



# Springerbaai



Winter  
splendor



## Letter from our Chairperson

**Good day Springerbaai Owners** Another few months has passed since our last communication through the newsletter. Springerbaai is looking spectacular with almost 500mm of rain from January until August.

We have spent a significant amount of time debating the strategic direction of Springerbaai in terms of sustainability. Concha has done an amazing job in going through some of the policies and procedures. She is also on top of Environmental days and events, from International to Local events that we share with you via WhatsApp. Please let Talitha know if you need any information on this or if you have not received the communication.

Wim investigated short term insurance at Springerbaai, along with the requirements thereof, etc. We urge all our Homeowners to attend the AGM at **Boggomsbaai Community Hall** (NOT Vleesbaai) and get insight in what Wim has established over the last few months. This has a direct implication on your property.

Charl has embarked on a few sustainability projects. From using the borehole water for domestic use, to converting sea water into freshwater. He has also done a great job on the roads, and it seems as if the section we redid after the mole damage is a success.

Several new houses have commenced as well as some renovations. Des and his BAC Team are applying the architectural guidelines consistently resulting in some great new builds. Unfortunately, some corrective action also had to be taken and these were addressed with contractors and owners. Please see Des's section in the newsletter regarding fencing of swimming pools as this is a municipal guideline. When selling your house, all architectural guidelines applicable must be adhered to. This clause has been included in the guidelines to protect both the seller as well as buyer.

Substantial progress has been made by Ruben on security enhancements. He is ready to propose a radio communication system at the AGM. Ruben will also propose other increased security suggestions to protect Homeowners at Springerbaai. The gates have also been reset to close quicker to avoid tailgating when contractors enter or leave the estate.

The game is looking great after some culling had to be done during March. Wim, Ruben, and Jade are working closely to manage the grazing for the game. Suurvy is still ongoing and probably will always form part of the day-to-day activities on the estate. Wim has tried new ideas and the results are very promising as far as the removal of the suurvy goes.

You will notice safety buoys have been placed at each of the boardwalks. This is strictly for use when a swimmer is in trouble in the sea. We urge Homeowners to be on the lookout for these buoys and ensure no one tampers with them.

A huge thank you to Talitha, Jade, and their Teams for another quarter of great work. The estate is looking excellent with all maintenance either completed or on track within budget until the end of the year.

Again, a warm invitation to all Homeowners to attend the AGM on **20 December** as there will be a few important decisions we have to decide on. These will obviously have a financial implication which we would like to bring to light in person. We will also be voting on extending some of the Trustees tenure to ensure the completion of strategic projects. Lastly, we will also propose to appoint Ruben Opperman for the management of the game on a long-term basis.

Kind regards and best wishes  
**Wynand Pretorius**

# Environment

## World Honey Bee Day: 19 Aug



-by Riana Rosenbaum

Every third Saturday in August is World Honey Bee Day. The concept originated in the United States. It was started in 2009 by a small group of beekeepers. Their intention was to pay tribute to beekeepers whose keeping of apiaries ensures the pollination of a variety of crops on which humankind depends. Our lives, that of the honeybee and humans, are inextricably linked since we depend on their health and resultant ability to pollinate our food crops while they in turn depend on us to keep the plants on which they depend, healthy and in abundance.

This special day is also there to remind us of bee species all over the world that have become extinct. The primary threats they face are habitat loss due to invasive farming methods, the use of toxic pesticides plus urban developments. For example, in South Africa the removal of alien plant species such as eucalyptus affected our bee populations detrimentally.

In South Africa our two main honey bee species are the African Honeybee (*Apis mellifera scutellata*) and the Cape Honeybee (*Apis mellifera capensis*). The Cape honey bee is native to the Eastern and Western Cape provinces.

Some facts about bees:

Bees have five eyes, two compound eyes and three single lens eyes, while the main eyes of a worker bee have nearly 7,000 lenses! Pollen is attracted by an electrostatic charger on the bee's hairs. This in turn is scraped from front to back by the legs into a pollen 'basket', the latter a wide flat area on the rear pair of legs.

