

# VILLA BULLETIN 17

*Nuusbulletin van/News Bulletin of Bougainville Aftree-oord/Retirement Village*

*Nr 17 May 2021*

## **From the Chairman's desk**

I am thankful everyday that we can live in a beautiful Village like Bougainville.

Our services are functioning smoothly, but the biggest input comes from our residents.

There is good co-operation from everyone, especially with the emphasis on the Covid situation.

The main objective of the Covid management process is to ensure the safety of our residents. We know it creates irritations and may sometimes be inconvenient, but the results we have achieved so far speak for themselves.

Our residents show great responsibility, not only towards themselves but also towards their fellow residents. People isolate themselves as soon as they find out they have been in contact with people who are suspected or even positive Covid risks. We can not thank you enough for that.

Please remember Covid is not gone and we will be left with it for a long time. Due to our age, it is a dangerous disease. The 4 rules: mask, limited interaction, hand washing and sanitation are very important, but I want to add that you should only visit shops and places where there are a lot of people if absolutely necessary.

We have several projects in the pipeline that are addressed elsewhere in this Bulletin.

*Johan Coetzee, chairman of the Board  
of Directors: HOA*

## **Project to enclose patios**

One of our projects that had to be postponed in the previous financial year due to the Covid pandemic was to close the patios, which are on the south side of apartment block "A".

The big driving force behind this is that these patios are the roofs for the Care Unit and other areas, and the roofs leak when it rains. Sealing it was not successful.

The advantages of this are that it turns large open areas into rooms that we want to utilize as recreation areas for the residents. The detail of this will still be clarified.

The patio on the south side of the Laundry is part of this planning, with the goal of expanding the laundromat.

Further planning is being done to create a Braai area under cover on the east side of the "Perk Up cafeteria" where the current braai places are.

The architects have already drawn up the plans, and at this point we are working through them.

The question now is when do we start with this? We will certainly not be able to do everything at once, so it will be in phases as funds become available.

We are excited about this project, and will keep you posted on progress.

## **Recreational opportunities**

Covid deprived us of many of our freedoms such as eating together in the dining room, music evenings, etc.

The best we can offer now, within the constraints of the Covid regulations, are the Market Days.

Susan van Zyl is the person in charge of the arrangements and she currently offers 2 types of market days per month.

There is a market every Tuesday that mainly offers fruit and vegetables, although there are a few other stalls.

Once a month there is the big market where you can buy food, clothes, jewelery and many other things.

These are ideal opportunities to come and relax and socialize with our fellow residents.

We also have bowls every Friday in the park on the northeast side of the Village. The father of the bowls is Director Jan Buter. Come play together, maybe you're the champion player!!

## **Ongoing Maintenance**

The contract workers will again continue on Monday 17 May with the ongoing maintenance such as attaching "Barge" boards and painting them.

The boards of units 1 to 19 and 52 to 56 are fastened with screws and washers and also painted. The right color shade paint still needs to be done to finish these units completely.

All the units' picket fences have been repainted and the team will start on Monday to replace and paint damaged planks.

The painting of stripes on the roads has already been completed at blocks 1 and 2, and we are working on block 3 up to the canal. After that we will start with block 4. Once this is completed, we will start with the stripes at the parking areas and the stripes around the apartment blocks.

The exterior lights at the apartments have been replaced with new power-saving lights. There are still a few outstanding ones that need attention.

Paving stones have been ordered and replacement will begin as soon as they are delivered. The approach remains as before: We first do the risk areas, then the rest will get attention.

We requested the owners to paint their carport at the houses, otherwise we will paint them but for their account. Thanks to the owners who did. 70 owners have not yet responded. Please help, we would like to complete the project.

## **TV signal problems at the Apartments**

In recent months, there have been several interruptions in the supply of a TV signal to the apartments.

Although contractors attempted to repair it, it was only partially successful.

We finally asked the developer's contractor to come and help and it was clear that the distribution equipment was too outdated to provide a good and reliable signal.

Apartment block A has little to no signal at this time, and it has been decided to upgrade the system to a level where it can also handle new technology decoders. Spare parts availability was problematic, but parts were eventually ordered from Cape Town. Expected delivery 13 May.

