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## **MINUTES OF ONVERWACHT COMMITTEE MEETING HELD ON 8 FEBRUARY 2021 AT THE WELLINGTON BOWLING CLUB.**

### **1. OPENING AND WELCOME**

Nielen Bekker opens the meeting with prayer, and Eurica Scholtz welcomes all in attendance.

### **2. ATTENDANCE AND APOLOGIES**

7 Committee Members are present in person

1 Apology was received from Mr Etienne Nesar

Mr John Henry Enslin and Ms Soekie Kinnear from Pinnacle are present

### **3. APPROVAL OF THE MINUTES OF THE COMMITTEE MEETING HELD ON 10 NOVEMBER 2020**

The minutes of the Committee Meeting held on 10 November 2020 were distributed to all the Members and are unanimously approved.

### **4. PROGRESS ON SECURITY UPDATES**

There has been an alarming number of security breaches in Onverwacht over the past couple of weeks. Dogs and All have been approached regarding vigilance. A Whatsapp Reaction group was established after an informal security meeting was held on 4 February 2021. Procedure in the event of an emergency will be as follows:

- As soon as an emergency message is received on the Neighbourhood Watch Whatsapp group / General Whatsap group, it is placed on the Reaction Group.
- Eurica / Cor contacts Dogs and All and the police
- The person in control indicates that he is at the area and provides the others with the direction that the suspect is moving towards.
- The allocated Members move towards the "house in need".
- The rest move as indicated towards exit areas en move through the whole area.
- The person in control will provide indications of the process.
- After the incident, Eurica/Cor will provide feedback to the residents.

Hettie van Wyk indicates that her husband, Johan, is also available to be part of the Reaction Group. Eurica will obtain his details from Hettie and contact him in this regard.

It is reported by Nielen Bekker that he has witnessed on several occasions that the guards are sleeping while on duty, and this during a time that extra vigilance is required.

Etienne Nesar has made contact with Bolkvest to request ideas on how to improve the security at Onverwacht, and to provide quotations for the improvements.

Chairperson: Eurica Scholtz, Vice Chairperson: Nielen Bekker Treasurer: Jaco Carstens,  
Members: Anna Korth, Etienne Nesar, Hettie van Wyk, Stefan Hartmann, Stiaan van der Merwe

Eben Sanderson and Niel Vincent from Bolkvest was invited to the meeting to address the Committee Members:

BACKGROUND:

The Old Tannery was bought by the developers in 2015 to develop the area around the Old Tannery. In 2017 a person lost their life in a shooting incident, and the developers decided to start a security company named Bolkvest. They have since extended to service a 100 farms in the area. They are focused on problem areas and “frustrates” these areas to remove the unwanted person, such as gangs and drug dealers, etc.

The concept of “frustrating” the area entails making small cases of trespassing, etc against these persons each time they are caught in these areas, and eventually they will be arrested by the police for repeat offences, or there might already be a warrant issued for the arrest.

There are currently no other residential estates that Bolkvest services, but some of the farms they service includes the following: Versailles Farm, Koplандe, Vergesig, Welgemoed, Olifantskop, as well as the Wellington golf course. They service farms from Versailles Farm to Malan Station, as well as Agter Groenberg. It is emphasized that they do not want to service areas further than Wellington.

PROPOSAL:

Their proposal is to implement 3 Night Guards – 1 guard will remain at the gate while the other 2 do constant patrols.

During the day 2 Guards will be implemented – 1 guard will remain at the gate while the other 1 will patrol the Estate on a golf car (the golf car is Bolkvest’s property and is included in their monthly fee).

Practical measures are as follows:

- Guards report via radio – the control room is situated at the Old Tannery.
- The guards are contacted every 20 to 20 minutes via radio by the control room – if there is no response from the guards, a vehicle is sent to investigate.
- Tags are placed around the whole area to control if patrols are done – a report of the tags are received every morning.

Protection for the guards include the following:

- Battons
- Pepper Spray
- Panic button

BEAMS:

The beams are currently not operating due to lack of maintenance. A quotation to repair the beams was sent to Etienne in the amount of R48 653.69. The quotation from Dogs and All to repair the beams amounted to more or less R80 000. The beams are an effective security measure and worth repairing if backed up by the security guards. It is reported by John Henry that previously the owners did not allow garden services entry into their backyards to trim the areas around the beams. The owners’ electricity was also used for the beam.

A system must be put into place to not depend on owners for maintenance.

INDIVIDUAL OWNERS' SECURITY:

It is confirmed that owners will not be forced to utilize Bolkvest's services for their individual properties. Bolkvest will not prevent other security agencies to enter the Estate in an emergency, but the owners must inform the guards as such. Bolkvest charges R250 per month for reaction services.

CAMERAS:

The cameras in the Estate are currently not currently operational. Bolkvest confirms that the cameras can be replaced, but are very outdated. It is suggested by Bolkvest that the beams be backed up by thermal cameras that work with the heat of blood. The cameras can be programmed to trip the alarm at certain areas and a time barrier can also be programmed. Technology only allows for the alarm to go off in the guard house at this stage and not the control room.

It is also suggested by Bolkvest that the correct cameras must be installed at the entrance, to identify persons inside vehicles entering the estate.

Cameras are expensive, and beams are installed already.

ENTRANCE:

It is suggested that technology must be utilized to control entrance and exit to Onverwacht to be able to obtain reports of entry and exit.

