

Newsletter September 2023



Dear Members and Residents,

Welcome to new Residents

Just like that, Spring has sprung, and we would like to wish all new residents a hearty welcome to our beautiful and tranquil estate! We ask all members to kindly ensure that all tenants receive a copy of the updated conduct rules; see attached again, for ease of access.

Thank you

We would like to extend great gratitude to all those members and residents who have been maintaining their properties; from cleaning to painting to descaling walls – this is a wonderful effort indeed!

Estate upliftment

We have received the go-ahead to build our entrance wall - in principle - from the Saldanha Bay Municipality (SBM). This is, however, subject to receiving and closing commentary from ESKOM around potential services that might be affected with the construction of the wall. SBM will inform us the moment they have received this, and we will keep everyone informed as we progress.

Building plans

Going forward, 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

Flying of Drones

For clarity to everyone, the flying of any drones over the estate is strictly prohibited, unless 1) permission has been received in writing from the HOA, and 2) all relevant aviation laws are upheld.

Estate Security

We have had two incidents during August. First, a residential break-in took place on the Golden Mile side of the estate.

Second, we had a security and nuisance breach at a property that is being let out on short term rental terms. A bunch of young people caused a racket and we received numerous complaints - they were asked to vacate the property the next morning by 10h00. We are still investigating the circumstances under which the involved rental agent let out the property, in full collaboration with the owner.

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Short-Term Letting of Property

We remind all owners who wish to let their properties on short term lease (for holiday home purposes) that this may only be done 1) after registration of the property as such, 2) written application to the HOA, and 3) completion of all relevant processes. For complete information around this, please consult the latest conduct rules, attached here for ease of reference.

Alarm Systems and Supplier

For those members who wish to secure their properties, we recommend the installation an alarm system which is linked to a control room and response unit, such as ADT. They have special packages available, so please feel free to reach out to **Elsie Nigrini** directly at ADT for inquiries on 083 778 0680. Please mention that you are a resident of Britannia Beach Estate and feel free use Andre Fourie's name as our liaison reference.

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 Spring and joyous living,

HOA Trustees,

Britannia Beach Estate