



BRITANNIA
BEACH ESTATE

NEWSLETTER

MARCH 2025



IN THIS ISSUE

WELCOME MESSAGE

1

SHORT MESSAGE FROM THE
CHAIRMAN

2

MEET OUR COMMITTEE
MEMBERS

3

ESTATE UPDATES
& NOTICES

4

CONTACT INFORMATION &
FEEDBACK

5

Welcome Message

As we step into the second quarter of the year, we can feel the seasons shifting bringing with them fresh and chillier energy.

We value open communication and want to keep you informed, so please look out for our monthly newsletters from the HOA, arriving in the first week of every new month. These will keep you updated on everything happening within the estate and provide useful insights to support our growing community.

In this edition, we introduce you to our trustees, the dedicated individuals working behind the scenes to ensure the estate maintains a good standard and thrives. Over the next couple of months we will spotlight each trustee to share more about their portfolio and what they do.

You will also find important updates, useful information, and highlights of what is happening in and around Britannia Beach Estate.

A warm welcome to our new residents! We hope you are settling in comfortably and beginning to feel at home in the estate. Your journey here is just beginning, and we are excited to have you as part of our community.



Short message from the Chairman

Dear Homeowners,

As your Chairperson, I am honoured to serve as the central figure of our Trustee Committee, ensuring that our community thrives through strong leadership, strategic direction, and sound governance. Our goal remains to foster a safe, well-maintained, and harmonious environment for all residents while upholding the mission and values of our Homeowners Association.

With the recent appointment of our new trustees, we look forward to working diligently in the coming months to address key priorities that will enhance our community. From infrastructure improvements to community engagement initiatives, our focus will be on initiatives that add value to our properties and improve our quality of life. We are committed to ensuring smooth governance and effective execution of decisions that benefit all homeowners.

I encourage everyone to remain engaged, voice concerns, and participate in scheduled meetings. Your input is invaluable as we navigate challenges and opportunities together. By working collaboratively, we can continue to build a community that we are all proud to call home.

Thank you for your ongoing support and commitment.



Colin Stanton-Jones

Meet our committee members



A quote I live by:

"Try not to become a man of success, but rather become a man of value"

Vice Chairman: Andre Fourie



Safety & Security Trustee: Dewald Steyn



"Without risk there is no exploring...Take a risk-see what comes."

Finance Trustee: Elma "Ellie" Fourie

I believe in authenticity

"Don't set your goals by what other people deem important"-
Jaachynma Agu.



Communications Trustee: Blaise Makgopa



Trustee: Belinda Louw



Trustee: Troy Whyte

Meet our committee members...



Spotlight of the month

Architectural and Building Compliance Trustee: Chris Hughes

It is good to be back as a trustee after a one year sabbatical. I served for 4.5 years previously as a trustee.

I have resided in the estate for almost 6 years so I have been fortunate to see it in the early days and witness its rapid growth.

My duties as trustee cover areas such as:

1. Oversight of plans.
2. Engaging with the builders and their teams during construction phases.
3. Ensure builders comply with pre-building requirements in conjunction with the checklist.

Goals:

- Ensure compliance to all rules and regulations.
- Ensure builders maintain safety and compliance standards during the course of their construction phase.
- Conduct regular spot checks.
- Ensure start and finish times are complied with.
- Educate building teams to respect homeowners and their concerns during the build process.
- Motivate all to keep estate clean, tidy and safe.

I am sure most of you have seen me walking around the estate and you are welcome to engage with me during my rounds.

Landscaping & Gardening portfolio update

We'd like to extend our gratitude to **Dolf Kloppe** for his contributions as trustee. Due to his stepping down, the **Landscaping and Gardening Portfolio** will now be managed by **Colin Stanton-Jones** and **Andre Fourie** to ensure continuity.

Water drainage & paving considerations

Proper **water drainage** is key to maintaining the estate's safety and preventing flooding during heavy rains. Some paving methods have proven more effective than others in managing water runoff. If you're considering laying paving in the near future, we encourage you to reach out to **Jacqueline Lategan**, our Estate Coordinator, for some things to consider regarding paving approaches.

