criminals often target homes with obvious signs of entry, so ensure that all possible entry points are properly sealed. Installing quality locks and deadbolts can be a deterrent, as well as checking for any vulnerable points that could make your property an easy target.

Remove Items That Could Aid Burglars

Do not leave building materials, ladders, or any other items outside your property that could assist burglars in gaining access. These materials can serve as a means for intruders to scale walls or break into your home. Keeping your property clear of such items will minimize opportunities for criminals.

Keep Blinds and Curtains Closed

One of the simplest yet most effective ways to protect your home is to keep your blinds or curtains closed. This prevents potential intruders from being able to see what valuable items are inside your home. A home that appears empty and unappealing is less likely to attract unwanted attention.

Use Timers for Lights

If you're going to be away, leaving lights on at night can create the illusion that someone is home. Consider using timers or smart lighting systems to automatically turn lights on and off. This adds an additional layer of deterrence, making it harder for burglars to determine if anyone is home.

Avoid Publicly Announcing Your Trip

In the age of social media, many people share their travel plans online without realizing the risks. Announcing that you're going on holiday can alert potential criminals that your home will be vacant. To protect your property, keep your travel plans private. Wait until after your return to share your holiday experiences with friends and family. Be cautious even when telling your housekeeper, gardener, or other service providers about your absence.

Never Hide Extra Keys in Obvious Places

Avoid hiding spare keys under doormats, flowerpots, or in other predictable locations. Burglars are often familiar with these common hiding spots. If you need to leave a key with someone, choose a trusted neighbour, complex trustee, or a close friend who can provide access if necessary.

Limit Access Codes

Do not provide multiple access codes to delivery drivers, Uber drivers, or other visitors. Instead, ensure that they report to the security gate or main entrance and request that security contact you directly. This helps prevent unauthorized access to your property and maintains control over who enters your estate.

Store Valuables in Secure Locations

Ensure that your most valuable items, such as jewellery, cash, and important documents, are stored securely. Use a safe or hidden compartments to store these items out of sight and inaccessible to intruders. A safe is particularly useful for protecting high-value assets and documents while you're away.

Report Suspicious Activity Immediately

Vigilance is crucial in keeping your neighbourhood safe. If you notice any suspicious persons or vehicles around your area, contact security immediately.

Stallion Security Management encourages all residents to report unusual activity without delay. You can reach the control room through the following contact details:

- **Landlines:** 012 480 4551
- **WhatsApp:** 082 864 1164
- **Cell Phone:** 071 678 9869
- **Security Manager:** 082 463 7705

Timely reporting can help security personnel respond swiftly, potentially preventing criminal activity.

Anonymous tip off

Make use of the anonymous tip off email only to report serious criminal incidents, any additional incidents such as dog barking, noise complaints, illegal parking etc. should be directed to the control room email address or alternatively contacts as indicated above.

Precautions while driving on Garsfontein Road

Be extra vigilant when driving on Garsfontein road plastic recycling area during the night, it currently poses as a hot spot for vehicle high jacking, smash and grab etc. always understand your surroundings.

Conclusion

While the holidays are a time for relaxation and celebration, it's essential to remain vigilant and proactive when it comes to your home's security. By following these simple but effective tips from Stallion Security Management, you can greatly reduce the risk of burglary or home invasion. Make sure your property is secure, and don't hesitate to reach out to security services if you notice anything unusual in your neighbourhood. With a little preparation and awareness, you can enjoy your holiday with peace of mind, knowing that your home is well protected.

*Stay safe and secure
this festive season!*

Daniel De Jager

*Security Contract Manager
082 463 7705*



Water Saving Tips for the approaching season.

(Please remember that the City of Tshwane currently has water restrictions)

HOUSEHOLD:

- Fix leaking taps
- Only use your dishwasher when its full and stop it before the drying cycle so it can air dry
- If you fill two sinks; one with soapy water and one with warm water for rinsing, this will use less water than a dishwasher
- Wash your clothes in cold water to save water and energy
- Sweep away leaves and debris rather than using a hose to spray them away
- Put buckets in the shower for runoff water and underdrains to catch water during rain for your garden
- Plant a water-wise garden with indigenous drought-resistant plants
- Water your garden after 6pm and before 6am if there are no water restrictions
- Use a watering can make sure the water goes where it's needed

HYGIENE

- Turn off the tap while brushing your teeth
- Take a 5-minute shower
- Change to a water-efficient showerhead and half your consumption
- Flush less when you do and put a 2l bottle filled with water in your cistern

KIDS:

- Don't use water-based toys like water guns, water balloons, etc.
- If you want to keep your kids cool, use a shallow shell pool
- If you have a pool, don't fill it to the top – splashing leads to serious waste



ESTATE CLUBHOUSE BATHROOMS

The clubhouse bathrooms are a constant challenge and 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, kindly report vandalism to security.