Block A will then be upgraded first as blocks B, C and D are still working fairly well.

Upgrading should take about 2 days. It is expected that block A will then have a stable signal from next week.

## **Closure of Enkeldoornstraat**

We have received the following report from Tshwane Metro (posted as received)

“Send on 12/05/2021.

Road closure of Enkeldoorn Straat Montana Gardens

NB Enkeldoorn Straat will be closed from 6/05/2021 to 30/06/2021.

Road closure between Bougainvillea str and Robinson str Montana Garden

Why is the road closed? For the upgrade of the intersection and part of 3rd Montana Gardens

Community was informed on WhatsApp group of Ward 5.

Authorized by CoT Roads department with Road contractor for the developer”.

## **Emergency water supply**

Water supply in Tswane (greater Gauteng area) is under pressure due to infrastructure that is outdated and has not been expanded to keep up with population growth and expansions.

It is expected that turnaround water and or water outages may become part of our lives in the future.

The management started inquiring about the possibility of emergency water supply at the Village. Rough estimates were obtained for the erection of 100,000 liter tanks that could be connected to water supply.

Together with pumps and electrical connections, it looks like it will cost at least R1.5 million. The normal daily consumption is about 140 000 liters in our Village when it rained. (maximum during dry times 220 000 liters)

With pressure control and strict restrictions, it could get us through a maximum of three days with difficulty. (Coffee and Toilet only)

Inquiries are currently being made about the possibility of boreholes with filters and storage tanks as another possibility. No cost estimates have yet been received for this, are currently being followed up. No decisions have been made on this yet, but we do not want to be caught unawares, our ears are on the ground and our budgetary planning will have to be in place.

## **Solar panels on the roofs of the apartments**

We received an initial submission (around September 2020) which looked very promising for a large saving on the Village's electricity bill.

The board then drafted a resolution to obtain members' approval in principle and submitted it on a round-robin basis.

Our members gave the approval.

Thereafter, management requested further submissions. Six companies made submissions. The submission of The Sunexchange was clearly the one that would give us the biggest savings..

The savings will be at least R350 000 (three hundred and fifty thousand rand) in the first full year and should increase in subsequent years, but will not be less. The savings will be equal to the difference between Tshwane's tariff and The Sunexchange's tariff for the quantity of KW / h delivered.

A further advantage is that with this project we will emit up to 9000 tons of CO2 per year less into the atmosphere.

The contract is for 20 years, all legal requirements and risks have been reviewed in detail with our legal representatives.

It is with confidence that we again ask our members (just because it is such a long term) for specific approval for the management's choice to continue with The Sunexchange. The effect will be that future increases in electricity tariffs will be partially offset by these savings.

The erection, installation, maintenance and insurance are paid for and done by The Sunexchange.

### **Balconies at apartments**

We just want to point out to residents that it can have very serious consequences if all kinds of ornaments, flower pots and similar items are placed on the walls of the balconies.

A strong gust of wind or a person who suddenly turns around and knocks over such an item with his / her elbow, could seriously injure people down below.

The liability could ruin you financially..

### **Water restrictions w.e.f. 7 MAY 2021**

#### 1. Municipal restrictions currently applicable.

- a) No garden hose or irrigation system may be used between 06:00 and 18:00.
- b) Vehicles may not be washed with garden hoses or high-pressure equipment.
- c) Swimming pools may not be refilled.

#### 2. Bougainvilla specific restrictions

Restrictions as per municipal regulations as set out above

- a) No spraying of paving with garden hoses.
- b) NO water may run off into streets due to irrigation or watering of gardens.

#### 3. Application of the regulations

- a) Regulations will be enforced by the HOA and strict action will be taken against offenders.
- b) Between 16:00 and 09:00 the HOA will NOT police the regulations on behalf of the municipality on the watering of gardens.
- c) However, the HOA will not take any responsibility if municipal officials inspect and issue fines. Each resident is responsible for his own actions.

#### 4. We appeal to all our residents to take the water restrictions seriously and to give their full co-operation in this regard.