With the tongue or proboscis that is long and tube-like, nectar is sucked up and used for feeding offspring from the stomach filled with honey. When it comes to flying the bee has two pairs of wings, and remarkably, wing hooks allow the bee to attach one set of wings together for flight efficiency.

We may have heard about how bees communicate: by doing a series of dance movements. In their bee 'language' they can convey the distance food is away and the direction the food is in relation to the sun.



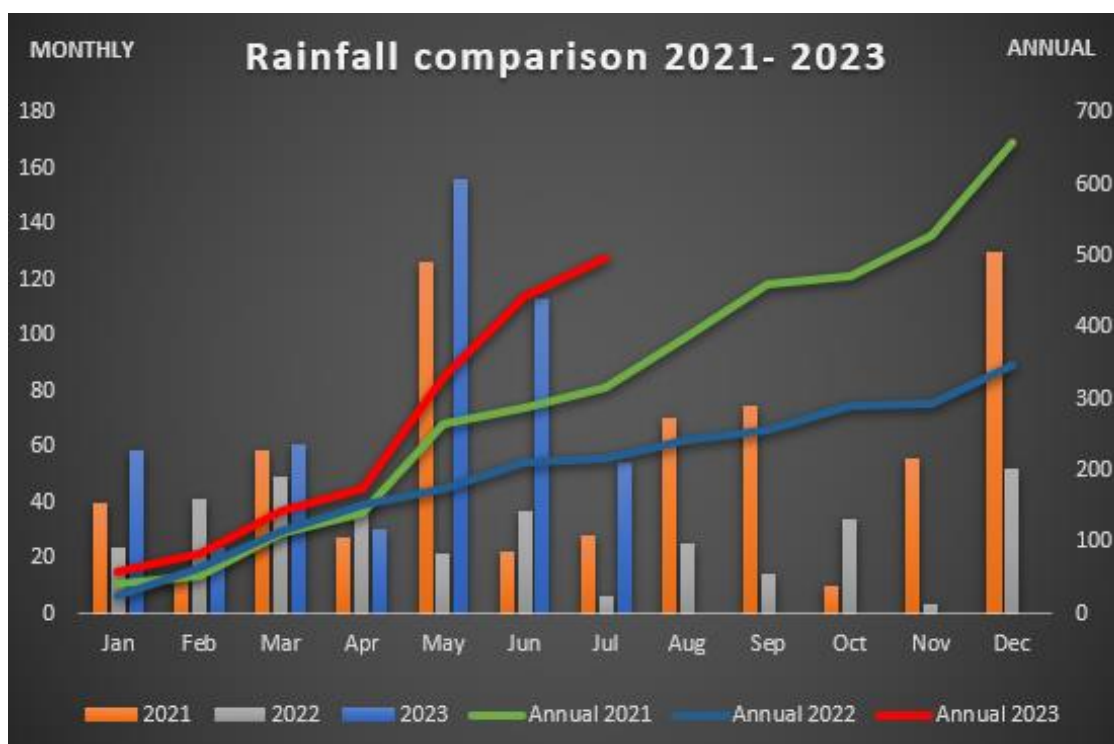
The Cape honey bee occurs in natural veld. (I recall, when a child of about 10, an uncle of mine in the Tsitsikamma area was told of a 'wild' swarm that had settled in a tree. With friends and someone brave enough to climb up the tree to extract the Queen bee we set off to try and lure the swarm into a hive on my uncle's small holding. The brave gent who climbed the tree had to put the Queen bee into a matchbox.)

To assist in maintaining the health of our bees, it is important for humankind to ensure that there is a wide variety of plants. Bees forage on nectar, which is the carbohydrates that they need. Essential protein comes from pollen, which they can only get from flowering plants. Thus an important role bees play while feeding, is pollination of flowers so ensuring the reproduction of flowering plants. In South Africa honey bees are responsible for pollinating about 50 of the crops that we rely on. Without pollination of these vital crops of fruit and vegetables we would likely cease to exist!

So, how delightful it is to enjoy the sight of the beautiful bright yellow canola crops on neighbouring farms to Springer Bay, in the knowledge that they contribute to the well-being of the bee colonies in our area.

