



Mooikloof *Ridge Newsletter* *Winter Issue*



ESTATE CONTACT DETAILS

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

Security Manager: 079 187 9559

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

August 2026

Message from the Estate Office

FROM THE DESK OF THE ESTATE MANAGER

As we settle into the crisp mornings and cooler evenings of winter here at Mooikloof Ridge, I wanted to take a moment to remind residents of the wonderful amenities we have on offer, many of which are perfectly suited to this time of year.

Our clubhouse remains a firm favourite, and with the colder weather setting in, it's the ideal spot to host family gatherings or catch up with neighbours over a warm cup of coffee. The fireplace is ready for use, so please feel free to book the venue for your winter get-togethers.

For those who like to stay active despite the chill, our Squash and Tennis Courts are available throughout the day.

We've also noticed increased use of the estate's braai facilities, even in winter, and rightly so! There's nothing quite like a boerewors roll on a cold evening. These facilities are free to use on a First-Come basis. Please remember to be considerate to your fellow residents whilst using the amenities, and note that alcoholic beverages are not permitted in public areas.



On the maintenance front, our teams have been busy ensuring stormwater drainage systems are clear and functioning ahead of the spring rains. If you notice any pooling water or blocked drains near your property, please report this to the office so we can attend to it promptly.

On a different note, I'm pleased to share that our estate website has recently undergone some exciting enhancements, all aimed at making life a little easier for residents. The updated platform now offers a more user-friendly interface, making it simpler to navigate whether you're looking for estate information, view estate documents, or catch up on the latest notices from management.

We've also introduced a dedicated section for downloadable forms and estate rules, so everything you need is now available at your fingertips, day or night.

Do take a moment to explore the new site when you have a chance. We believe these improvements will make it far easier for all of us to stay connected and informed.

Looking ahead, I'm also happy to share that the HOA is in the process of looking at official social media platforms for the estate. This will provide another convenient way for residents to stay up to date with news, events, and important announcements, and we hope it will encourage even greater community engagement. More details will follow once these platforms are ready to launch, so please keep an eye out for further communication in this regard.

Lastly, a gentle reminder that our landscaping team will be focusing on winter pruning over the coming weeks. You may notice some of our common areas looking a little bare, but rest assured this is all part of ensuring a lush and vibrant estate come spring.

Stay warm and enjoy all that Mooikloof Ridge has to offer this winter season.

Kind regards,

The Estate Manager

Mooikloof Ridge Estate Office



Message from Security



From the Security Manager's Desk Winter brings with it not just cooler temperatures, but also a few extra considerations when it comes to safety and security around your home. I'd like to share some practical advice to help keep you, your family, and your property safe over the coming months.

Firstly, with the shorter days and earlier sunsets, please ensure that outdoor lighting around your home is in good working order. Well-lit entrances and driveways not only help you navigate safely in the dark but also act as a deterrent to any unwanted visitors. If you notice any streetlights out around the estate, please report these

to our control room so we can escalate them to the relevant department.

Winter often sees increased demand on the grid. Please be mindful when using generators or inverters, ensuring they are properly ventilated and installed by a qualified electrician. We've unfortunately seen an increase in carbon monoxide risks nationally, and we want every household at Mooikloof Ridge to stay safe.

On the topic of heating, please take extra care with electric blankets, heaters, and fireplaces. Never leave heaters unattended, especially around children and pets, and ensure fireplaces have a spark guard in place. It's also a

good time to check that your smoke detectors are functioning correctly; a simple test now could make all the difference later.

For those of you who enjoy your evening walks, please try to do so before dusk, as visibility decreases significantly once the sun goes down. Our patrol vehicles are increasing their frequency during the early evening hours, but personal vigilance remains key.

Lastly, please ensure gates and doors are securely locked, even when popping out for short periods. Winter evenings often see people rushing indoors to escape the cold, and it's an easy time to forget the basics.

Should you have any concerns, our control room operates 24/7 and is always ready to assist. Stay safe and warm this winter.

Kind regards

The Security Manager
Security Contract Manager
079 187 9559



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.



ACCESS CONTROL

All new residents are required to register with the Estate Office for access.

