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Dear Fellow Residents

We have the privilege of writing to you at the end of a tremendous year!

A year in which the world has been turned upside down and in which we have seen so many changes in the way we go about our daily lives and interact with each other. Some of these changes have shaped the way in which we will interact and do business forever and some still hold dire consequences for the livelihoods and wellbeing of many.

Nevertheless, if you are receiving this, you can count yourself among a privileged few. We, the committee, were faced with unprecedented challenges in respect of the day to day running of the estate. This naturally impacted upon the implementation and completion of major projects undertaken at our previous general meeting.

Despite that, we are of the view that each and every member of the committee contributed in an extremely efficient and positive manner towards the major projects as well as our fundamental objective; to entrench and grow the property values within our beloved estate. We would like to thank each and every member of the estate who contributed towards the aforesaid objective and would like to encourage all members to maintain their properties in accordance with the constitution of the HOA and the Home Improvement Guidelines.

”
*Challenges are what makes life interesting.
Overcoming them is what makes life
meaningful. - Joshua J. Marine* ”

Please be advised that due to the unavailability of suitable venues and Covid-19 regulations still in place, we have decided to host the annual general meeting sometime in January 2021. We shall ensure that the relevant communicate regarding the AGM be circulated to all owners. We have compiled a short report in respect of the activities, successes and challenges faced by our various sub-committees for your records.

SECURITY UPGRADES AND ACCESS CONTROL

-TURNSTILES-

The turnstile and resident access upgrade that were approved at the previous AGM should be completed within the next few months.

Plans were drawn up and sent to City of Cape Town (CoCT) for approval in February 2020. Revision upon revision had to be submitted, then lockdown happened and everything came to a halt.

Around July-August, the process continued, until the architect hit 2 major roadblocks with CoCT – Vivier turnstile may not be built on the Admin Room erf adjoining the Vivier gate house. This was then moved onto the Vivier gate property. It was then brought to light that both gatehouse erfs had a major water pipe running right where the proposed turnstiles would have been built, meaning we are not allowed to add any additional concrete foundations anywhere on that servitude.

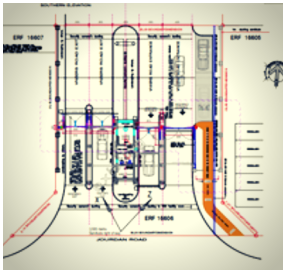
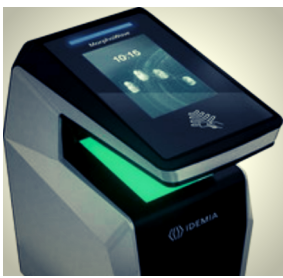
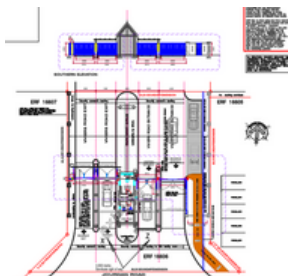
After extensive consultation with CoCT, it was decided that a pedestrian gate broken into the current wall, to the left of the resident boom would be our only option. These gates will have a keypad and QR code scanner access control system, and will include a self-closing mechanism. CoCT approval for this project was obtained on 19 November 2020.



Pedestrian Access Control

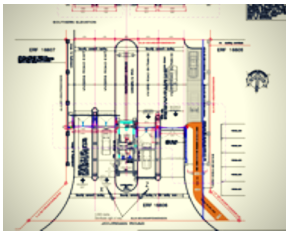
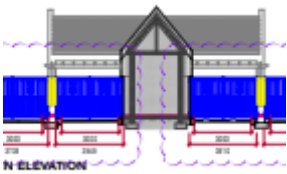
The pedestrian gates, and visitor exits, would be fitted with a keypad and QR code scanner, connected to our current visitor management system, GateKeeper. Pedestrians, as well as visitors in vehicles, will have a code sent to them by the resident in order to gain access to the estate. Visitors who arrive without a code, will have to provide a valid cellphone number, in order to receive an exit code via sms which they would need to punch in at the visitor exit boom. Phase 2 of the wave reader project will see the readers installed at the pedestrian gates. The special levy during the past financial year will cover the new scope of work as outlined above, together with a small part of the healthy reserve fund.