## Rainfall (mm)

Between January and August 1, 2023, a total of 497mm of rain has been recorded. The cumulative rainfall for the entire year of 2022 amounted to 224mm.



## Moles

Further investigation is underway to determine natural methods of minimizing vegetation destruction caused by moles. We have reached out to Radical Raptors to inquire about rescued mole snakes suitable for the dune mole situation. This ongoing project remains a priority.

## Suurvy

The extraction of suurvy using the gropper has been successfully completed, and the laborers have cleared the area behind the gropper as thoroughly as possible. Based on previous experiences, it's understood that manually removing vegetation behind the gropper enhances the program's effectiveness and reduces regrowth.

A total of 13.21 hectares were gropped this year, with an additional 13.5 hectares cleared by hand. In the upcoming months, our focus will shift towards clearing smaller sections, particularly noticeable closer to the main gate. We've also made the decision to promptly initiate the rehabilitation of areas affected by the suurvy removal process. This involves depositing and levelling topsoil from the stands currently under clearance. Furthermore, we will introduce grass planting on this topsoil to prevent erosion, address mole issues, and ensure suitable vegetation for our animals.

## Rooikrantz

The removal of rooikrantz has been carried out along the seaside of phase 3 and a small portion of phase 4. To rehabilitate the dune areas where rooikrantz was removed, we're planting suurvy, which was previously extracted, to protect the vegetation. This approach also serves as an effective fire prevention measure for our estate. Our efforts continue to prioritize the removal of smaller rooikrantz trees. Our wood sales totalling R20,410 thus far this year.

## Controlled Burn(s)

**Rocket Stove:** Testing of the rocket stove is scheduled to commence shortly.

**Stack Burn:** The Fire Department has granted us a permit to initiate the controlled burning of brush. This operation will take place in August on a suitable weather day at the Construction camp.

## Rock Kestrel/ Kransvalk (*Falco rupicolus*)



These small birds of prey are frequently observed perched along the fence lines at Springerbaai. They reach a stature of 30 to 33cm. They possess distinctive features such as a rufous-colored back and underparts, barring on the tail and a dark facial marking resembling a "moustache." The Rock Kestrel is found across Southern Africa and stand as the most prevalent among the small falcon species. They primarily consume small to medium-sized birds, minor mammals, tiny reptiles and insects. Fun Fact: They do not build their own nests. Instead, they rather lay their eggs in cavities on rock cliffs or ledges, and they are also known to use abandoned bird nests to lay their eggs.

## Recycling of Topsoil from Building sites



Those of you who have been onsite recently might have observed substantial quantities of soil being placed in the open grassland near the gatehouse. This forms part of an ongoing initiative aimed at restoring sections of bush and thicket in order to diversify the landscape that is currently dominated by continuous grass expanses. This endeavour has both aesthetic and practical benefits, as it contributes to the visual appeal of the area and offers essential shelter for the wildlife residing within the estate.

The soil and vegetation being utilized for this purpose are sourced from construction sites that have undergone clearance and excavation. Interestingly, this soil carries a wealth of seeds and is often of superior quality compared to the soil found in the grazing zones. If left undisturbed, the seeds within the soil possess the capacity to naturally regenerate plant growth in the affected areas within approximately five years, contingent upon a range of influencing factors.

Our objective revolves around populating these designated sections with a combination of plants from our nursery and the seeds from the seed bank. This combination has exhibited promising outcomes in previous trials as seen in the picture to the right.



The nursery plays a vital role in maintaining our fynbos habitat and rehabilitating areas affected by completed building projects. The plants have mostly been salvaged from construction sites across the estate. Small seedlings are also removed from driveways before the application of herbicides. This initiative enables the team to sell these plants to homeowners for home rehabilitation.



## Kapokbos/Wild rosemary

Wild rosemary is one of the shrubs that most people in the Cape know because it is so common in the veld and easy to identify with its thin, grey leaves, which smell like Vicks when crushed. It is also a well-known medicinal plant and an excellent shrub.