The Estate Office is open Monday to Friday, from 08:00 to 16:30, to assist with registrations.

Please ensure to complete the registration process during these hours to gain access to the Estate.



SANBS

BE A HERO... ITS IN YOUR BLOOD!

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

EVERY DROP SAVES A LIFE!

NEXT BLOOD DRIVE 15 AUGUST 2026



Notice to All Visitors & Residents of Mooikloof Ridge Estate

In our ongoing efforts to enhance the security and safety of Mooikloof Ridge Estate will be implementing a new access control measure, starting on 01 December 2024 at the pedestrian gate. All individuals entering the estate using a security code will be required to present valid identification before being granted access.

THE FOLLOWING FORMS OF ID WILL BE ACCEPTED: • NATIONAL ID • PASSPORT • DRIVER'S LICENSE

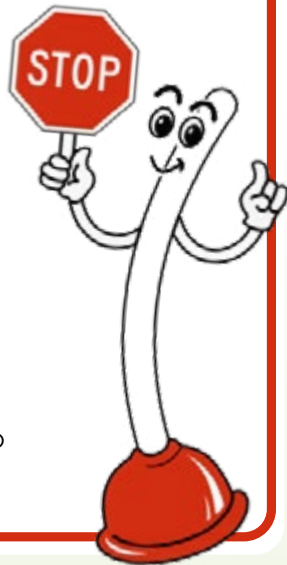
Please be advised that entry will not be permitted without one of the above forms of identification. This new procedure is designed to help ensure the safety and security of all residents and visitors within the estate.

We appreciate your understanding and cooperation as we work together to make Mooikloof Ridge Estate a safer place for everyone.

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

Flushing clothes or large fabric items down drains creates immediate risks for sewer backups, pump failures, and costly pipe damage.

Unlike toilet paper, fabric does not dissolve. It gets snagged in plumbing joints, clogs sewage pumps, and forces untreated sewage to overflow into living spaces.



RESIDENTS CAN DOWNLOAD THE "CLICK ON SMART ACCESS APPLICATION"

The sms function for requesting codes is no longer functional.



LITTER

RESIDENTS ARE REMINDED TO MAKE USE OF THE BINS PROVIDED FOR LITTER DISPOSAL.

Litter can take many forms, but some items are more frequently discarded than others, including cigarette butts, fast food packaging (bags, cups, serving items), food packaging (wrappers, boxes, film, styrofoam), alcoholic beverage containers (beer cans and glass bottles) plastic bags, plastic bottles, and construction waste.

**BY PROPERLY DISPOSING OF THESE ITEMS, WE CAN KEEP THE ESTATE
CLEAN & PLEASANT FOR EVERYONE.**

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.

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.



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!!!!

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.

Residents can make use of the "Anonymous tip off" feature on the MKR website to report any suspicious behavior or serious incidents to security. 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

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



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Gardens & Maintenance



During the winter months, when lawn mowing is less of a priority, our garden services team has been able to focus on pruning and revitalising the flower beds throughout the estate. Their dedication and hard work have resulted in gardens that are healthy, well-maintained, and enhanced by a beautiful variety of succulents. Earlier in the year, the team also tackled the grasslands along the north wall, working efficiently to complete the cutting before the dry winter season, when veldfires can become a significant risk. A big thank you to our garden services team for their continued commitment to keeping our common areas neat, safe, and beautiful for all residents to enjoy.



Vlei area cutting

Another important project completed earlier this year was the installation of palisade fencing around the JoJo tanks and the solar plant that powers the borehole. This upgrade enhances the

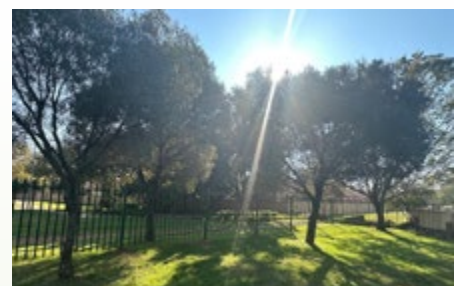
security of these critical infrastructure assets while creating a safer, cleaner, and more organised environment. The fencing helps protect the equipment from unauthorised access and damage, ensuring the continued reliability of the borehole and its supporting systems for the benefit of the community



Vlei area cutting



Vlei area cutting



Palisade around jojo tanks



Residents enjoying our basketball facility and beach volleyball

SGM Approves Modernised HOA Governance Framework



At the Special General Meeting held on 11 June 2026, members approved the Amended Memorandum of Incorporation (MOI) for Mooikloof Ridge Homeowners Association NPC. The revised MOI aligns the HOA with current South African legislation, including the Companies Act, the Sectional Titles Schemes Management Act (STSMA), the Community Schemes Ombud Service (CSOS) Act, and the Property Practitioners Act.