The domestic / gardener card system will be incorporated into the Gatekeeper System, whereby a domestic won't be able to enter the estate with a card only – they would need to have a code sent to them by the resident. Codes can be either valid for 1 entry / exit, or multiple entries and exits, valid up to 1 month. As soon as the domestic enters / leaves the estate, the resident will receive a notification on their Gatekeeper App. Residents who don't make use of the Gatekeeper App are encouraged to do so. If they don't have a smart phone, they will need to create codes from the Gatekeeper website. More communication on this will follow before the system goes live.



-BIOMETRIC READERS-

During the lockdown it also became apparent that the envisioned biometric readers would be a problem, and a touchless system was then investigated. Of the various systems that were quoted, the Idemia MorphoWave Reader was decided on, to replace the aging tag reader system. This system is currently in place at various upmarket estates like De Zalze, Val de Vie, Steenberg, Welgedacht, Kleinbron Estate, to name a few. All residents will have to be enrolled on the new system, which will be communicated closer to the installation time.



ACCESS CONTROL CONTINUED...

The original approved proximity reader quote was further investigated, and we concluded that the system quoted was not suited to the high traffic volumes of Oakwood. A better and more proficient system was quoted by various other contractors, but this would exceed the original budgeted amount for this specific project. As soon as the rest of the gate upgrade project has been completed, we will revisit the viability of installing this system in addition to the wave readers.

Approval for security gates in front of the booms (similar to Rochefort, Summerwood, Hillcrest, etc), to be closed at night, was also obtained from City of Cape Town. The trustees will now obtain quotes for these gates, and will be presented during the next couple of months.

Currently the GateKeeper system works very well, with a few hiccups with the voice calling. We are investigating alternatives to the current VOIP provider. We thank all the residents who make full use of the GateKeeper system, issuing codes for their visitors and granting visitors access with the app. This helps keeping the visitor gates flowing smoothly, especially seeing as we get around 600 visitors to the estate daily.

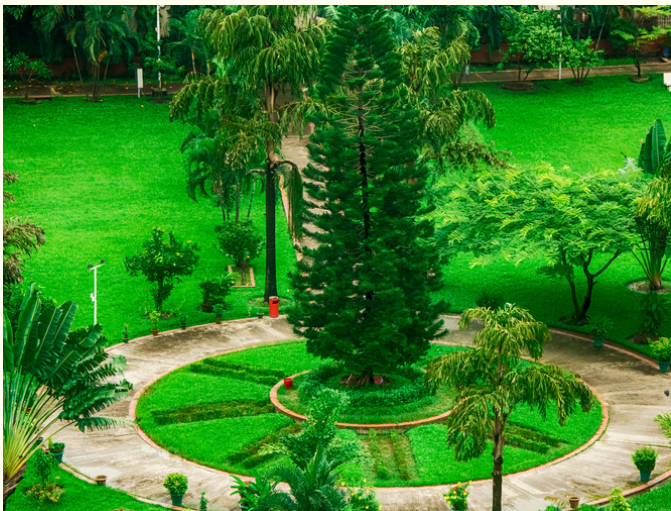
We would also like to thank all the residents who commented on the security notice sent out a few months ago. Many suggestions were received and we are looking into them. The fact of the matter is that many of these suggestions would require a much stronger guard presence at the gates, as well as a dedicated estate management team, which in turn would increase the levies by a very large margin. We would be happy to install these measures, but would need a much larger financial commitment from the owners of the estate. These matters will be touched upon at the next AGM, with suggestions and projected costs, which will then be voted on.

Octotel has indicated that they will start trenching in January 2021.

The estate has been divided into 4 phases. Each phase will be completed before moving over to the next phase. Further communication regarding contact details and other information will follow soon.



PARKS AND RECREATION➤ Gardening Service Provider



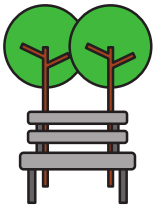
We are in the final stages of completing the process to consolidate all Oakwood garden installation and maintenance items. G Team will take over all garden related items as of January 2021.

Their pricing and service quality will be checked by Brendon Hull (parks and recreation sub committee) on a regular basis to ensure that Oakwood receives the best value for money services we can afford.

