

Newsletter November 2023



Dear Members and Residents,

As usual we as the Trustees would like to welcome new residents first and foremost! Please feel free to contact Ms Jackie Lategan, our managing agent, with any questions (see e-mail address below).

Estate WhatsApp Group Reminder

In our ongoing commitment to fostering effective group communication, it is essential to ensure the smooth and respectful exchange of information within our portal. To achieve this, we kindly ask all members to refrain from sharing personal opinions, statements, or judgments in the group. This platform serves a specific purpose, primarily focused on sharing two categories of information:

- 1) relevant updates related to security and
- 2) appropriate content concerning general estate-related matters.

We kindly remind everyone to align their contributions with these objectives. If you'd like to join the group, please reach out directly to Jackie Lategan via WhatsApp at 083 476 7034. Your cooperation in maintaining a positive and productive environment is greatly appreciated.

Estate Upliftment

As Trustees of the Homeowners Association (HOA) of our estate we are fully committed to the uplifting process, and the first phase is well underway. This phase includes the construction of entrance walls and the beautification of our entrance area.

Preparations are currently in progress, and we are excited to share a computer-generated example of our entrance walls for your reference. This visual representation showcases the direction we are heading in with our project.



Newsletter November 2023

We are thrilled to share some significant developments in our ongoing estate upliftment project mainly the entrance wall. Here's a breakdown of the current status:

Approved and Ready to Go:

1. We are delighted to announce that we have successfully obtained approval from the municipality, marking a pivotal step forward in our estate enhancement project.
2. In addition, the owner of the property has granted us the green light to construct the entrance wall as a boundary wall on the western side of the entrance. This is a crucial milestone for our project.
3. We are pleased to inform you that funds have been made available and are allocated to this project, ensuring that we have the necessary resources to move forward.
4. Our dedicated architect is actively engaged in the process, working diligently on the design plans for our entrance walls.

Outstanding Progress:

Continued Momentum:

1. While we have secured approval for the western side wall, we are actively working towards obtaining a similar endorsement from the municipality for the eastern side wall. Progress in this regard is encouraging.
2. We are currently awaiting Eskom to conduct a site inspection to assess the impact of the wall on future infrastructure implementation. This is a vital step to ensure that our project aligns with long-term development plans.
3. Rest assured, the necessary funds have already been allocated for this phase of the project, enabling us to maintain our momentum.

Our architect continues to work diligently on the design plans, ensuring that we have a clear vision of the future landscaping and entrance enhancements.

We appreciate your support and patience as we work together to uplift and enhance our beloved estate. We will continue to keep you updated on the latest developments as we progress through this exciting transformation.

Thank you for being part of this remarkable journey towards an even more beautiful and welcoming community.

Building plans

Again just a kind reminder that as from September 2023 all building plans for any construction of any sort, anywhere on the estate or on any property, must please be submitted directly to the HOA via e-mail: hoa.britanniabeachestate@gmail.com

Building Sites

Please stay alert as to any building site rubble, rubbish, or irregular activities on these sites which cause nuisances or disturbances, and report these immediately to Jackie Lategan via e-mail.

Newsletter November 2023

Phase Two Development

Thus far, 46 stands have been sold out of the 103 available, be assured that the HOA are in constant communication with the developers of the second phase of the estate and will keep everyone posted as this phases two progresses.

Estate Security

All members are requested to be security conscious and vigilant and report any suspicious happenings or persons on the Estate WhatsApp Group.

Short-Term Letting of Property

A friendly reminder to all property owners interested in renting their homes for short-term holiday purposes: this can only be done once you have completed a three-step process. First, ensure your property is officially registered for this purpose. Second, submit a written application to the Homeowners' Association (HOA). Lastly, make sure to follow through with all the necessary steps and requirements to ensure a smooth and compliant process. Your cooperation is greatly appreciated in maintaining the standards and regulations of our community.

Short Message from our Chairperson

Mr Arno Kemp decided to resign as Communications Trustee and we want to thank him for his contribution he so effortlessly offered.

To all our members, your support and patience have not gone unnoticed, and we are truly grateful as we embark on the journey of improving and elevating our cherished estate. As we move forward with this exciting transformation, we are committed to keeping you informed about the latest developments every step of the way. Your involvement in this remarkable journey is what makes it truly special, and we thank you for being an essential part of our mission to create an even more beautiful and welcoming community for all.

For any communication to trustees, complaints, or feedback, please contact **Ms. Jacqueline Lategan**, Managing Agent, at hoa.britanniabeachestate@gmail.com who will liaise with the relevant Trustee or governing body to resolve and assist with any issues.

Happy beach living!

HOA Trustees,

Britannia Beach Estate