### Features

- Endemic to our area
- Medicinal plant
- Flowers in Autumn / Winter
- Drought resistant
- Fragrant
- Pioneer plant



### Special

Our Onsite Nursery has a  
**Aug/Sept special**  
on the Wild Rosemary @ R15 per plant  
(Whilst stock last)

*Please support our onsite team ...*

## Species Lists

Through our participation in the 2023 iNaturalist City Nature Challenge, the names of the following plants identified here on Springerbaai, was added to the local database.



Devils Dock  
*Rumex hypogaeus*



*Rubia petiolaris*



*Asparagus volubilis*



Manyleaf Sorrel  
*Oxalis polyphylla*



Common Burnleaf  
*Knowltonia vesicatoria*



Manyleaf Sorrel  
*Oxalis polyphylla*



Ovenbush  
*Nidorella ivifolia*



Kersuurboom  
*Pittosporum viridifolium*



Bastard Spikethorr  
*Putterlickia pyracantha*



Streakyleaf Sorrel



Goat Sorrel  
*Oxalis caprina*

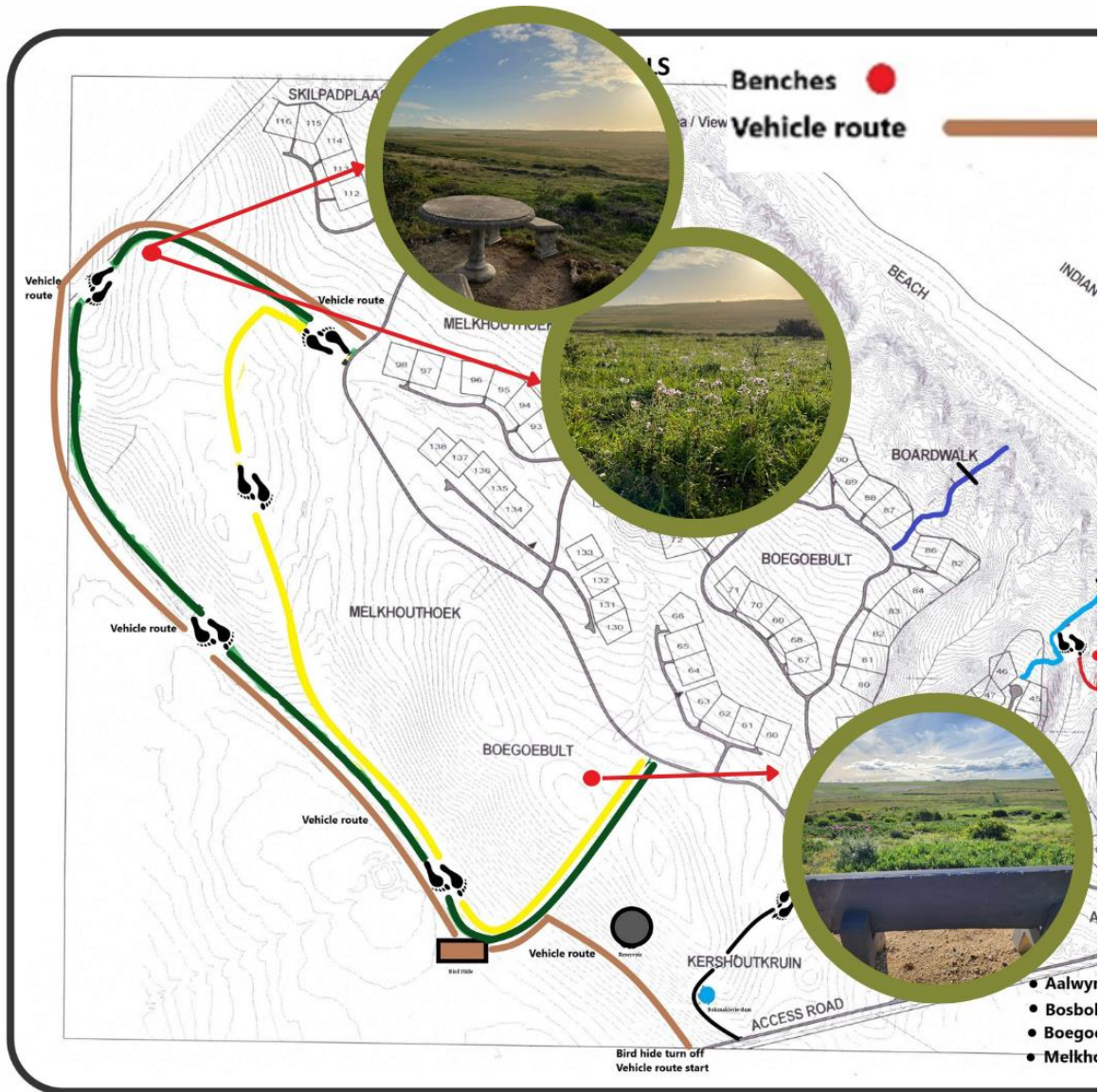


Coast Solfig  
*Mesembryanthemum aitonis*

Jade is currently in the process of updating the species lists for plants, frogs, birds, insects, and reptiles. An exciting initiative is being planned for our residents in this regard.

# Infrastructure

## New Trails



Most of the residents and property owners in Springerbaai have chosen to invest in this pristine area due to their love for animals and nature. Many parents and grandparents wish to share the beauty of this place with their children and grandchildren. We've always believed in maintaining a delicate balance between preserving and experiencing nature. As a result, most of the roads in the field on the farm are restricted from driving, particularly the service road by the Blue Crane dam, where animals should be able to drink water without hindrance. However, there are designated areas on the farm where residents can appreciate nature without disturbing the animals.



We're thrilled to announce that we've decided to open a designated vehicle route for our residents. This route extends from the main road, marked by a Bird Hide sign, continuing past the bird hide, leading to the corner and then reconnecting with the main road. For your convenience, we've provided a map for Reference. The route is clearly indicated with a brown line on the map and a green vehicle symbol onsite. Please refrain from using any other service roads.

Additionally, there's a cement table and bench situated towards the far end of the farm near the Nautilus border. This spot offers a wonderful vantage point for enjoying a sundowner while taking in the breath-taking landscape. Notably, this feature benefits older individuals who may have difficulty walking to the Bird Hide. Moreover, it inadvertently enhances safety by increasing visibility closer to the Nautilus border. We hope you share in our excitement about these developments.

