



Photo Credit- leonard Hein

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Dear homeowners and neighbours

As we welcome you to our first newsletter for 2023, we wanted to take a moment to remind everyone of the importance of working together to maintain the quality and standards of our community. As members of this association, we all share the responsibility of ensuring that our estate remains a desirable place to live.

One of the most critical ways we can achieve this is by upholding the rules and regulations put in place to govern our community. While it may be tempting to bend the rules occasionally, it's essential to remember that these guidelines are there to protect our community's interests and maintain a consistent standard of living.

As we move forward, let us all commit to acting in the community's best interest and working together to uphold the rules and standards that make our estate such a wonderful place to live. Together, we can ensure that our community remains a thriving and welcoming place for all who call it home.

Kind Regards

Oakwood HOA Committee - Management



HOA COMMITTEE - ESTATEMANAGER - SUPERVISING ARCHITECT

Oakwood HOA committee members:

- Chairperson & Legal:
- Secretary & Communication:
- Major & Minor works and Parks & Gardens:
- Security:
- Treasurer:

Leonie Vercuiel
Riaan Schagen
Brendon Hull
Dave Morgan
Danie Fourie

OAKWOOD ESTATE MANAGER

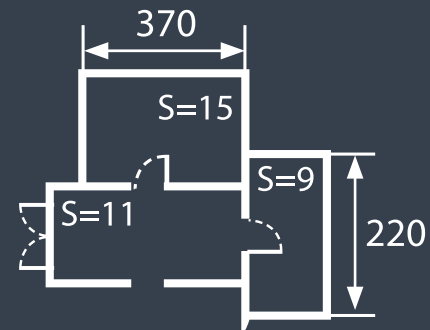


INDEPENDENT PROPERTY GROUP

Jaco Smit
Portfolio Manager

✉ Email: oakwood@inpg.co.za

☎ Phone: 072 928 9330



OAKWOOD SUPERVISING ARCHITECT



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LEGAL & COMMUNICATIONS

The HOA Committee focuses on improving the security and safety of the community and as much as possible put rules in place to prevent disturbance-related incidents – this is to act in the best interest of the community. There have recently been numerous incidents and complaints related to the many forms of animals kept on properties. The HOA Committee concluded that an update is required regarding the following conduct rule in the constitution:

Current rule:

“No member may keep or allow on his/her erf any dog of a breed known to be large, noisy, quarrelsome, dangerous or a nuisance or any other pet such as pigeons, fowl or geese of any kind or any other animal, reptile or bird which may endanger local fauna or flora.”



Updated rule:

- “No member may keep or allow on his/her erf any animal which may lead to security, safety, or disturbance-related incidents. Residents are reminded to read the formal City of Cape Town Animal Keeping Policy of 2021”
- The above changes have been verified as acceptable as per the below Clause extracted from the Oakwood HOA Constitution.

8. CONDUCT RULES

- 8.1: Subject to any restrictions imposed or directions given at any general meeting, the Committee may from time to time make, amend, and repeal rules which shall apply in the Development, and which shall be binding upon Members as it forms part of this Constitution. Without limiting the generality thereof such rules may have regard to:
 - 8.1.1: The right to determine and control all security measures in the Development, including the right to determine access to and egress from the Development and to or from the erven or any other area in the Development.

It is important to note that the Pit Bull which recently attacked a child in the estate is no longer residing here as the owner relocated.



COMMUNICATION

The HOA Committee agreed that Oakwood Village requires forms of communication that suit the needs of all residents. The current primary channels include newsletters and updates on the Oakwood Village Security Facebook page.

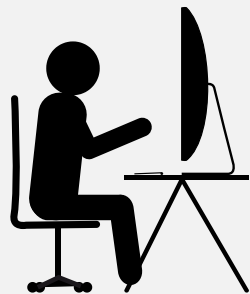
The HOA agreed to rename the Facebook page to Oakwood Village "Only" - updates will henceforth include wider communication related to Oakwood Village, including important notices, events related to security and planned social events, etc.

The HOA remains committed to clear and frequent communications and requests residents to please follow the set-out process below if you wish to ask a question, raise a complaint, or need assistance:

Please bear in mind that Mr. Smit is not expected to always be in the office as he attends to business within the estate. Please contact him on his cellphone if not at the office - during business hours only.



OAKWOOD HOA



2

If no reply after 2 business days OR unsatisfactory reply: Contact the managing agent (IPG) by **forwarding the above email to admin@inpg.co.za**. Please clearly state the reason for the escalation.

3

If no reply after 2 business days OR unsatisfactory reply: Contact the HOA by **forwarding the above email to oakwoodhoa@outlook.com**. Please clearly state the reason for the escalation.

1

Contact the Estate Manager, Mr. Jaco Smit via oakwood@inpg.co.za

WEBSITE

Our website is regularly updated with useful information:

- Keep an eye out for FAQ's - especially handy for new residents.
- The process to be followed when selling/letting your home in Oakwood.
- The Privacy Policy based on the POPIA act.

Below is a handy map of Oakwood's roads and parks for reference. It is also available on our website.



➔ "Image Sourced from: OpenStreetMap.org"



OAKWOOD - SOCIAL COMMITTEE

Oakwood Village has 661 houses and a concerted effort is required to create opportunities for residents to interact more frequently. The better we know each other, the better we will work together to further improve our exceptional community. With this in mind, the HOA agreed to launch an Oakwood Village social committee. The intention is for the newly formed committee to assist in arranging community-related events such as fun walks/runs, easter egg hunts, garage sale days, and fun fete days, etc., If you are interested in joining this committee, please send your details and motivation to our estate manager, Mr. Jaco Smit - Oakwood@inpg.co.za or directly to: SociallyOakwood@gmail.com

YOU CAN HELP !!

