



The way this weather is going, we may be in for snow this Christmas!

Recycle News

We are so encouraged to see how many Wedderwill residents are putting out recycle material. This is having a huge impact on the amount of refuse we have to dispose of every Thursday and the Directors would like to thank each of you for your efforts.

On the glass front, please note that laminated glass cannot be recycled so don't put it out for collection. You have probably seen that the glass igloo down the road is full and therefore you are asked to please NOT leave your bottles lying around the base of the igloo. Rather put your bottles out for our recycle collection on Tuesdays or take them through to an igloo in Somerset West.

The overflowing igloo is on contract between Knorhoek and the service provider but the WHOA is making every effort to contact someone to clear this eye-sore.

We have also found out that Pick n Pay in Riverside Centre (opposite Checkers in Main Road, next to the Engen garage) has a bin for old batteries and light bulbs so please make use of this facility! Just another way that Wedderwill can help our world.

DOCIT

Your newsletter frequently refers you to DOCIT. We created this forum to facilitate improved communication between the WHOA and homeowners, something that you were all asking for. Many of you have been onto this website and downloaded documents that are relevant to your estate. Everyone is encouraged to visit www.docit.co.za. You need to register with the WHOA secretary to gain access.

WHOA Secretary on Leave

Please note that Rowan will be on not be here from 16 – 21 November and therefore please ensure you have sufficient electricity to cover you until her return. If you need to contact her for any other reasons during this period, please note that she will obviously only be able to respond to you message or emails on her return.

Spraying Season

Please note that the vineyards in the area and on Wedderwill are starting to spray their crops. Every effort is made to only spray when the conditions are suitable (i.e. not when it is very windy). The chemicals used are on DOCIT (see Copy of Chemicals List). This activity occurs every year and may start as early as Mid-October and continue through to harvesting, which varies depending on the type of grape.

Fire Risk

Based on the latest assessment, the WHOA is very please to let you know that the overall fire risk we face has been reduced since 2005. This is thanks to the efforts and expenditure of the Remainder as well as the individual farm owners, and to a lesser extent the WHOA who maintains the servitudes. The work involves tree felling and also the removal of alien vegetation.

Whilst this is very good news for us all, we should still be aware that fire is a very serious risk in this area and therefore you should always be vigilant and if you are concerned remember to report any sign of smoke to OMNIPAGE on 021 852-3318. Better to be safe than sorry!

Fire is such a serious issue that the WHOA holds a fire drill on an annual basis at the beginning of the fire season. This is to remind residents of how to use the equipment available and also for the individual



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View over main dam: Heynes family



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precincts and their fire chiefs to talk about their specific fire arrangements.

The WHOA will be holding the next estate fire drill on Saturday 22 November @10am. Please meet at the Waters Edge hydrant, near #69 (the old Barn/the large house on the right of the T junction at Waters Edge.

Whilst many of you have attended these sessions in the past, it serves as a good reminder. After all we don't do this sort of thing every weekend! I would like to encourage the newcomers to attend this session as it will bring you up to speed as to how we go about fire-fighting on Wedderwill. We will also cover what you should wear, and what you can bring to help out.

Remember in April 2007 it was thanks to the efforts of the Wedderwill residents that we put out the fire that flared up at the top of the Glades.

Seen any Snakes?

I bet most of you have already seen quite a few Puffies or even a Cape Cobra or Boomslang! Remember that although they a bit scary, very few people or animals actually get bitten but most important is for you to avoid getting bitten by knowing how to deal with the situation.

There was a very good article in the latest Bolander which is too long to repeat in this newsletter so please go onto DOCIT and download it.

If you have any specific snake related queries or if you need to contact a snake handler in our area you can contact Wayne Furno on 082 874 9811.

Updated House Rules and Estate Guidelines

Periodically is it necessary for the Directors to review the House Rules and Estate Guidelines. A revised version is now available on DOCIT. All

homeowners and residents are urged to familiarise yourself with these rules and guidelines as well as the updates. For your convenience we have highlighted the areas that have altered in the version "House Rules Aug 08 with highlighted changes".

I would like to remind you that the rules are there to help with the reason why the estate was developed – to provide a gracious and comfortable lifestyle for its residents. They are NOT intended to limit the lifestyle and investment of homeowners but rather to protect them. Remember that they are binding equally on all residents.

The key changes are as follows but please consult the actual document to view all the changes:

- Fires can only be lit in a braai area or if you have a burning permit from the authorities.
- Burning garden refuse can only be done with WHOA approval and only at times recommended by the Local Authorities.
- Familiarise yourself with the estate's water policy.
- Any breach of the Rules in terms of domestic animals will be dealt with in terms of Appendix 3.
- Water pumps and pipes must be covered at all times. If this equipment crosses the remainder land, approval must be obtained.
- The responsibility for fire rests with individual owners until the fire services arrives.
- Fires must be reported immediately to the WHOA and to OMNIPAGE
- Ensure you are familiar with the Fire Action Plan. This is available on DOCIT. (Whilst many residents have not experienced a fire, let me tell you that it is a scary experience so get with the programme and get familiar!).
- You are discouraged from removing pine trees unnecessarily but if it is necessary you must get WHOA approval and replace the felled tree with an indigenous one.



