



# Springerbaai



-Secretary Bird

## Letter from our Chairperson

### Good day Springerbaai Owners

Although the weather has been great, winter is fast approaching, even on Springerbaai with the vegetation in full winter bloom.

Our deepest condolences to Matomane whose son have passed away in a car accident. He has been on leave for three weeks to take care of his son's burial in the Eastern Cape. Please see the HR section if you wish to contribute to the funeral costs.

Congratulations to Nondomiso who completed her Level E, D & C Security Training with a pass rate of 98%.

Charl is in the process of drawing up a Water Surety Master Plan as communicated at the AGM. Watch out for this plan in the forthcoming newsletter after July. Charl, Wim and Jade have been working very hard to ensure water is now at the Blue Crane Dam. Wim will also be placing a new bench at this dam for your leisure.

The focus of the last Trustee Meeting was placed on fire risk as well as insurance cover for Homeowners. Please pay special attention to this section in the newsletter. Alternative roofs will be presented and voted on at the AGM in December. Various consultants were brought in to assess the fire risks at Springerbaai. Based on these risks some decisions were made and you can read all about this in Wim, Charl and Jan's sections of the newsletter. A Fire Training Day will again be organised as the last one was cancelled due to the District Municipality re-channelling all their resources to the rescue mission after the tragic building collapse in George.

Jan and his BAC Team are almost complete in updating some small changes to the Architectural Regulations and this will also be sent to all Homeowners. What is important though is for all Homeowners who has a pool or jacuzzi on their property, to adhere to Mosselbay's Municipal Regulation and ensure the pool is closed or fenced as the Municipal Law states.

In the security section of this newsletter, you will notice that the overview cameras have been installed. Furthermore, a new gate security system has been tested and will go live soon. Talitha will send out communication in this regard. Thank you to Ruben for facilitating the cameras as well as his liaison with stakeholders.

Ruben and Jade have been looking at the game numbers and some culling will have to take place. Ruben is also considering if we can sell off some game rather than culling, but this decision will only be made later after some investigation.

The estate looks significantly better now that a substantial amount of Suurvy has been eradicated. Jade, his team, and Wim have worked extremely hard to make this happen, ensuring more grazing is available for the animals.

You might have seen, if you have been on Springerbaai over the last few weeks, that the tar sections of the road have been resurfaced. Charl will also be looking at scraping the dirt sections of the road and some potholes will be fixed as well. This is a huge capital cost, and we need to commend Charl for managing this budget extremely carefully. Also, the new fence has been erected and should last 10 years plus!

Please also take note of the visitor's procedure in the newsletter. Concha has spent endless hours updating this document as well as the Communication policy on Facebook and WhatsApp. The next focus will be our Fire Readiness document. Thank you to Concha for organising special days and overall great communication as well as the newsletters. Springerbaai documentation, from policies and procedures to guidelines are in a much better shape after Concha has been reviewing and updating these documents.

The year-to-date spending vs the budget is on track and the only item outside of the budget to consider is an additional Fire Unit to be placed at Phase 1.

We again would like to thank Talitha and her Team for the great work they are doing at Springerbaai. Over and above the fact that they are paid to do various Tasks as per their Job Descriptions, the staff at Springerbaai goes over and beyond the call of duty to ensure a great looking estate and satisfied Homeowners!