## Roads

We have two road scraping activities planned for the year, of which the first one took place during May 2023. Maintenance of our roads are crucial in ensuring our roads remain in good condition and needs to be done regularly, especially following times of high rainfall to ensure no accumulation of water can take place which will eventually lead to potholes and damaging the lower layers of the road. Another scrape of the roads will be done towards the end of the year, combined with fixing some damage done to the tarred sections in the main road, areas in Boegoebult and the road leading down to the main viewing deck. This damage is attributed to the current high levels of construction experienced at our estate.



Grading activities of the main road



After scraping and compacting of the road ensuring good drainage of the road.

## Water

Maintenance of mechanical equipment is important, and we took advantage of the high rainfalls experienced to have the current borehole pump serviced and in addition augmented the setup with a standby smaller pump which will be able to utilize the solar power for longer periods in a day. As per the geohydrological test conducted in August 2021, the level of the borehole was adjusted upwards toward 55m below ground level where major fracture zones were found feeding the borehole. Drawing down lower than these levels can cause a loss in pressure within these fractures which might lead to collapsing of these feeding zones reducing the yield of the borehole.

The second half of the year will see the installation of a feeder pipe from the borehole towards the Blue Crane Dam. This dam is currently looking great with the water it received from the good rains in the middle of the year and a concrete bench was installed to provide for a place to relax and enjoy the sunset and birdlife. With the topping up of water levels in this dam, we are hoping to sustain the water level and to attract more aquatic activities, birdlife, and game towards this area.



Jade in action during the re-adjustment of the borehole level and removing the pump for maintenance



The red stains on the pump shows the presence of iron in the borehole water



Talitha inspecting the water levels at the bird hide dam. The area to her right is a small wetland from where the borehole water is discharged to the dam.



The bench overlooking the Blue Crane dam.

## Other

Several activities dealing with improving our infrastructure and general operations took place which are described in the table below.



The NSRI have installed pink buoys at the four walkway entrances to assist in safety during emergencies. These buoys are on their coordinates system.



