



Mooikloof Ridge Newsletter The Spring Issue

ESTATE CONTACT DETAILS

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

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

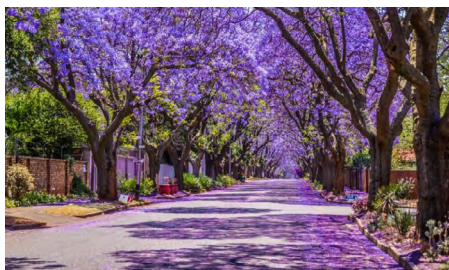
Estate Office: **012 480 4051 / 012 480 2075** | Control Room: **012 480 4551 / 071 678 9869**

Squash Court Bookings: **012 480 4551 / 071 678 9869**

Clubhouse Bookings: **012 480 4051 / 012 480 2075**



September 2023



MoreSa Properties

Your AREA specialist!!

We offer professional services in:

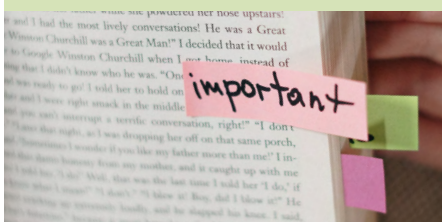
- Rentals and Sales
- Property Management
- Bond Pre-Approvals
- Maintenance
- Property Valuations

We can assist you! Don't DELAY call us TODAY!!!

Contact

www.moresa.co.za
info@moresa.co.za
 012 998 9008

Mooikloof 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.

Sudoku Corner



	1		4	2				5
		2		7	1		3	9
							4	
2		7	1					5
				4				
6					7	4		3
	7							
1	2		7	3		5		
3				8	2		7	



Going further and beyond

Freedom | Acquire | Reward



Estate Approved Property Practitioner since 2014.
 PPRA Registered (Full Title) - FFC Nr: 2023325799

SELLING?

Dear Debra.
 Thank you for marketing and SELLING both our properties.
 We appreciate your friendly and efficient service.
 You did indeed 'go further and beyond!'
 Regards
 Gabriele and Laurie Grobler



DEBRA Scheepers
 cell: **072 243 9753**
 email: **debra@far.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 WITH THE PPRA
 477 MENDELSSOHN STREET, CONSTANTIA | OFFICE: 086 12 REMAX (73629)



Advertise in the Mooikloof Ridge Newsletter

Contact us on: Office@mooikloofridge.com

Message from the Estate Manager



Dear MKR Residents. Spring is here, and as winter exits and we start to warm up and climb towards summer, we can look around and see the trees starting to get leaves, flowers blooming, the sun sets later and temperatures rising all adding to the recipe for a great spring atmosphere.

As Lady Bird Johnson said,
"Where flowers bloom so does hope."

During this beautiful time of the year, I would urge our residents to replace negative thoughts with thoughts of gratitude as we start the new season.

September is also our national heritage month and is celebrated to mark our nation's diverse culture and heritage, I would like to wish our residents a happy **Heritage Day**.

As we shift from winter to spring, I would also like to remind residents to be water-wise.

The date has been set for **KIDS FUN DAY 2023**, this awesome event will be held on the 2nd of December 2023 from 9am to 3pm at the oval area, parents are invited to bring along their picnic baskets or make use of the braai facilities while the children enjoy their special day. We have a range of exciting activities install for the children including prizes to be won.

SANBS will be on site for blood donations. Please register your children for the event at the Estate Office, registrations open on the 1st November 2023.

MATRICES 2023 - Sending you positive vibes and good luck wishes as you prepare for your exams!!

Kind regards

Theo van Rensen

Mooikloof Ridge Estate Manager



LOOKING
FOR AN

Agent?



NICCI VAN ROOYEN

073 383 6391

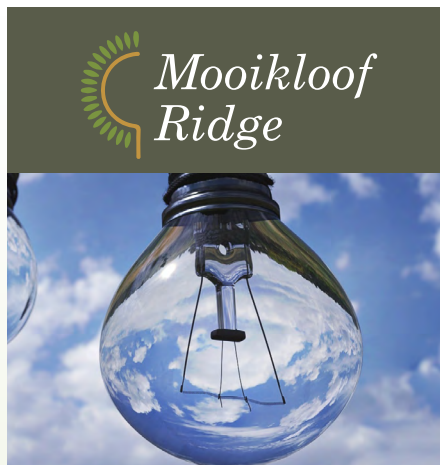
nicci@graziarealty.co.za

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.



f www.graziarealty.co.za i



Energy Saving Tips for the approaching season.

- Use natural ventilation & sunlight.
- Turn your geyser temperature down.
- Line-dry your laundry.
- Braai more often.
- Short showers/baths instead of long ones.



Make your own Lemonade

YOU WILL NEED :

- 1 x Jug of cold water
- 1 x Cup of sugar
- 4 x Lemons

METHOD:

- Slice the lemons in half
- Squeeze the lemons into a jug
- Remove any seeds
- Combine the lemon juice and sugar and add to the cold water
- Serve over ice



We would like to ask all residents to donate a tin of dog food for the animals at the SPCA, this can be dropped off at the Estate Office.

LET US SUPPORT OUR ANIMALS IN DISTRESS!!!

Message from the Security Manager



We are entering a new season with potential new challenges in the Spring; however, our

focus remains the same and that focus is to create a safe and secure living environment for our residents; from owners, tenants and visitors alike.

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:

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. Our residents still have a shortcoming when it comes to this factor in leaving valuables unprotected, garden gates unlocked and expecting the random security patrol will be a deterrent to protect their livelihood while at work or off the estate. Once you have the illusion and leave a door open or unlocked and a passer-by, be it a grudging neighbour or juvenile element or contractor and you are not at home, this is what will prevent your heartache of loss of property and feeling invaded and vulnerable.

"Know your neighbours" - policy. Many professionals reported back to normal work, but 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. The good neighbour relationship is to your advantage. A neighbour can assist you in meaningful ways when needed. Some personal

SAFETY TIPS FOR YOU & YOUR FAMILY:

- Never let your children walk around alone or for that matter yourself and do not talk to strangers looking suspicious. Be on the lookout for suspicious activities, cars and people.
- Either use the Tipp Off-Line or phone security immediately.
- 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 displaying valuables where criminals can see them.
- Pet sitters and home sitters are an alternative during spring break. Make the arrangements in advance.

Security staff are being trained to know the same rules you have signed for by heart, but still use intelligent discretion - not friendliness - and respect to evaluate a situation prior to issuing contraventions. It is important for your protection and theirs to ask them to record your interaction with their body worn cameras to avoid allegations, conflict and promote due diligence.

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

Mooikloof Ridge Projects

Paving – Our current paving project is complete, there are now walkways extending from the clubhouse to Crescent View, Pebble Sands to the bottom traffic circle as well as continuing with the gully paving past Bishops Court.

Soccer Fence – The fence at the bottom of the oval has been repaired, we would like to ask that our soccer players refrain from leaning against the fence and keep the noise levels down when playing on the field as this does cause noise disturbance to the neighbouring houses.

Picnic tables – New picnic tables will be installed alongside the pool, bring your picnic baskets and umbrellas and enjoy a day out with the family.

Solar lights – This project is running well, solar lights have been installed in the park area, and this project will continue into the gully and braai areas.

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.

Kind regards

Johan Hough

Mooikloof Ridge Security Manager



SANBS

BE A HERO... ITS IN YOUR BLOOD!

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

EVERY DROP SAVES A LIFE!