Trees and irrigation



All tree bases in the various parks have recently had new protection PVC pipes installed to protect the tree trunk from the garden services equipment. Dead trees and non- growing trees are being removed as needed, and new trees will be planted as per the updated park design and in line with the allocated budget. Many irrigation heads have, and are in the process of, being replaced, now that we have tested the systems, in light of the municipality allowing us to irrigate again. Children must please be careful when playing in the parks, not damage any pop-up sprayers or overland vertical sprayers.



Benches and shade trees

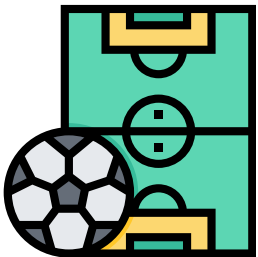
As soon as budget allows, we will be installing plastic benches (like the one installed in Le Batte), picnic tables and shade trees in the various parks so that families and domestic workers can relax while the children play in the parks.



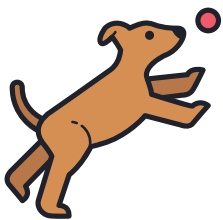
Proposed measured running routes

We are in the process of compiling a few designated running routes around Oakwood. There are many residents that enjoy our quiet streets and parks and utilise them to exercise during the day. We would like to designate a 2.4km, 3.6km and 5km running route that runners could use. We will want to choose quiet (non-main) streets for the routes so that children could also use the routes safely.

Proposed sports grounds at Langeberg / Brackenfell Boulevard Park



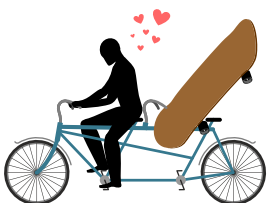
We are proposing to install a type of sport park at this park. We have had quotes to install a combo rugby/soccer post on one end of the park for children to kick balls and play. On this park, we would also like to install an action cricket pitch that will be constructed of synthetic grass and will face one way only (bowl from one end only, bat from one end only). The reason for this is to protect the houses from a stray ball. We are waiting on confirmation from the Municipality that we may in fact utilise their land for this purpose



Proposed dog park at Lombard Park

We are proposing a dog park in the back triangle side of this park. The area will be fenced off, with 1 access gate. We are waiting on confirmation from the Municipality that we may in fact utilise their land for this purpose

Proposed BMX pump track and skate half-pipe ramp at bottom Okavango road Park



We are proposing a gravel bike pump track and wooden halfpipe at the Okavango Park. This is a costly item, but would bring many a weekend of joy to generations of resident children.

On this same park would be a safe 4 foot wooden trick skateboard half-pipe ramp that could accommodate the kids that are reviving the skateboard revolution again.
'Long live Tony Hawk'



No parking signs

No parking signs are being installed in the various parks that have grass verges. Please adhere to this rule. The reason for the no parking is that we are spending huge amounts of money on replacing pop-up sprayers on these verges. Please instruct your guests to park in the road and not on the grass.

BUILDING WORKS

After many years of diligent service to Oakwood residents, Reg Whittaker will relinquish his supervising architect's duties at the end of 2020. We are grateful for his advice and service over many years.

The OHOA Exco is in the process of securing the services of a new supervising architect to continue where Reg will leave off.

Except for the CV19 lockdown, Building and Minor Work planning has run smoothly during 2020.

The approved alterations and improvements have greatly enhanced the beauty of the estate and overall property values within Oakwood. We encourage residents and homeowners to familiarise themselves with the Oakwood Development Guidelines (available online at www.oakwoodvillage.co.za). Please read through the guidelines before planning alterations and improvements.

Please remember to add in sufficient timelines with contractors/builders to allow for approval applications, which usually involve Oakwood's supervising architect, the OHOA Exco, and the City of Cape Town.



OAKWOOD



HOME IMPROVEMENT
GUIDE
for
Alterations and Additions
to
Homes

CONCLUSION

The above is a good indication of the hard work undertaken by the committee, without remuneration and I would like to personally thank each and every member for their dedicated contributions. We would like to wish each and every member a restful festive season and safe travels and hope to see you all at our next general meeting. Kind Regards- Gerrit Truter (Oakwood HOA Chairman)



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www.oakwoodvillage.co.za



Healthy  Holidays!

BE SAFE. BE HAPPY. BE HEALTHY!