SUMMARY:

- Hettie, Eurica, Uwe and Nielen will compile a list of matters that further clarity is required upon to present to Bolkvest, who will respond with a proposal of what their services entails exactly together with the costs involved.
- Bolkvest must provide a proposal with a phased approach, over a period of time of 5 years, including regular maintenance, replacement, and cost of these. Each year something can be added to the current security system instead of incurring a once off large expense.
- Johan Bauermeister's farm is not one of the farms serviced by Bolkvest – if it is decided to employ Bolkvest, a meeting must be organized with Mr Bauermeister to enquire whether he will consider using their services as well.
- It is noted that the agreement with Dogs and All stipulates that one month's written notice must be given to cancel their services.
- John Henry to investigate how the entrance gate can be upgraded without guards during the day as well as eg cellphone or remote opening

**5. PROGRESS ON BOREHOLE UTILIZATION**

- Registration process needs to continue (John Henry, Soekie and Ollie/Stephan)
- Awaiting quotes from service providers on reticulation system for green areas.
- A proposal was made that Alwyn continues with the irrigation as part of his function. A serious talk with kpa descriptions and monitoring needs to be done with him.

**6. PROGRESS ON DEVELOPMENT OF FIRE PLAN**

Hettie van Wyk has arranged for Chris Erasmus, Fire Engineer, to address the meeting and provide background, as he has been involved with Onverwacht since phase 2 of the development. He has also agreed to assist with the constitution of a fire plan.

There are various factors which must be taken into account when a fire plan for Onverwacht is drafted:

- Lack of water supply in phase 2.
- Building regulations stipulate that two thatch roof properties must be situated at least 9m apart, and that a 1.5m distance between properties be allowed for services – The developer of that time requested Drakenstein to relax these regulations to allow for ½ m distance between properties.
- Phase 1 of Onverwacht is serviced by asbestos pipes, whereas phase 2 and 3 are serviced by PVC pipes. The asbestos pipes in phase 1 cannot handle too much pressure, therefore Drakenstein Municipality can only supply 3 tot 3 ½ bars water pressure to prevent the pipes from bursting. Fluctuations in pressure must also be taken into account.

More or less six or seven years ago the HOA requested Drakenstein Municipality to issue occupation certificates. The Municipality's concern was the distance between the properties, and advised that fire walls be built between the properties. The HOA of that time insisted that Drakenstein Municipality must pay for the fire walls, since they approved the initial request that the required distance between properties be reduced. Drakenstein Municipality refused to cover these costs and refuse to take responsibility.

It is confirmed that properties in this area do not require a lightning certificates, as the Western Cape is not lightning prone.

#### POSSIBLE SOLUTIONS:

- Implement the borehole and dams to provide sufficient water – the pump work and the installation of the water lines will be an expensive exercise. 450 000L water is required to be available in the event of a fire.
- Build a reservoir to store water, and fill with borehole water – Fire Engineer confirms that a preliminary design of a fire water system will cost in the area of R4.4 million to R4.6 million for the line, reservoir and pump station.
- Prohibit fires on a hot windy day and only inside braai areas with spark arrestors to be used – Very difficult to implement and control.

#### ACTION TO BE TAKEN:

- The Committee Members who agreed to share their insurance schedules with Chris, must send same to Hettie to distribute to Chris.
- Chris will provide a framework (depending on cost of such service) together with Eurica, Hettie and Nielen which will involve the following:
  - i. Assistance with the rational design of each house in order to assist with the compilation of a fire plan.
  - ii. Assistance with the update of Onverwacht's building regulations to take fire hazards into account
  - iii. Assistance with the compilation of preventative measures for distribution to residents

## **7. FEEDBACK ON QUESTIONAIRES SENT WITH NEWSLETTER**

The copy of the summary handed to everyone. Important issue with 99% of answers is the upkeep of green areas, utilization of the dam with benches and some of the reeds cleared, communication with the residents.

Actions:

- Eurica discuss cleaning of some areas along damwall with Mr Bauermeister and Soekie to get quotes
- Immediate attention to malfunctioning irrigation: Stephan to show Alwyn who should fix
- From questionnaires the feedback was that residents along parks should take responsibility for feedback to Soekie on matters that needs attention, maybe adopt a park?
- Follow up newsletter should contain some of the burning issues as well as contact details of residents renting. Soekie to ask for help in finding the details.

## 8. GENERAL

- a) Hettie is busy with the emergency numbers – waiting for Stefan to indicate where the valves are situated. Decided to do without valves, Hettie to add dam side on map and make bright colours lighter for easier reading when printing. Forward to Eurica and Nielen for finals
  
- b) It was suggested in the Questionnaires that a project of “adopt a green area” is commenced. All involved must be aware of Alwyn’s duties.
  
- c) Eurica will follow up on quotation for boards at river as well as the entrance, and the entrance must be neatened.
  
- d) The Managing Agent must confirm with Drakenstein Farm Watch that the insurance covers their cost for fires. Get all the info needed on services rendered and if there are a handful that would not like to make use of the service could we accommodate this?
  
- (e) Eurica will discuss the maintenance and cleaning of the dam with Mr Bauermeister.

## 9. CLOSURE

The Chairperson thanks everyone for attending and the meeting adjourns at 21:20.

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Chairperson

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Date