Kind regards and best wishes  
**Wynand Pretorius**

# Environment

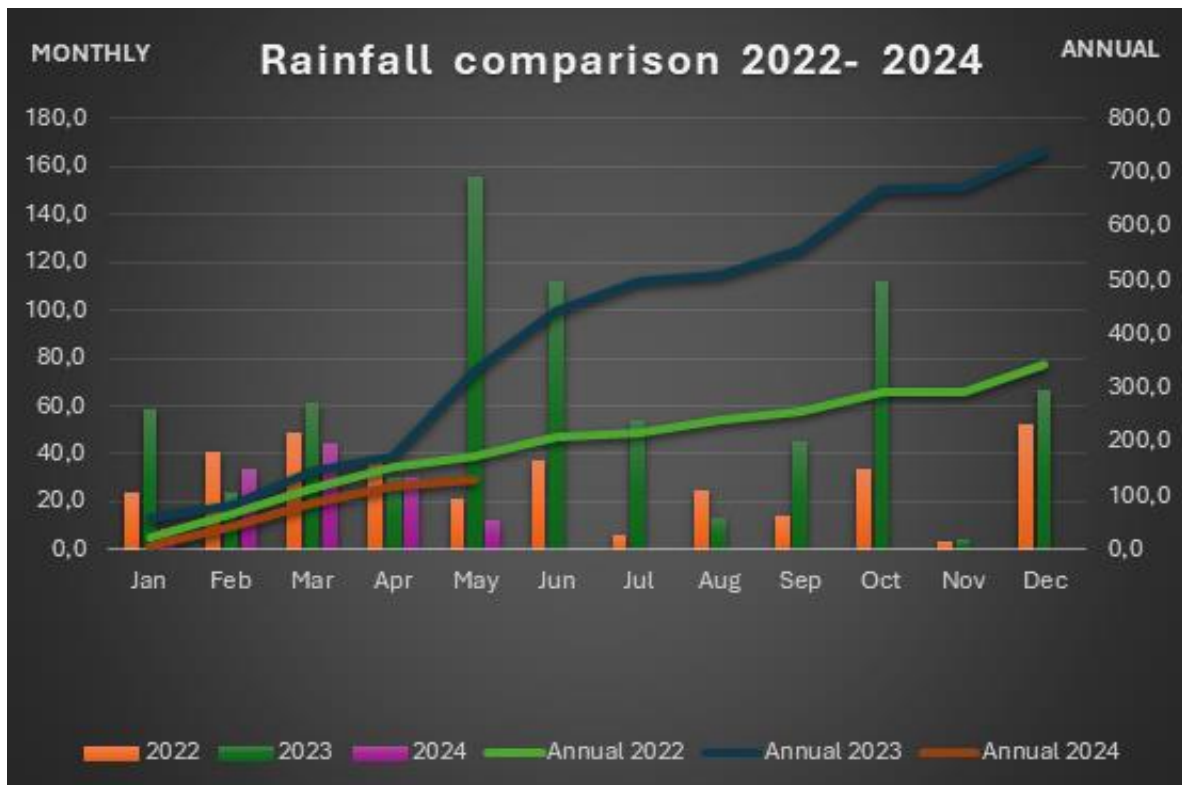
Say "Aloe" to a month of colour....



## Rainfall comparisons 2022 to 2024

*"If there is magic on this planet, it is contained in water." — Loren Eiseley*

It appears that since the middle of last year, we have been experiencing the effects of the El Niño climate system. Typically, El Niño causes drier and drought conditions in South Africa, while La Niña brings wetter than normal conditions. These systems usually last 9 to 12 months but can sometimes persist longer, with El Niño being more common than La Niña. These climatic events occur every 2 to 7 years. Hopefully, predictions of a La Niña developing later this year will come true and bring us some much-needed rain. Otherwise, we might need to perform a Springerbaai rain dance!



**2024:** Currently we are standing on a total of 130mm rain for the year (upto 11am 27 May), for **2023:** the same period had 241,5mm of rain and the last 3 days of May last year yielded 89mm. Going back to **2022:** the same period yielded a total of 177mm.

**Nursery**

If you have any unwanted plants in your garden or new growth sprouting in your driveway that you'd like to remove, please consider donating them to our onsite nursery. We are currently undertaking numerous planned landscaping projects and have new homeowners eager to rehabilitate their sites with plants. Your donations will not only help in these efforts but also promote sustainable gardening practices.

Our May plant of the month is the *Rose-scented Pelargonium/Kusmalva*



**Special**

**Pelargonium capitatum**

**R10 per plant**  
(Whilst stock last)

*Please support our team....*

## Features

- Pioneer plant
- Drought resistant
- Flowers in Summer/Autumn
- Fragrant
- Medicinal plant
- Endemic to our area
- Feeds honeybees

This pelargonium is cultivated for its rose-scented oil extracted from its leaves. It grows on sand and limestone near the coast, on disturbed areas, low hillsides, and coastal sand dunes.

This bushy, low-growing plant produces pretty pink flowers in spring and summer and has sweetly scented, hairy leaves that smell like roses when crushed. The rose-scented pelargonium is used to stabilize dunes in re-vegetation projects and, due to its wide spread, makes an excellent groundcover for coastal gardens.

## Getting to know our birds:

**Malachite sunbirds** are closely linked to the blooming period of various aloe species on the Estate. These metallic green sunbirds are the largest in South Africa, with males showcasing elongated tails and striking metallic green plumage, while females have a more subdued appearance - a common strategy among many animal species. Being bright and colourful makes it easier for males to find a mate, but it also makes them more visible to predators. This puts males at a much higher risk of predation compared to females, who, being responsible for nesting and laying eggs, benefit from their more subdued coloration.



