

Newsletter December 2023

SEASONS GREETINGS 2023!

BRITANNIA



BEACH ESTATE

Dear Members and Residents,

As the year draws to a close, we reflect on the bustling activity that has defined our community in 2023. From welcoming new homeowners to navigating the challenges of rolling blackouts courtesy of ESKOM, it's been a dynamic year. Now, as we step into the festive season, we anticipate a time of joy, relaxation, and the chance to connect with our growing community.

SEASON'S GREETINGS:

The Trustees of the Homeowners Association (HOA) extend warm wishes to you and your families, wherever you may be. May this holiday season be a special time for enjoyment and shared moments.

ESTATE UPLIFTMENT

Anticipation is intense as we eagerly look forward to the development of our estate entrance walls. The Homeowners' Association (HOA) has approved the plans, which have been duly submitted, along with all required documentation, to Saldanha Bay Municipality (SBM) for their approval. Assuming SBM's approval, we are set to initiate the construction of the Western wall in early 2024.

Our excitement heightens as we await the nod from both SBM and Eskom for the Eastern wall. A scheduled site visit with both SBM and Eskom aims to ensure that the eastern wall does not impede any planned upgrades by Eskom.

SECURITY:

We encourage you to make sure your homes are registered with a security company, and to be conscious of leaving valuables unattended in your gardens and surrounds. Be safe and vigilant against vagrants/suspicious person/s and report any suspicious traffic on the WhatsApp Group or to the police.

THE VILLAGE (Our Town!!):

For the owners who are thinking of visiting, the village itself has shown growth not only with the number of residents building and moving in, extensive road works, but also with some additional commercial activity. There are some new shops for you to browse through and taste their offerings West Coast style!!

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BRITANNIA BEACH ESTATE SPECIAL AGM

The Trustees of the HOA have deemed it necessary to hold a Special AGM in 2024 in order to have the Budget for 2024/2025 approved before the start of the financial year 2024/2025 and approval of updates to Regulations. The Special AGM has been scheduled as follows:

Date: Saturday 17 February 2024.

Time: 09:30

Venue: Shelley Point Hotel.

All home/property owners are encouraged to attend the Special AGM. If there are any urgent points you feel need to be discussed at the Special AGM 2024 please forward it to our Managing Agent Jacqueline Lategan by email (hoa.britanniabeachestate@gmail.com) on or before 26 January 2024 for consideration, late submissions will not be entertained.

ESKOM

It seems that there is more and more frequent shut downs or breakages happening in various areas of the St Helena Bay due to loadshedding. This might result in unexpected blackouts until Eskom can attend to whatever has gone wrong. We will monitor and follow up as much as possible with Eskom, but please prepare yourselves as much as you are able for these inconvenient events.

ANNUAL BUILDING SHUTDOWN 2023

Please take note of the following notice which was issued 15/11/2023 pertain to the festive season.

Our yearly holiday season will soon be upon us and we need to make preparations for closing of Building Sites.

The official closing for all building and/or sub-contractor activities on Britannia Beach Estate will be at the end of business, Thursday the 14th of December 2023. All activities may start Monday, the 15th of January 2024.

PLEASE NOTE:

No building or sub-contractor work will be permitted between these dates other than emergency repairs. This is to enable residents to have a peaceful and quiet festive season.

Please ensure the following:

1. All skips and paper bins must be removed until the 15th of January 2024.
2. All toilets must be cleaned and locked. Please make sure that it is secured that the wind does not blow it over.
3. All building sand must be covered.
4. All building sites must be neat, meaning no building rubble, odds and ends laying around.
5. Builders Huts * Please make sure that your huts are secured against wind and theft. We as the HOA does not take responsibility for any losses incurred on any site.
6. It would be prudent of you to barricade or tape off any areas which could cause harm or injury to any person/s.

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If you have any questions/concerns, please do not hesitate to contact our Managing Agent Jacqueline Lategan (hoa.britanniabeachestate@gmail.com).

REFUSE REMOVAL

Please ensure that you keep your refuse inside your property until Thursday mornings. Alternatively, you can deliver excess refuse to the municipal dumps any day of the week.

WATER

Our dams in the Western Cape are not as full as they should be, so we request that you be responsible and use water wisely. The West Coast region does not get the rainfall of other regions so we encourage our fellow residents and visitors to maintain the water saving activities. If you spot a leaking pipe (water department) or misuse of this resource (law enforcement department), please report to the Council on 022 701 7000.

SPEED LIMITS

The speed limit inside the estate is 30km per hour and must be always adhered to. There are more and more families moving into the Estate, and pedestrian traffic will increase accordingly. It is important to be aware of the safety of pedestrians, and speeding will only endanger their safety. To this end we will be monitoring the speeding habits of drivers and will act against offenders accordingly.

POACHING

Poaching is a problem along most of South Africa's coastline, and our area does not escape this crime. If you, as a citizen, witness any suspicious activities of poaching on our beaches, we urge you not to approach any perpetrators. Please report the activities to the police on 022 736 8060, or the Anti-Poaching Unit on 060 907 2326.

NOISE

Our conduct rules stipulate a no-noise policy, and we will be proposing relevant measures to control noise pollution in the Estate. Consideration makes for good neighbours, and we encourage you all to approach these issues with a positive attitude. Please be mindful when installing generators, air conditioners, etc. and when using power tools over weekends and special holidays. We ask that you have a copy of our rules available for tenants and bring it to their attention.

LASTLY, TRAVEL SAFELY and BE KIND TO EACH OTHER!

From the desk of the Chairperson and Board of Trustees

Happy beach living!

HOA Trustees, Britannia Beach Estate