Important Notice to Residents & Visitors

We kindly ask all residents, their visitors, and children to refrain from damaging any estate property, buildings, or facilities. Any instances of vandalism or damage should be promptly reported to the Estate Office or Security for immediate attention.

The Mooikloof Ridge HOA is dedicated to maintaining a beautiful and functional environment for the enjoyment of all residents.

We are continuously working on various maintenance projects to ensure that the estate's landscapes and facilities remain in top condition.

Your cooperation in preserving the integrity of our community is greatly appreciated.



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





By following these simple guidelines, we can all contribute to a positive and enjoyable pool experience for everyone. So, whether you're doing laps, lounging poolside, or splashing around with friends and family, let's all make the most of the summer and enjoy the "pool vibes" responsibly!

Let's dive into a season of fun, relaxation, and safety

Pool Vibes: Enjoying the Sun Safely and Responsibly

Summer is here, and with it comes the promise of sunny days, refreshing swims, and good times by the pool. As temperatures rise, it's the perfect opportunity to take a dip, soak up the sun, and make the most of the community pool. However, while the pool area is a space for fun and relaxation, it's also important to remember some key guidelines to ensure everyone's safety and enjoyment.

Safety First: Children and Supervision

As always, safety is paramount. Residents are reminded that children under the age of 12 may not use the swimming pools unless accompanied by an adult. This rule is in place to ensure that young swimmers are properly supervised at all times, preventing accidents and ensuring a safe environment for all pool-goers. Parents and guardians are urged to keep a close eye on their children, even if they are strong swimmers, as accidents can happen quickly in or around the water.

Correct Swimwear is a Must

To maintain a clean and hygienic environment for all, it's important that all residents make use of the correct swimming attire. Swimwear should be appropriate and in good condition. This ensures not only the safety of swimmers but also the protection of the pool's water quality. Remember that non-swimwear items, such as clothing or footwear not designed for swimming, can be hazardous and are not allowed in the pool.

Keeping the Pool Area Clean

A key aspect of enjoying the pool is keeping it clean and pleasant for everyone. Residents are once again reminded to adhere to the rules and avoid littering around the pool area. Please dispose of trash in the designated bins and keep the pool surroundings tidy. Not only does litter create an unpleasant environment, but it can also damage the pool's delicate equipment. Throwing foreign objects such as leaves, stones, or other debris into the pool can contaminate the water and harm the pool's filtration system, pumps, and automatic cleaners. Let's all work together to keep the pool area pristine for the enjoyment of all.

Lifeguard on Duty

For the safety of all swimmers, a lifeguard will be stationed at the pool throughout the festive season. This is a welcome addition to help ensure that safety protocols are followed and to assist in case of any emergency. However, residents are kindly reminded that the lifeguard's chair is reserved solely for the lifeguard. Please refrain from sitting in this designated area to allow the lifeguard to perform their duties effectively.

Pool Etiquette: Respecting Fellow Swimmers

As we enjoy the beauty and relaxation the pool has to offer, it's essential to be considerate of other residents. This includes following the pool rules, keeping noise levels reasonable, and respecting everyone's personal space. Remember that the pool is a shared space, and everyone has the right to enjoy it in a safe and respectful environment.



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MKR BOREHOLE!

Mooikloof Ridge has been facing persistent water supply interruptions, significantly impacting residents' daily lives. In response to these ongoing challenges, Rand Water recently conducted maintenance work, during which the Estate was compelled to arrange for water trucks to mitigate the situation. Unfortunately, this temporary solution proved to be ineffective, leading to continued dissatisfaction among residents.

To address the water supply issues more sustainably, a borehole was successfully sunk near the existing water storage tanks. This strategic placement allows the tanks to distribute water efficiently to various points throughout the Estate.