Male Malachite feeding  
(Photo: Dennis Human)

Insert: Malachite Male  
(Photo: Jade Badenhorst)

Primarily feeding on nectar, Malachite Sunbirds will also eat small insects on plants and sometimes catch flying insects when nectar is scarce. They are vital pollinators for the Estate's aloe plants. At night, these birds enter a state of torpor (a state of hibernation) reducing their energy needs by 60%. These birds are not only visually stunning but also exemplify how nature always finds a way, offering us a lesson in adaptability.

## Recycling of Topsoil from Building sites

Earlier this year, a new berm was constructed in Melkhouthoek, complete with an irrigation system. Onsite residents eagerly participated, digging in—both literally and figuratively—to plant over 200 plants collected from our nursery. This collaborative effort not only enhanced the landscape but also fostered a strong sense of involvement and pride in the beautification of our shared spaces.

The addition of the berm and its soon-to-be lush greenery will significantly contribute to the overall aesthetic and ecological value of the estate.



# Infrastructure

## Roads

The first road scraping of 2024 has been postponed to June or July, as the main road remains in reasonable condition. In March 2024, the chip-and-spray layer for the remaining tar section on the south side of the contractor's camp was completed, resulting in an excellent final product that provides a smooth driving experience...one might just get use to this type of road finish in Springerbaai 😊.



Working on the chip-and spray layer, with final product

Similarly, the roads in Phases 1-3 (Aalwynhoek, Bosbokrand, and entrance to Boegoebult) were regravelled and graded, resulting in a smooth finish that significantly improved driving comfort, neatness, dust suppression, erosion control, and safety.



Placing of gravel with subsequent grading and compacting



Final product

## Water

The borehole water connection to the Blue Crane Dam was completed in April, and water began flowing into the pond on April 23, 2024. External contractors handled the trench digging and valve connections to the borehole, while in-house personnel managed the procurement, laying, and compacting of the pipes. The goal is to create a habitat for birds and aquatic life, with the aim of maintaining an average depth of around 300 mm in the dam. The bottom left picture shows the water levels, ensuring a 15-meter distance around the island. Currently, borehole water is pumped to the Blue Crane Dam four days a week, with the remaining three days dedicated to maintaining water levels in the Bird Hide Dam.



Placing the 50mm HDPE pipe



Compacting the trench at the crossing with the main road



Water accumulating at the southern side of the dam. 15m to go for the island to be surrounded.



Water enters the northern section of the dam and a healthy habitat with frogs being very vocal is already established.

An attempt was made to seal the back portion of the Bird Hide Dam, but early signs are not promising as water loss continues when water is diverted to the Blue Crane Dam.



Damit being added to the bird hide dam



Our risk management efforts are now also focusing on water issues, closely monitoring the water shortages in South Africa caused by natural events, power outages, poor maintenance, and unfortunately incompetence. We are developing a Water Surety plan that will address the use of borehole water for household purposes, rainwater harvesting, atmospheric water generation, and even seawater desalination. More details will be shared later in the year as we gather and analyze additional information. It is important to note that water usage at Springerbaai is precious and carefully integrated with our environment, with approximately 60% allocated to households and the remainder used for the estate's needs, including supplying water to wildlife and selected irrigation.

## Other

The 2 km western fence section has been fully replaced over the past three weeks, with approximately 100 meters completed each day.

The estate's entrance board was refurbished after prolonged exposure to wind and sun.

Additionally, the Fire water unit at the viewpoint was overhauled to fix rust issues and to repair a leak and all our all our fire hydrants were serviced in May. As mentioned elsewhere in the newsletter, Springerbaai is currently focused on diligently combating and preparing for potential fires.

Finally, a new gate control system has been installed to mitigate the impact of load shedding on the current system, which loses signal if members use the phone option. More details on this under Security.



Western fence replacement in progress



New Entrance board



Upkeep at the office: linseed oil sealing at the stoep



Fire fighting water unit – overhauled

# Game

The Springbok herd has been growing rapidly and will require management again this winter. This will likely be necessary each winter, as Springbok breed faster than larger game species. It's crucial to keep their numbers within a certain range to prevent overgrazing and veld degradation. Ensuring herd quality is paramount, so we will manage the herd to retain the strongest animals.

