



Onverwacht Homeowners Association
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Onverwacht Estate
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NEWSLETTER OF ONVERWACHT RESORT DEVELOPMENT

Herewith the first newsletter for the year 2021 of the Onverwacht Resort Development Home-Owners' Association, compiled by the Committee elected at the Annual General Meeting held on 27 October 2020.

It has been a busy first few months of the year for the Onverwacht Committee Members, but also a very productive few months:

Security:

As from 1 April 2021, Bolkvest will take over security from Dogs & All. Bolkvest have been monitoring the surrounding farms for a few years already, and will therefore have the advantage of coverage over the whole area in which Onverwacht is situated.

New cameras have been installed at the entrance gates, which is monitored by Bolkvest. This camera system has a larger memory to store footage.

A reaction group was also established consisting of volunteers in the community. The purpose of this reaction group is to assist residents in need until the arrival of emergency services, and also to assist and regulate processes in the event of an emergency. A Neighbourhood Watch Whatsapp group was established to ensure effective communication between the volunteers and security.

The beams in Onverwacht have been inspected by two independent contractors, and the opinion of both is that it will not be liable to spend a large sum of money on repairing some of the beams, while others are irreparable. To ensure due diligence, other alternatives, including cameras and lighting around the entire perimeter of Onverwacht, are being considered and quotations obtained. Progress on this matter will be provided to residents as the process continues.

New vehicle discs will be designed and printed as there are numerous vehicles entering the Estate, still displaying resident discs, while no longer living in the Estate. Remotes will also be re-programmed. Arrangements regarding this will be communicated shortly. Residents will be granted a week to mark their remotes and submit to security together with their vehicle registration numbers. This will be recorded in a register and residents will sign the register as confirmation of receipt.

Please also see attached a document regarding the importance of reporting crime, no matter how small it may seem.

Drakenstein Farm Watch:

As resolved at the Annual General Meeting held on 27 October 2020, Drakenstein Farm Watch has been appointed as Onverwacht's preferred firefighting agency. Please save the emergency number of their control room on your phone: **0860 666 662.**

Please also ensure that the following information is provided to the control room in order for them to assist in a timely manner:

1. Type of emergency: Fire, medical, accident
2. The correct ambulance and hospital as stipulated by your medical aid
3. Onverwacht house number
4. Name and surname
5. Location pin of emergency

Drakenstein Farm Watch has also set up an emergency Zello radio network especially for all residents and family in Onverwacht Estate. The system is hooked up to Drakenstein Farm Watch's fire and medical emergency control room. Below are the steps to follow to connect to this network:

1. The "Zello" application can be downloaded from the Playstore on cell phones, and it is called "Zello PTT Walkie Talkie".
2. Register with your name and house number (Eurica60) – Use password 123456.
3. Under "channels" there will be a blue button – type in "Onverwacht Estate" and search for the channel – the system automatically register the member on this channel.
4. 4 Persons per family can sign into this network, as long as the display name is entered correctly.
5. Under contacts, members can add a contact – please add "daanvlb", and he will happily assist with any queries one-on-one.
6. At the top right corner, there are 3 dots, which offers the following choices:
 - Status
 - Options
 - Sign Out
 - ExitChoose "Options", then choose "Behaviour" – all switches should be turned on.

The system works a lot like Whatsapp, and in an emergency the type of emergency and house number can be sent on this network (fire60).

For any queries, you are welcome to contact Daan on 084 752 8120.

A 1 000L fire wagon was delivered to Onverwacht on Saturday 6 March 2021, and training was provided on how to start with extinguishing a fire in an emergency until the fire brigade arrives:



Drakenstein Farm Watch will assist their members in the following areas:

- Fire
- Life threatening medical emergencies
- Road accidents in a reasonable radius from Paarl / Wellington

Onverwacht Fire Plan:

The Committee of Onverwacht has been in correspondence with a Fire Engineer to assist with the development of a Fire Plan for the Estate. The following items will be addressed first:

1. The Fire Engineer will compile and submit a checklist which will be distributed to all owners:
 - Regulations that must be implemented according to law
 - Specifications / advice which will assist to contain the spread of fire
2. The Fire Engineer will provide advice on the reticulation of borehole water, to assist with fire control in future.
3. The Fire Engineer will work in conjunction with Drakenstein Farm Watch and the Security company.
4. The Fire Engineer also advised that the reeds at the southern area of the dam be removed, as this posed a serious fire hazard. This was done immediately with the assistance and contribution of Mr Bauermeister.

Once the above matters have been finalized, the next phase of the fire plan will be discussed with the Fire Engineer and progress provided to residents.

The Committee is in the process of creating a laminated map of Onverwacht containing important information such as fire hydrant points, emergency numbers, etc. This will be distributed to all residents once complete.

Onverwacht Whatsapp Groups:

Onverwacht Committee Phone (Only Whatsapp): 076 621 1194

Neighbourhood Watch (For reaction on fire, emergency and safety): 076 621 1194 – This is only for emergencies – if anything else is posted on this group, the person will be removed.

Onverwacht General: 072 080 0530 – By and for residents to ask or provide comments on any matter.

Onverwacht Sales / Services: 082 310 1677 / 082 498 0833– Only for sales or services

Borehole:

Quotations have been obtained to install a reticulation system to irrigate the communal areas in Onverwacht, and to provide the option of feeding into the reticulation system and using the borehole water during a fire. This is quite a large undertaking, and the Committee Members want to ensure that all information has been gathered from all the contractors to make an informed decision.

The cost of this installation will be more or less R250 000, and this should be sufficient to cover all the green areas. The work will be undertaken during the winter months. The size of the green areas amount to 1.45Ha, and there is a great need for water in these areas during the summer months.

Onverwacht Construction Document:

Attached to this newsletter, you will find a copy of the Onverwacht Construction Document. Please peruse this document carefully and make sure that you are aware of the procedures to follow as well as the guidelines.

We also request that if you have suggestions of changes to be made to the Construction Document, please send these suggestions to manager1@pinnacleprop.co.za. These suggestions will be summarized and presented to owners to be voted upon at a General Meeting.

Onverwacht Pets:

We once again request that resident keep their pets on a leash at all times if not behind closed gates – this is applicable when walking dogs on the farm as well. We have received numerous complaints of roaming pets attacking other animals and even residents in the estate. Animals are unpredictable, and one could face extremely serious charges. *Owners are also responsible to clean up after their pets.* Residents who do not adhere to rules regarding pets will be identified and further action will be taken against them.

We also request that children do not agitate dogs through the fences of private homes, as this behaviour will cause excessive barking and may cause the animal to become violent.

Dam:

The reeds which were placed behind the dam was under order of Mr Bauermeister, since it strengthens the dam wall. This is not a fire hazard due to the amount of soil which was added to the reeds. The dam is now open and more residents can enjoy the dam. Please note that this not a swimming area and Onverwacht will accept NO

RESPONSIBILITY in the case of an accident. Parents are required to supervise their children when they are playing near the dam.

Please ensure that the inflow area is not blocked in any way due to the fact that the water is used to irrigate the farm. We are in the process of obtaining two or three benches to place in this area and would like to request suggestions of where these can be purchased – These can be second hand, but preferably not wood.

Quotations have been requested for the repair of broken street lights as well as the installation of additional lights in darker areas.

Residents are invited to contact the Managing Agent with any suggestions / questions.

We welcome all new residents to Onverwacht and wish them happiness.

We wish all owners and residents a safe and happy school holiday.

Onverwacht Regards
OHOA Committee Members