In light of these challenges, a comprehensive plan has been devised that not only aims to ensure a reliable water supply but also eliminates dependence on the electrical grid. The newly installed pump will operate independently of the electricity

supply, providing a robust solution to the water supply problems faced by Mooikloof Ridge. This initiative promises to enhance the resilience of the Estate's water infrastructure, ensuring that residents have access to a consistent water supply even during maintenance periods and unforeseen disruptions.



Revamping the Main Entrance (On the Corner of Garsfontein Road & MKR Main entrance on the left hand side): A Fresh Look for Our Estate

The main entrance to our Estate is more than just a point of entry – it serves as the first impression for visitors and residents alike. It's the gateway that sets the tone for the entire community, and as such, the Homeowners' Association (HOA) is committed to ensuring it reflects the beauty and pride of our surroundings. To that end, the HOA has appointed Top Turf to lead the exciting re-vamp of the garden areas at the main gate entrance, with the goal of creating a welcoming and aesthetically pleasing entryway.

To kick off the transformation, Top Turf, a trusted landscaping service, has begun clearing the existing garden beds and preparing the area for the new plants and features that will enhance the entrance. This process involves removing any overgrown or outdated plantings, ensuring that the space is ready for the next phase of development.

The team at Top Turf is experienced in creating functional and beautiful outdoor spaces, and they have a clear vision for the redesign. Their efforts will not only focus on adding a variety of plants that will thrive in the environment, but also on optimizing the layout to ensure the garden area is visually appealing year-round.

As part of the upgrade, a variety of plants will be delivered to the site, carefully selected to complement the surrounding landscape while adding vibrant colour and texture. These plants will be chosen for their hardiness and suitability to the local climate, ensuring that the new garden is both beautiful and sustainable. Flowering shrubs, ornamental grasses, and low-maintenance ground covers are just a few examples of the plants that will grace the new garden beds, bringing life and vibrancy to the entrance.

A dedicated team will be dispatched to plant and arrange the new foliage, taking care to ensure that the layout is not only aesthetically pleasing but also easy to maintain. Proper spacing, attention to growth patterns, and strategic placement will help to create a balanced design that looks as good in a year as it does on day one.

The main entrance is a critical area of any residential community, setting the tone for what's inside. A well-maintained and beautifully landscaped entrance creates a sense of pride for residents, while also making a lasting impression on visitors, guests, and potential future homeowners. The

refreshed garden will not only improve the curb appeal of our Estate but will also enhance the overall experience of entering the community.

The HOA's commitment to the aesthetic and functional enhancement of common areas is reflected in this project, which will offer long-lasting beauty and enjoyment for everyone. Once complete, the newly designed garden will serve as a welcoming and serene space, offering a glimpse of the well-maintained and thoughtfully designed environment that awaits within the Estate.

This revitalization effort represents a collaboration between the HOA and trusted professionals like Top Turf. The re-vamp of the garden areas at the main entrance is just one of many steps in ensuring that our Estate continues to thrive as a beautiful and desirable place to live. With the planting team working hard to bring this vision to life, we look forward to enjoying a fresh, vibrant, and inviting entrance that makes every return home feel special.

Stay tuned for more updates as the project progresses, and we look forward to unveiling the completed entrance in the near future.



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Pretoria East Residents' Organisation



Unfortunately, we live in times where we can no longer depend on national, provincial and local government to service our suburbs in full.

As community we need to stand together and drive projects from one legal, auditable entity to ensure transparency and results.



By standing together we CAN and WILL make a difference.

The CCF has no political affiliation, therefore, no matter which party are in office, the CCF will work with that party and Ward Councillors to reach its goals but will also keep the party in office responsible for expenses occurred with our tax money.



Assisting to Close Cable Theft Line

Vision

To bring the residents of the suburb together, not only by uplifting the suburb, but also, to support each other in business, health, social welfare, by-laws, and safety.

Mission

By planning, strategizing, and executing projects to uplift suburbs for its property tax paying residents.

Objectives

To achieve our vision, we need members. To attract more members, we need to execute successful projects.

It is important to know that you, as residents of Mooikloof Ridge Estate, may report any issues outside the estate to the CCF. We then log a reference and report the issue to the relevant department or authority.

**Potholes | Street Lights
Illegal Dumping | Water Pollution
Smoke Pollution | Noise Pollution**

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



SANBS

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