The Bontebok herd is dwindling due to its age, compounded by a current birth ratio of three males to one female. The option to sell our Bontebok is a consideration. And although Bontebok prices are high, the decision to sell excess Bontebok instead of culling requires our careful consideration. Any animal sold must undergo genetic testing, likely involving two darting procedures - one for testing and another for transportation to the new owner. Professional vets should be able to provide us if information on the effectiveness of this process.

Additional expenses that may arise from the process must also be assessed. The capture method requires thorough investigation to ensure alignment with the Estate's Memo on live capture.

All these factors contribute to identifying the most effective approach to managing Bontebok. With game prices fluctuating, this situation remains dynamic and will affect our management methodology.

Our top priority is choosing a method that minimizes stress on our animals. Although we are not a game farm, it is essential to treat the game as valuable assets, ensuring careful and humane management.

*Our new Zebra baby....*



(Photo: Wim van Zyl)

# Architectural & Building

## New Construction

We've had a promising start to 2024 and are committed to upholding fair building regulations and maintaining high aesthetic standards for both existing and future homes in Springerbaai. Here's an update on our current progress and upcoming projects:

- Congratulations to the Riddell's on stand 132, Mills on stand 112 and Conradie's on stand 125 for receiving their final occupation certificates from the Mosselbay Municipality. We hope you enjoy your new homes.
- Several building projects are currently underway, with some nearing completion. These include stand numbers 106, 127, 136, and 130.
- New plans for stands 12 and 116 have been approved by the BAC and Municipality, pending final DFFE permits.
- Plans for additional garages on stands 38 and 36 have been approved, and construction will commence shortly.

If you're considering any changes, expansions, renovations, or maintenance to your property, please review the Building and Aesthetics regulations (Revised in November 2023) and distributed on December 5, 2023. And ensure that your contractor and their team have the necessary police clearance and required documents before commencing any projects.

We're currently reviewing and refining these regulations for greater clarity and ease in managing the building process. While most changes will primarily affect new constructions, modifications to existing houses will also be impacted once the amendments are approved. More details will follow later this year.

Owners with swimming pools are reminded to comply with the latest regulations from the municipality, which require pool fencing.

As mandated by the 2023 AGM, the BAC is exploring the possibility of extending the current allowed footprint of 205m<sup>2</sup> by an additional 20m<sup>2</sup>. A meeting with a town planner has been held, and we're awaiting their report. Feedback on this matter will be presented at the AGM in December.

## Insurance Coverage for Current and New Homes

Global warming and changing weather patterns have led to widespread natural disasters, prompting insurance and reinsurance companies to become stricter about high-risk perils. South Africa has experienced its share of these events, including the 2023 floods in KZN and wildfires in Mabalingwe that destroyed over 50 houses. Unforeseen events like the 2021 looting in KZN have also contributed to stringent insurance regulations. Recently, the risks associated with insuring thatch roofs have received increased attention.

In the November 23 newsletter, we detailed fire risks and mitigation strategies, along with insurance company requirements to ensure adequate property coverage. This newsletter focuses on additional risk mitigation strategies to attract more insurance companies to insure our properties.

In April, we met with the Department of Forestry, Fisheries, and the Environment (DFFE) to discuss fire breaks. According to the National Wild and Forest Fire Act 1998, Chapter 4, Paragraph 12, landowners are obligated to prepare and maintain a fire break on their side of the boundary where a fire may start or spread. Paragraph 7 allows adjoining landowners to agree on positioning the fire break away from the boundary, nearer to their houses. We have applied to the DFFE for permission to implement this 5-meter fire break around homes, which, once approved, will be valid for one year.

More information about the process and compliance will be shared once the permit is granted.

The fire break aims to create an area with reduced fuel load, thereby lowering fire intensity and improving firefighting effectiveness.



It's important to clarify that a fire break does not require removing all plants and paving the area.

Some plants, like suurv or other vygies, can act as fire retardants, and a well-maintained garden is also part of the fire break.

The process involves cutting back coastal thicket and removing dead trees, leaves, and dry plants.

There is a document on Fire-scaping the Fynbos / Coastal thicket, providing practical examples of fire-retardant plants available on request.