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- Alien vegetation is not allowed within 50m of a stream or water. Please prevent the spread of aliens from within your properties.
- There are rules regarding access to the Glades Game Park and the main Game Park. If you use these facilities you must familiarise yourself with Appendix 7 of the House Rules as well as section 9. Contravention of these rules will result in the facility being denied to all homeowners.
- The Building and Construction requirements are detailed in Appendix 5 and 6.
- If you have staff on your properties you must ensure they have access to toilet facilities.
- You will be charged an additional levy for consistently putting out excess refuse. You are encouraged to participate in the WHOA recycling programme.
- If you have tenants staying on your property you must advise the secretary.
- There is a limit to the number of people who are permitted to reside in a house, depending on the number of bedrooms.
- Any written complaints received from homeowners regarding contravention of the rules will be investigated but residents are encouraged to attempt to resolve disputes themselves.

City of Cape Town and Wedderwill Rates Valuations

Rates are always a very sensitive in any city, and none the less at Wedderwill because we are self-sufficient or semi- self sufficient from the City. Furthermore, the roads within our estate are maintained by ourselves and we have no street lights like the folks in the city (thank goodness!).

Recently most of us were visited by Valuators from the City and thereafter were presented with rather

hefty rates accounts! Due to the factors mentioned above, representatives from the WHOA board of directors and the City of Cape Town met to discuss these points and to establish whether there was an opportunity for rate rebates.

A full summary of the discussions and the outcome are available for you on DOCIT but in summary the key points that came out of the discussion were:

Urban residents are charged separately for electricity and water availability and therefore this is not included in their rates.

Whilst we remove our own refuse, we still rely on the City to provide and maintain refuse tips and therefore the proportion of this charge that is included in our rates are justified. However, homeowners are recommended to check if they are being charged for "refuse availability" and if so they should object to the City.

We pay to the WHOA a sewerage availability fee to cover the pump, electricity for the pump and line maintenance. A few years ago many properties on Wedderwill were connected to Council sewerage but we have not been charged for this service by Council. We took the opportunity of this meeting to discuss this with the representatives in a proactive manner and they will come back to us with a response.

We were advised that when a community closes access to their property for the general public then facilities like street lights, roads and verges, storm water drainage and fire hydrants becomes the responsibility of the estate. We obviously benefit from these facilities when we are off the estate and therefore we have to contribute to these via our rates.

Owners of individual properties (i.e. excluding the farms and smallholdings of greater than 2500m²) are thus classified as AO2 properties in a rural area and we are rebated the maximum permitted level.



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Owners of properties >2500m² will be canvassed by the WHOA as to the options available to them.

Other Council related Concerns

The WHOA took the opportunity of the meeting to raise other concerns that we have with the City. These included:

- The state of the roads leading to Sir Lowry's Pass Village and in the village
- Inadequate refuse removal
- The fly tipping problem behind the old Leibro hall
- Flooding problem near the Leibro (council owns the bottom part of our road)
- Speed humps in the village

We await their feedback on these issues.

Wedderwill Wildlife

We live in such a stunning environment and we are surrounded by wildlife that people travel hundreds of kilometres to see! I have decided to dedicate a section of our newsletter to wildlife stories and pics so please send anything that you have through to me to publish in your newsletter.

Snakes Alive:

Unfortunately I was not able to get a shot (with my camera that is) of the puff adder that we found in our bedroom! Fortunately it was slinking in and was not yet curled up in some dark place otherwise the story may not have turned out as uneventful as it did. Beware these guys are really out there this year. I have seen more snakes than ever before and summer is not even really upon us.

The Smith's resident Large Spotted Genet:



Can you believe this? He/she has been living in their roof for some time now and a little while ago a mate joined their resident genet. A couple of weeks ago it was even seen drinking from the pond in their garden!

Important Wedderwill Information

- Garbage Collection: Thursdays by 8am.
- Pet Snake Bites: Cape Animal Medical Centre, 78 Rosmead Ave, Kenilworth (021 674 0034)
- Human Snake Bites: Vergelegen Medi Clinic 021 850 9000 or Casuality 021 851 3399; Netcare 911 0800 333 444; Red Cross Children's Hospital 021 689 5227.
- Snake Handler in our area: Wayne Furno 082 874 9811
- Recycle Collection: Tuesdays by 8am at the border of your property. Paper separated from tins, bottles and plastic.
- Taxi service for staff: 07h45 at Club Leibro, 16h30 (Mon-Thurs), 15h30 (Fri).
- Wedderwill Document Forum: www.docit.co.za
- Omnipage to report fires: 021 852-3318

Best wishes,

Karen

(on behalf of the WHOA directors)