Cape Nature inspected our fences for compliance with the fencing permit. Portions of the western fence from Erf 26 up to Blue Crane dam will be replaced in early 2024.





A no-tailgating sign was added to the main gate, while the time during which both gates are in the open position have been reduced significantly.

Razor wire has been added to the identified areas at the walkways to enhance security.



The annual inspection of all the fire hydrants was done in May this year. All units were tested and performed within specification.

## Game

As you are aware there has been a lot of work happening on the herd, which included the Zebra Bontebok and Springbok. We have only started with stabilizing the herd and will have to keep on working on the herd to make sure that the excessive inbreeding that has taken place in the past few years is stopped and not continuing.

### Zebra

We're currently anticipating the arrival of a new foal. (Photos will be shared via WhatsApp). We have successfully reduced the herd to a manageable size. However, there is an issue of excessive inbreeding that will remain a continuous focus. To remedy this, we are preparing to introduce new members into the group.

### Bontebok

As the herd approaches the age of 12, it becomes crucial to introduce new blood to prevent continued inbreeding and ensure the development of a healthy herd. Growing the herd is essential to effectively reduce the concentration of specific bloodlines and promote genetic diversity.

### Ribbok

Our population has expanded and currently consist of 5 females. We are considering the addition of a male member to our group.

### Springbok

Our herd is flourishing and experiencing exponential growth, underscoring the importance of maintaining our effective management strategies. In the future, our focus will be on carefully selecting and overseeing the finest specimens within the herd, a response to the inbreeding challenges we face. Regrettably, we have lost our one Damara. In the coming years, we are committed to a phase of meticulous management, aiming to cultivate a strong and distinguished herd that brings us pride. (We're aiming to have a herd average of at least 17').



# Architectural & Building

## Fences around pools

We wish to remind owners of their obligations regarding pools. Even though this task is typically facilitated by the Architect and other parties involved in contracting, each homeowner is accountable for ensuring adherence to the National Building Regulations. Merely having a pool cover is inadequate; the presence of pool fences is mandatory.

## Architectural Regulations Review

The BAC & Trustees reviewed the modified Regulations dated JUNE 2023, and this was subsequently sent to all the Members via WhatsApp (and emailed upon request).

It is the duty of each owner to ensure that their contractors have access to the latest set of regulations. The revised Regulations have been uploaded to our website for reference.

## New Construction

Construction has commenced on Erf 112, 125 & 132 and renovations to Erf 22 & 64.

We are waiting for a DEFF permit for Erf 106.

### NEW PLANS

6 new plans are being reviewed by the BAC.

1 plan for renovation.

Herewith a summary for the Estate:

Houses completed	82
New houses under Construction	3
Vacant Stands	32
<b>Total</b>	<b>117</b>

## Compliance Certificates

Uncontrolled veld fires pose perhaps the most significant risk in Springerbaai. The best approach to managing this risk is by preventing them. Most houses have fireplaces and should be equipped with a spark arrestor. The absence of one not only endangers the estate but could also result in the repudiation of an insurance claim if a fire originates at your residence. While our Springerbaai office arranges yearly checks by the fire department for convenience, the responsibility for installing and maintaining the spark arrestor lies with the homeowner. The spark arrestor should undergo an annual inspection and be either replaced or cleaned. It's advisable to take a photo after completion in case it's needed for an insurance claim. The same principle applies to gas installations, electrical compliance, and regular chimney sweeps. Adhering to all these measures will enhance the safety of our beautiful estate and its thatched dwellings.

**Please note: Our House rules ONLY allow for Fires to be made in internal fireplaces.**

# Security

## Radios

We have received a quote from a service provider. Final approval will be requested at the AGM.

## Cameras

We express our gratitude to the Springerbaai owner who is sponsoring a security camera to be placed at the Main gate.

A quotation was requested for a camera to be placed at the beach area; however, regrettably, the provided quote was very expensive and, to be candid, did not seem to justify the cost.

## Gate Security

There has been numerous incidents of tailgating and deliveries companies entering the premises without prior notice on weekends and after hours. It is imperative for residents to be present to receive deliveries over the weekends and to discourage unnecessary vehicular movement within the estate. Security is a collective responsibility, requiring vigilant awareness of any anomalies.