If your home can only be insured with this 5-meter fire break, homeowners may arrange for the local Fire Protection Association to conduct the clearance. A quote for vegetation removal is available at the estate office. It would be financially advantageous for homeowners if multiple vegetation removals are scheduled on the same day. Therefore, we recommend coordinating this as a joint event.

Please note that before any clearing process begins, the Estate Manager / BAC must be informed, and the Fire Protection Association must be contacted to conduct the clearance, as certain protected plants, as determined by the DFFE, may not be removed.

Owners applying for permits whose house plans have been approved by the Municipality still need to apply for a permit from the DFFE.

The BAC will monitor the process and maintain records. Once the work is completed, the BAC will issue a certificate of compliance. This certificate, along with photos of the fire break, should be sent to your insurance company to provide them with sufficient information to insure your property.

*We appreciate all who participated in the recent insurance survey. It's encouraging to see that 95% of participants have insured their current buildings.*



Continuing with the topic of insurance and thatch roofs, some insurance companies are now imposing stricter requirements, such as spraying roofs with fire retardant and installing lightning conductors.

In response to these requirements:

We are exploring alternative roof structures that align with Springerbaai's aesthetics. The goal is to reduce the risks associated with thatch roofs, making them more insurable. Final approval of these alternative roof suggestions will be presented at the AGM in December, where homeowners can vote on the proposals.

It is at the discretion of each homeowner to spray their roof with a fire retardant if necessary.

After careful consideration of the utility of lightning conductors and given that our area is categorized as a lightning-free zone, the Trustees have decided not to permit any form of lightning conductor. Most insurance companies are aware of this and do not require lightning conductors.

*Just an additional note:*

Numerous studies have shown that fires primarily start in and around the house, with dirty chimneys and the lack of clean spark arrestors being significant factors. We urge each homeowner to ensure that their spark arrestors and chimneys are regularly serviced.

Additionally, please refrain from stacking dry wood directly next to your house and remove all dead plant material in proximity.

Let's all contribute to creating a fire-safe environment to the best of our abilities.

## Security

### Gate

A new gate control system, the Accentronix system, has been installed to enhance security and mitigate the impact of load shedding on the existing gate infrastructure. This system functions independently, equipped with its own Wi-Fi sender and Bluetooth capabilities, while retaining phone access features.

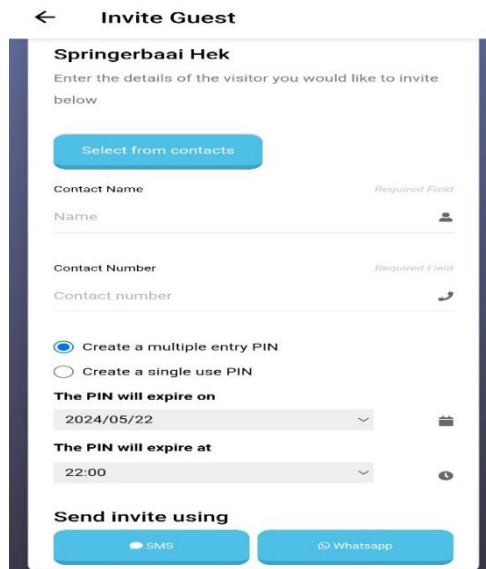
To reinforce these enhancements, additional cables were installed from the gatehouse to enhance Wi-Fi connectivity for both the overview cameras and the new gate entrance system. This guarantees dependable and efficient operation, even during power outages.

The Trustees, along with Talitha and Jade, tested the Accentronix app. Following this newsletter, we will provide you with the link to download the Accentronix app, along with instructions on how to use it.

What's exciting is that through the app, you can generate a code for guests, family or friends (no contractors) to enter and/or exit within a designated timeframe.

Contractors will continue to undergo check-in procedures at the Main Gate as per our standard procedure.

We want to reiterate that contractors are not permitted on-site during the weekend.