Key Improvements Introduced includes

- The Board will now consist of 6 to 11 elected directors serving fixed three-year terms.
- A director rotation system has been introduced to ensure continuity and fresh perspectives.
- Annual budgets and levy schedules must be approved by members before the start of each financial year.

Two additional standing committees have been established: Audit and Risk Compliance Committee and Social and Ethics Committee.

The amended MOI introduces a more balanced approach to members in arrears:

- They may participate in discussions and count toward a quorum.
- Restrictions apply only to voting on certain ordinary resolutions, while rights relating to special and unanimous resolutions are protected.

The adoption of the amended MOI marks an important milestone in the ongoing development of Mooikloof Ridge. The updated governance framework promotes transparency, accountability, financial sustainability, member participation, and legal compliance, ensuring the HOA remains well-positioned to serve the community effectively for years to come.

PAYING LEVIES

Timely levy payments are essential for the financial stability of community schemes and to avoid legal action, interest charges, and debt collection fees.

***HOA levies** are mandatory contributions paid by homeowners in residential estates to fund the operation, security, and maintenance of shared facilities. These include security services, landscaping, roads, communal amenities, estate management, reserve funds for future repairs, and utilities for common areas.*

***Scheme (sectional title) levies** are mandatory payments made by unit owners to the body corporate to manage and maintain the property. They typically consist of an **administrative fund** for day-to-day operating costs, a **reserve fund** for long-term maintenance and capital repairs, and may also include **CSOS levies**, **exclusive use contributions**, and **special levies** for unexpected major expenses.*



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August Highlights in Pretoria East for August 2026

Make the most of August with an exciting calendar of food festivals, live concerts, family outings, and community events across Pretoria East. These are some of the highlights happening around Mooikloof Ridge in August 2026.

FOR THE FITNESS FANATICS:

Weekly Parkruns

Join a free, timed 5 km parkrun every Saturday at **08:00**. Popular local events include the **Pretoria National Botanical Garden parkrun** near Koedoespoort and the **Hazeldean Farm parkrun**. As an added benefit, registered participants at the Botanical Garden parkrun receive complimentary entry to the garden on event mornings.

LOOKING AHEAD TO SPRING:

Weekly Parkruns

September marks the start of Pretoria's famous jacaranda season, bringing purple-lined streets and the return of popular outdoor markets. Keep an eye out for favourites such as the **Hazel Food Market** in Menlo Park and the **Market at The Fort**, both offering artisan food, local crafts, and a wonderful way to welcome spring.

Aug 2 - Prawns, Wine & Charm

Prawn and Wine Fest - at Kievits Kroon Gauteng Wine Estate, where visitors can enjoy delicious prawn dishes paired with six wine-tasting tokens in a beautiful countryside setting

Aug 9 - Women's Day

Celebrate **Women's Day** at the family-friendly **Galpalooza** pop-up party at Padlang's Restaurant & Bar or an afternoon of live music at Railways Cafe in Irene

Aug 21 - Moonlight Magic

Experience the enchanting **Riverside Castle Moonlight Festival** in Zwavelpoort, where guests can enjoy live entertainment beneath the stars, complete with a charcuterie box and a signature gin cocktail.

28 Aug - Freestyle Wrestling

Sports fans can also enjoy **True Freestyle SA** at Casa Social da Madeira in Zwavelpoort, featuring thrilling elite wrestling action.

30 Aug - Welcome Spring

As the month draws to a close, welcome the new season at **Friends Like Me** at Loftus Park, a relaxed daytime gathering filled with music, conversation, and positive energy.