OAKWOOD SOCIAL COMMITTEE

**Seasonal walks,
Fun Days, Street
Braais, Charity Events
and Drives etc**

**Join up to further the
community, bring fun to our
estate, make memories for
children, grow the
community and more**

... if you would like further information, please email :
SociallyOakwood@gmail.com

PARKS & GARDENS

BRIET DAM

The retention dam on Briet Road/Jourdan Crescent has completely overgrown with reeds. Mr. Jaco Smit is in contact with the City of Cape Town to assist in dredging 50% of the dam on the northern side. This will allow for a portion of the dam water to be visible and usable by ducks and water birds, but portions of the reeds will be left undisturbed for the existing birds to flourish and nest.

The expected timeframe for the above is around May/June 2023.



PARK UPGRADES

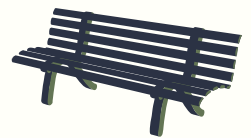


Oakwood is a Garden City, and we pride ourselves on the beauty of our trees and gardens. We will therefore be planting a few larger trees in some parks and installing more benches for residents to relax on while enjoying our beautiful parks. As mentioned in the previous newsletter, the HOA is putting the focus on improving some of our parks and gardens. The cooler climates have now arrived, and the project is ready to commence. The initial focus will be on planting indigenous trees and shrubs in Briet Park.

Any residents who wish to sponsor a bench with paving will have the opportunity to select the location and have a personalized plaque fitted to the bench with any appropriate message they wish to add. The cost of a bench, the paving, and the installation is in the region of R12 000. Please contact the estate manager if you wish to enquire about becoming a sponsor.



DOG WALKING



Please be considerate to your fellow Oakwood residents by ensuring you stick to the city by-laws related to dogs - specifically section 8.1.5.

Some basics to please adhere to:

- Always keep your dog on a leash to ensure the safety of all around you.
- Always carry a poop scoop bag with you and clean up after your dog.

MINOR, MAJOR WORKS AND PROPERTY SALES

Oakwood Estate is a highly sought-after community and properties tend to sell extremely fast. It is important to note that properties need to at all times adhere to the standards set out in our constitution and the amended home improvement guide. As soon as a property becomes available on the market, it is the owners' responsibility to ensure that the estate manager is made aware of the impending sale. This would allow time for a quick property inspection and any potential corrections to the property prior to the transfer of the property to new owners.

We encourage homeowners to please assist us in this regard. It is unfortunate that certain homeowners simply disregard the clearly documented rules of the estate, which leads to very tough conversations as owners have often spent money on alterations without clearing their intentions with the relevant parties or consulting the home improvement guide. Owners need to understand that no exceptions can be made, as it will impact negatively on those conforming to the rules diligently.



SECURITY



Vandalism

We have recently seen an increase in vandalism-related incidents occurring in Oakwood, especially within our parks. We urge all residents to assist in keeping an eye out for such events and report it as soon as possible. Mr. Smit is keeping a log of all incidents and action has been taken where proof was provided.



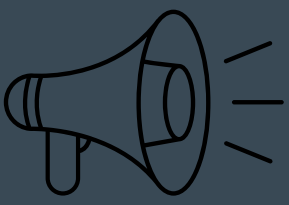
Noise Complaints

We have received many complaints of noise disturbances over the last few weeks.

In the spirit of community, we kindly request that all residents show consideration toward their neighbors when hosting social gatherings. Please ensure that you do not cause any form of disturbance, especially during unreasonable hours.

Should any resident witness any form of vandalism or experience serious noise disturbances please contact the Servest Control Room and request them to dispatch the Estate's patrol vehicle to the scene, their contact number is:

061 472 9107.



Road safety and awareness



As you know, Oakwood Village receives a lot of daily visitors and residents. We would like to make a friendly request to all residents and their visitors to observe a speed limit of 30km/h while driving through Oakwood. It is also important to come to a complete STOP at all stop signs, as there are numerous children playing and pedestrians walking around Oakwood. Let's take a proactive approach and work together as a community to ensure the safety of everyone who uses the roads within our lovely estate.

Loadshedding



The Oakwood HOA Committee along with Mr. Smit is in the process of investigating alternative options regarding the backup power solutions currently installed at the guardhouses to ensure that we are fully prepared should we experience longer and more regular power outages as the winter approaches.



Display Boards

Mr. Smit has also been in contact with a source to sponsor us with new LED Notice boards that should be installed at each entrance in the coming weeks. The addition of these boards will assist in keeping residents and visitors informed and up to date as they enter the estate.

GENERAL

Winter is coming...

We recently received much-needed rain, which in Cape Town means that winter is coming! Please take the opportunity in the coming weeks to clear your gutters from debris and use the last of the good weather to maintain the exterior of your house, especially fascia boards, parapets, palisades, and pedestrian garden gates. Should any resident consider painting their property, please e-mail Mr. Smit at Oakwood@inpg.co.za to ensure that you receive the correct paint colour code for your property to avoid your property being painted incorrectly.

We are open to anything you wish us to provide feedback/updates on, so please do reach out to us with any suggestions on which topics you would like to get updates on or perhaps anything new you wish to be informed on going forward.

We wish to thank you all for working with us and look forward to continuing serving as your HOA committee.

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Kind regards

The Oakwood Estate HOA Committee - Management