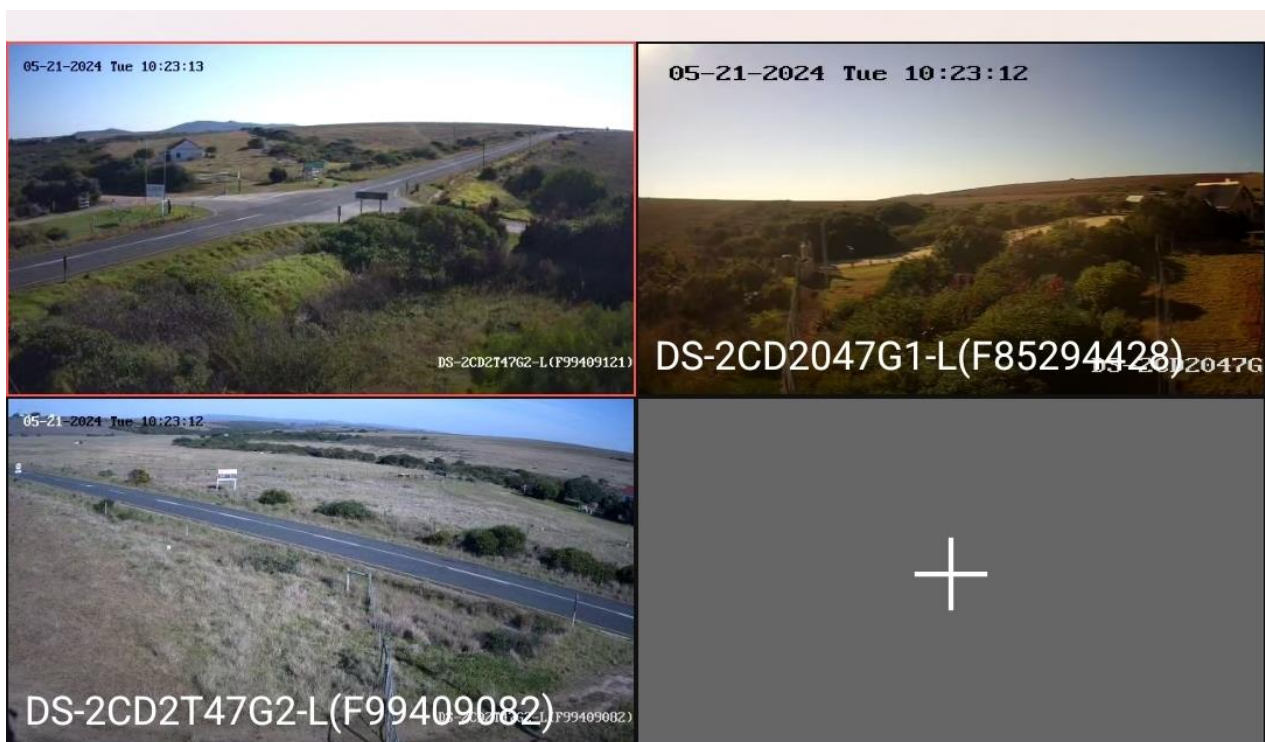


The revenue generated from the game management process will be used to finance the new gate system.

## Cameras

Our overview cameras are now fully operational, functioning at 100%. A heartfelt thank you to the Lilley family for their generous contribution towards these cameras. Additionally, we're exploring the possibility of joining the Mossel Bay JOC (Joint Operation Centre) to bolster security coverage across the greater Mossel Bay area.

Below: Springerbaai 3 x overview cameras.

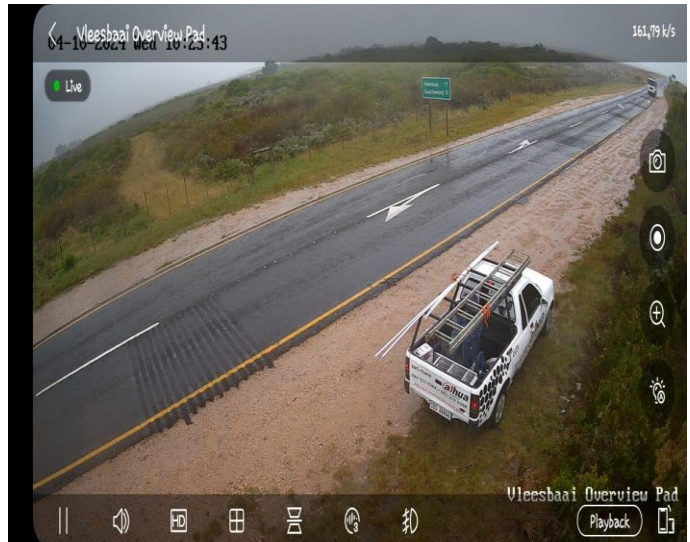


Late Thursday evening, there was a vehicle accident near our main entrance. Our video footage proved valuable in the investigation, confirming that the cause was human negligence, not an animal on the road.

In the same way, we aim to detect any other potential threats in the future, such as an inland fire. By identifying these dangers early, we can respond more quickly and effectively to protect the estate and its surroundings.