A quotation from a security company was obtained for gate control, specifically for night time and weekends. The initial quotation has been granted approval, pending the final endorsement at the Annual General Meeting (AGM).

## Next stage:

Given the fact that we live in a country with known safety challenges and concerns, it has become imperative for us to enhance our readiness for unforeseen circumstances beyond our influence.

Consequently, we are seeking volunteers for the following tasks:

1. Firefighting
2. Safety (defense)
3. First aid (please see note on training under snippets)
4. Food (what is available)
5. Fuel

It is imperative that we ensure our ability to be self-sufficient for a minimum of two weeks in the event of a grid failure or in situations of protests and uprising.

# Human Resources

Our heartfelt congratulations are extended to both Siya and Matomane, as they individually celebrated the joyous occasion of welcoming their sons into the world early August. May their paths as fathers be filled with countless precious moments.

We want to express our sincere congratulations to **Talitha Venter** for reaching a significant milestone in her career. She is commemorating her **20-year work anniversary** at Springerbaai. This achievement not only speaks volumes about her dedication and commitment but also highlights her significant contributions to our team over the past two decades. Her hard work and loyalty have undoubtedly played a pivotal role in our collective success, and we look forward to many more years of her valuable presence and expertise.



## Short Snippets

Friday 1 September will mark our annual Arbour Day event.

*Did you know...*

We have variety of trees in our nursery that you, as homeowner can purchase and donate towards this event.

### Environmental Calendar ▶

**First Aid Training**  
 We are in the process of arranging a First Aid Training session for the Springerbaai staff. If you, as resident, are interested in participating as well, kindly inform us. This will enable us to request an updated quotation to include and accommodate all.

AUGUST	SEPTEMBER
<p><b>CHILD HEALTH MONTH</b></p> <ul style="list-style-type: none"> <li>8 International Cat Day</li> <li>9 National Women's Day</li> <li>9 International Day of the World's Indigenous People <small>This day is observed to promote and protect the rights of the world's indigenous populations.</small></li> <li>10 World Lion Day <small>Lion Day aims to raise awareness of the majestic hunter – king of the jungle.</small></li> <li>10 International Biodiesel Day</li> <li>12 International Youth Day <small>An opportunity to celebrate young people's voices, actions and initiatives.</small></li> <li>12 World Elephant Day <small>It is estimated that, every day, 100 African elephants are killed by poachers.</small></li> <li>13 International Left-handers Day</li> <li>14 World Lizard Day</li> <li>19 International Orangutan Day</li> <li>19 World Humanitarian Day</li> <li>19 World Honey Bee Day <small>World Honey Bee Day encourages everyone to enjoy and buy locally grown honey.</small></li> <li>28 - 1 World Water Week</li> <li>31 African Traditional Medicine Day</li> </ul>	<p><b>National Oral Health Month</b></p> <p><b>ARBOUR MONTH</b></p> <ul style="list-style-type: none"> <li>1-7 ARBOUR WEEK <small>Plant indigenous trees</small></li> <li>2 International Culture Awareness Day</li> <li>5 International Day of Charity</li> <li>8 International Literacy Day</li> <li>11 - 16 Clean-up and Recycle Week <small>Reduce, Reuse and Recycle!</small></li> <li>13 National River Clean-up Day</li> <li>15 International Day of Democracy</li> <li>16 World Ozone Day</li> <li>15 National Recycling Day</li> <li>16 World Clean-up Day</li> <li>16 International Coastal Clean-up Day</li> <li>21 World Gratitude Day</li> <li>21 Zero Emissions Day</li> <li>21 International Day of Peace</li> <li>22 World Car-Free Day</li> <li>22 World Rhino Day</li> <li>23 Sign Languages Day</li> <li>24 Heritage Day <small>National Braai Day</small></li> <li>24 World Rivers Day</li> <li>26 World Environmental Health Day</li> <li>27 World Tourism Day</li> <li>29 World Heart Day</li> <li>28 World Maritime Day</li> </ul>

**TRUSTEE MEETINGS**

12 September

18 November

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**BAC MEETINGS**

Last Friday of Every month