Enhancing AGM participation

We strongly believe that **Annual General Meetings (AGMs)** are more productive with increased participation. To make these meetings more accessible, especially for non-resident property owners, we are exploring **online platforms** for future AGMs. Soon, we'll provide access via an online platform, allowing all members to join and actively engage in the discussions.

Updated building hours

Effective **from 1 April**, new building times will apply. Construction may commence from **08:00 to 18:00 until the summer months**. All builders have been informed of this update, to ensure a smooth transition to the revised schedule.

Estate Entrance Wall progress

We recognise the ongoing concerns surrounding the **estate entrance wall** and appreciate your patience as we work towards getting it done. This remains a complex matter involving **compliance, legislative, and municipal constraints**. Rest assured, we continue to partner with all the key stakeholders to move this project forward.

Trustee Code of Conduct

The Trustees of the **Britannia Beach Estate HOA** will be signing a **Code of Conduct**, which will be shared with all residents. This initiative aims to uphold **governance standards** and reinforce the Aims and Objectives of the HOA, ensuring transparency and accountability in estate management.

External Financial Audit

Following our efforts to improve AGM accessibility through online participation, we also want to highlight the **external financial audit is currently underway**. The results will be presented at the upcoming **Annual General Meeting**, where members will have the opportunity to participate in discussions around budget planning for the next financial year. Keep an eye out for AGM invitations, we encourage your engagement in shaping the estate's future.

Estate updates & Notices

Dear Residents,

As part of our commitment to enhancing communication within our estate, we are taking a proactive step toward a more efficient and functional approach to community engagement.

The existing Home Owners WhatsApp group was originally created for general engagement, safety updates, info share and important neighborhood discussions. While WhatsApp has served us well, we recognise the need to adapt to evolving communication needs and leverage tools that offer greater functionality for these topics. With the introduction of a Communication Trustee, we are now focused on modernizing our approach to ensure clearer, more structured interactions that support the long-term needs of our community.

After thoughtful discussion, we agreed it's time for a fresh start. The existing Homeowners WhatsApp group will no longer be the official channel for all things community or HOA related by 30 April.

To ensure continuity, we have established a new communication channel Community on Whatsapp that will better serve the estate's needs. We encourage all interested residents to join the new group via the following link: [Britannia Beach Estate Homeowners](#)

This transition represents a strategic shift toward more effective engagement, ensuring that estate-related discussions remain organised, accessible, and beneficial to all members. We appreciate your support in moving forward with this initiative and look forward to fostering a stronger, more connected community.

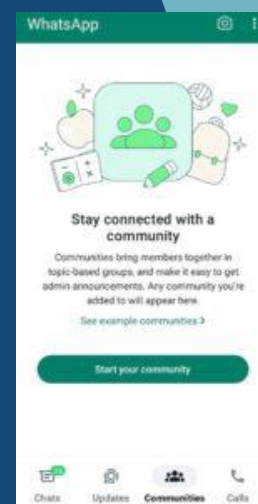
To maintain a respectful and functional space, we have set general guidelines for this group:

Community WhatsApp Group Guidelines

- Respectful communication – Engage with courtesy and avoid personal attacks, hate speech, or offensive comments.
- Relevant discussions – Keep conversations focused on estate-related matters, updates, and helpful information.
- No spam or promotions – Avoid advertising services or sharing unrelated promotional content.
- Emergency use – Report urgent security or estate-related issues responsibly to ensure timely assistance.
- Privacy and confidentiality – Do not share members' personal information or any confidential discussions outside the group.
- Constructive contributions – Provide solutions or thoughtful insights when raising concerns to encourage positive engagement.
- Administrative decisions – Trust group administrators to manage conversations, enforce rules, and ensure smooth communication.
- No misinformation – Share only verified information to ensure accuracy in estate updates and notices.

We encourage all community members to join and participate in a way that fosters engagement, collaboration, and respectful discussion.

Thank you for your understanding and continued support as we transition to this improved communication platform.



Security update March 2025

Dear Residents

We are pleased to report that March was a quiet and secure month for Britannia Beach Estate, **with zero incidents of breaking and entering**. The **thermal camera system** continues to prove its effectiveness as an early warning tool, successfully detecting **four unauthorized entry attempts** via the surrounding fields at night so far this year. Thanks to the proactive security measures, all attempts were swiftly deterred without incident. We remain committed to maintaining the safety and security of our estate.