You may have also observed that the Voëlvlei Farmers Association has installed license plate recognition (LPR) technology and overview cameras at the N2 turnoff.



The new Navic System being installed in our area represents a significant upgrade in security and monitoring capabilities. This advanced system includes high-end Automatic License Plate Recognition (ALPR) cameras directly connected to Navic Cloud Servers.

These ALPR cameras use artificial intelligence to read and recognize the license plates of all vehicles entering and exiting the area, ensuring comprehensive coverage and monitoring of vehicular movement within our jurisdiction.

When a vehicle is flagged as suspicious, authorized personnel receive immediate notifications. This real-time alert system allows swift access to relevant details, enabling prompt decision-making. The Navic System is essential in enhancing area surveillance and security management.

The below image highlights the system's capability to deliver clear and detailed visuals, showcasing the high-quality resolution of the captured images.



The system has already identified several vehicles that frequently enter our area and are under ongoing surveillance. This monitoring process helps maintain a secure environment by tracking and documenting vehicular movements.

Date and Time	Camera Name	Stream	Licence Plate	Plate Image	Vehicle Frame	Province	Map
2024-05-21 06:49:38	VLEESBAAI Front to Vleesbaai Rear to N2	A	CBS74516			WESTERN CAPE	
2024-05-20 15:21:35	VLEESBAAI Front to Vleesbaai Rear to N2	A	CBS74516			WESTERN CAPE	
2024-05-20 15:19:11	MOSSEL BAY CENTRAL JOC PETRO SA N2 Front to Albertinia	A	CBS74516			WESTERN CAPE	
2024-05-20 06:47:22	VLEESBAAI Front to Vleesbaai Rear to N2	A	CBS74516			WESTERN CAPE	
2024-05-17 14:58:13	VLEESBAAI Front to Vleesbaai Rear to N2	A	CBS74516			WESTERN CAPE	
2024-05-17 14:55:22	MOSSEL BAY CENTRAL JOC PETRO SA N2 Front to Albertinia	A	CBS74516			WESTERN CAPE	
2024-05-17 14:46:41	MOSSEL BAY CENTRAL JOC HARTLAND N2 Front to Hartenbos or Mossel Bay	A	CBS74516			WESTERN CAPE	
2024-05-17 12:04:04	MOSSEL BAY CENTRAL JOC PETRO SA N2 Front to Mossel Bay or George	A	CBS74516			WESTERN CAPE	















This figure demonstrates the search capability of the Navic System.

By entering a specific vehicle's license plate, users can generate a comprehensive movement report.

Additionally, the Voëlvlei Farmers Association has access to the LPR cameras across Mossel Bay and its rural areas, greatly extending the monitoring reach. This feature enables them to effectively track suspicious vehicles throughout the region.



The example below demonstrates the detailed tracking of a specific number plate.

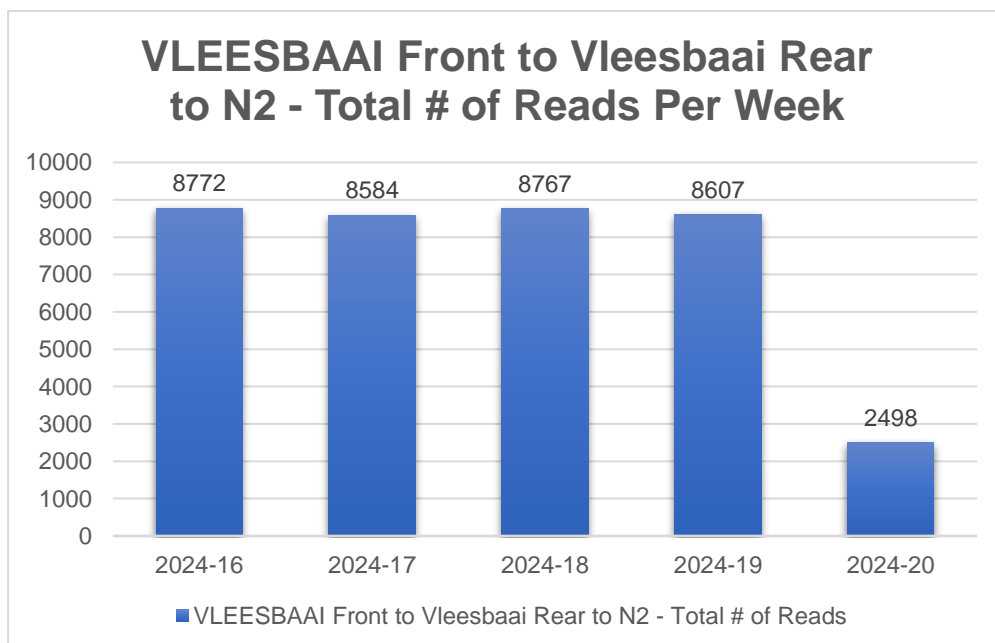
↑ Load next			
2024-05-20 15:23:20	CAW89455		
2024-05-20 15:22:49	NOPLATE		
2024-05-20 15:22:37	NOPLATE		
2024-05-20 15:22:12	CBS59549		
2024-05-20 15:21:35	CBS74516		
2024-05-20 15:21:14	CBS20090		
2024-05-20 15:21:11	CY56776		

### Traffic Counting

Beyond its security capabilities, the Navic System also tracks the number of vehicles. On the Vleesbaai-Gouritz road, an average of approximately 8,500 vehicles per week is recorded. This data is invaluable for traffic analysis and infrastructure planning.

The current operating cost of this advanced system is R1000 per month per camera. This investment ensures our community remains secure and well-monitored with the latest technology.

The implementation of the Navic System represents a significant improvement in our area's security infrastructure. Its advanced features, real-time notifications, and comprehensive monitoring enhance our community's safety and security.



# *Policies & Procedures*

The revised Communication Policy has been posted on the Springerbaai Facebook page and website. A copy could be forwarded to you on request.

## **Rental and Visitors procedure**

We are currently finalizing and adding the new gate procedures to the Rental and Visitors procedure. In the meantime, please take note of the following:

- Previously, our guidelines did not accommodate long-term rentals. This has now been revised.
- Our existing guidelines restrict the number of occupants, including guests, friends, or tenants, **to a maximum of eight** when the owner is not present. We are currently reassessing this policy to consider a ratio based on the number of bathrooms versus the number of occupants per bathroom, with the aim of updating the guidelines.
- As homeowner, it falls upon you to ensure both guests and yourself complete the Springerbaai waiver form, which must be submitted to the Estate Manager prior to arrival
- Furthermore, you or your rental agent must furnish guests with detailed information on Springerbaai house rules, encompassing solar power, gas, Wi-Fi, and fire risks linked to fireplace or braai ash.
- For any inquiries, guests should contact you or your rental agent, not the office or the weekend duty manager.

# *Human Resources*

To all who have generously volunteered to aid in covering the funeral cost for baby Olipha Mfisi-Matomane, we kindly request that you channel your payments to our Springerbaai account.

Matomane and Loza extend sincere thanks for the support they've received during this period.

# Short Snippets

## BAC MEETINGS

Last Friday of Every month

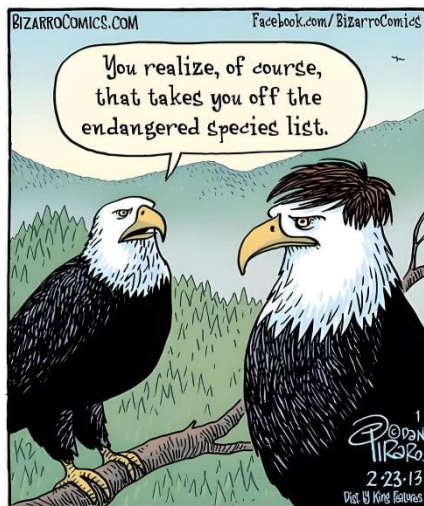
## TRUSTEE MEETINGS

20 July

21 September – budget

9 November – Annual Report

20 December - AGM



## ENVIRONMENTAL NEWSLETTER

We're aiming to publish an environmentally focused newsletter towards the end of June. If you're interested in contributing, whether by sharing pictures or writing articles, please inform us.

## Did you know...

This is not stained glass but a Dragonfly wing.



-Photographer unknown

## Environmental Calendar

### JUNE

- 1 World Reef Day
- 3 World Bicycle Day
- 4 World Food Safety Day
- 5 World Environment Day
- 8 World Oceans Day
- 15 Global Wind Day
- 16 Youth Day
- 17 World Day to Combat Desertification and Drought
- 21 World Giraffe Day
- 22 World Rainforest Day