Thank you for your continued vigilance and support.

Dewald Steyn

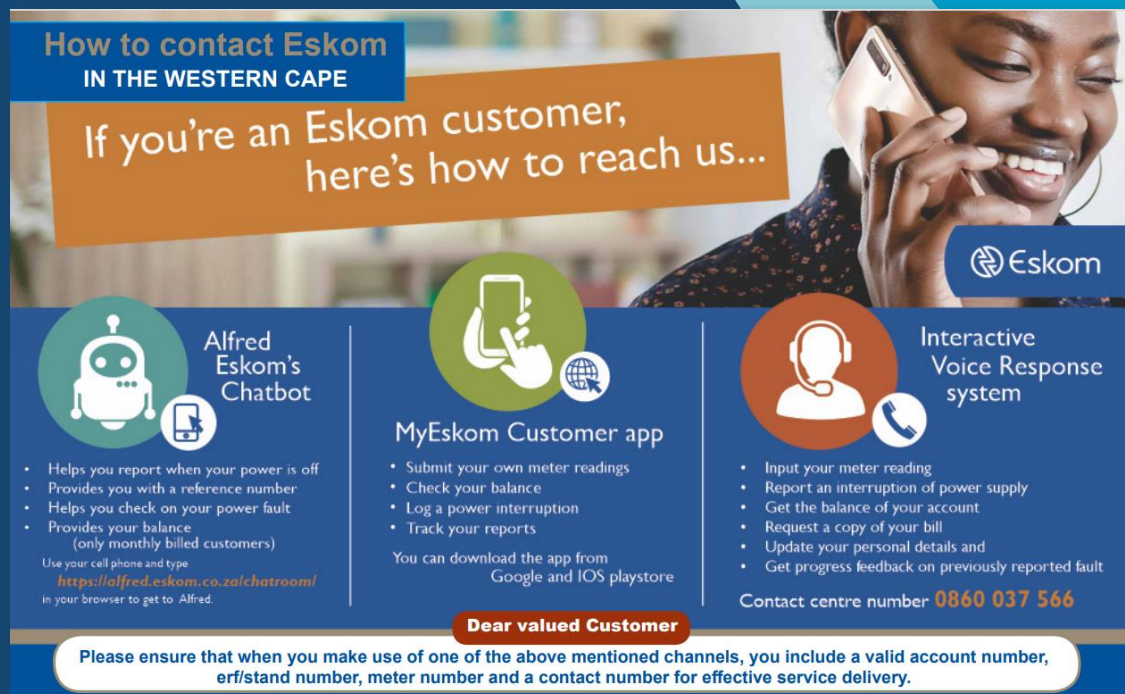
Safety & Security Trustee

Contact information & Feedback

Stay Informed, Stay Prepared

As a resident, it's important to familiarise yourself with **local contact numbers** for essential services. Whether it's security, emergency response, municipal services, or estate management, having quick access to these numbers can save valuable time in urgent situations.

This month we feature ESKOM



How to contact Eskom IN THE WESTERN CAPE

If you're an Eskom customer, here's how to reach us...

Alfred Eskom's Chatbot

- Helps you report when your power is off
- Provides you with a reference number
- Helps you check on your power fault
- Provides your balance (only monthly billed customers)

Use your cell phone and type <https://alfred.eskom.co.za/chatroom/> in your browser to get to Alfred.

MyEskom Customer app

- Submit your own meter readings
- Check your balance
- Log a power interruption
- Track your reports

You can download the app from Google and IOS playstore

Interactive Voice Response system

- Input your meter reading
- Report an interruption of power supply
- Get the balance of your account
- Request a copy of your bill
- Update your personal details and
- Get progress feedback on previously reported fault

Contact centre number **0860 037 566**

Dear valued Customer

Please ensure that when you make use of one of the above mentioned channels, you include a valid account number, erf/stand number, meter number and a contact number for effective service delivery.

Visit our website www.britanniabeachestate.co.za | hoa.britanniabeachestate@gmail.com