

CORMORANT BAY NEWSLETTER

January & February 2010

Dear Cormorant Bay homeowner,

Time certainly flies. I trust that you all had a good holiday and festive season. On behalf of myself and the trustees, we would like to wish everyone a happy new year, may 2010 be a prosperous year for all..

The contact details of the trustees and their respective portfolios are set out below for your attention. I would like to request all homeowners to feel free to contact the trustee responsible, for any issues you might have via email, or by writing to the managing agent if you have a major concern – this will ensure your concern is noted and minuted. Homeowners are requested to respect the privacy of the trustees over weekends and holidays. We are also just homeowners trying to take a break from busy schedules.

Trustees:

Chairman	Johan Horn	calhan@worldonline.co.za
Mechanical	Wayne Klaasen	Wayne@kbiengineering.co.za
Maintenance & Gardens	Manfred Butz	Manfred.butz@thyssenkrupp.com
Waterfront Safety&Security	Greame Rowe	gmrowe@worldonline.co.za

Managing agent:

Douglas Drysdale 011 787-5073 / (Fax) : 011 787-0422
double.d@mweb.co.za

Resort Manager:

Roy Smeda 082 821-7157 016 372-1700
016 372-1700(FAX)
royandmarie@absamail.co.za

Feedback

Website:

Great news is that we have a brand new website up and running. Check out www.cormorantbay.co.za. The website will in future be used for all general information and communication. The website gets updated in the last week of the month, so please go online and get the latest Cormorant information. You will also find other useful information like dam levels, weather forecasts and boating regulations for your attention. In future, the newsletter will only be posted on the website.

Report from the estate manager:

Constant rain has made the garden management difficult over the last two months, but has had a positive effect on the lawns and garden in general. The garbage trailer was repainted and a new tow hitch fitted. We are busy fitting storm clips to the roofs of phase 1 to stop tiles being blown off during strong wind storms. A sliding gate was fitted to the storage yard next to the manager's house.



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I can also report that the water pressure received is 11 bars, reduced to 3 bars before delivering to the units. This is slightly low for the fire hydrants, which we will endeavour to increase to 5-6 bars over the next month or so.

The thatch umbrellas were damaged twice during December by strong winds, and will shortly be covered by chicken mesh to prevent future damage.

Unfortunately, the workers were intimidated by striking and toy-toying residents, and missed three days of work. The days were recovered from their respective leave balances.

Homeowners are reminded that there are specific guidelines for alterations. You are also requested to inform the trustees about planned alterations. This will ensure compliance and eliminate costly changes to comply at a later stage. Homeowners are also reminded that there are certain regulations in place to ensure the safety and security of other homeowners while alterations are being done. Lastly, no alterations are allowed to be done over week-ends and holidays.

House Rules:

During the December holidays, it was evident that more homeowners are letting-out their units, with at least 5 units being let. I also expect to see some units let during the soccer world-cup season. Homeowners letting their units, or units occupied by friends and family, are strongly urged to ensure these occupants are made aware of the house rules. It has historically been the visitors breaking the house rules.

The four most commonly rules broken are :

- 1) People bringing pets, especially dogs, with them.**
- 2) Excessive noise.**
- 3) Quad bike rules being broken**
- 4) Homeowners riding on the tractor.**

The trustees have decided that the house rules will be enforced more stringently in future. Where visitors don't adhere to the house rules, the owner will be fined. The house rules are posted on the website for your information. An abridged set of house rules will also shortly be erected at the incoming gate.

General Maintenance and Gardens:

Quotes will be called for to install an additional spotlight close to unit 35, between us and Island view. The two rooms at the top of the boat sheds will be painted. The French drain installed at the back of unit 26/26 will be enlarged to try and resolve the drainage problem in this area.

Fire equipment was serviced and certified recently, however, certain hoses need replacement. These have been ordered. Recently, there have been children playing with the fire equipment - a friendly, but urgent request regarding this, over and above the extra costs incurred to refill extinguishers, we are miles from the closest fire station, and we need to be able to rely on this equipment in the case of an emergency. Please ensure that your children are made aware of this serious concern.

Expenditure was approved for a Hedge cutter and blower, amounting to R6500-00.

Harbour, Waterfront Safety & Security:

I am glad to report that the dam is now well over 100% full. There are reports of opening gates to let some water out - hopefully not too much.



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Roy has been instructed to put the buoys back on the waterfront demarcating a no wake zone. Homeowners are requested to adhere to the no wake zone where skiers normally start out and children sometimes swim.

Homeowners are also requested to exit the harbour adhering to the no wake zone. You are reminded that the no wake zone starts and ends at the beginning/end of the harbour wall close to the dam. A no wake zone means **idle speed**. Half throttle creates a bigger wake than full speed, so that is the worst you can do. The wake causes damage to the craft moored on the jetties. Homeowners and visitors are also reminded that these jetties are privately owned and are for the exclusive use of the owners – please refrain from using somebody's jetty without their approval.

Historically, we have had problems with the phase 2 bank of jetties. This bank moves quite easily when there are strong winds. The trustees therefore decided to have two fixed stays manufactured and attached to the harbour bank to stabilize the jetties. An extra mooring block will also be positioned under the walkway in the middle of the bank. The envisaged budget is about R 4000-00. This will be funded from the jetty levies.

Lastly, two dustbins will be placed at the jetty gates for your refuse.

Mechanical maintenance:

Both gate motors were recently struck by lightning. The outgoing gate has been repaired, but the other gate is still not operating. Homeowners are requested to use the outgoing gate.

The Massey Ferguson tractor is in need of major repairs. This will be carried out shortly and should be complete before the end of February.

The compressor motor is also presently being repaired.

Finances:

The budget for the next financial year will be finalized shortly and will come into effect from 1 March 2010.

The finances are very healthy and there are very few defaulters – even in these hard times. Please have a look at the minutes on the web to get the exact balances.

Social

The previous committee set a sterling example last year over the Easter weekend. We plan to try and match their high standard. So be forewarned, Easter is going to be a lot of fun. There will be a jumping castle, water slide and music. The big day is Saturday, 3rd April. Please watch this space for further info as we get closer and finalize the arrangements.

Monthly meetings:

Lastly, I would like to extend an invitation to any homeowner who would like to attend any of the monthly trustee meetings. The meetings are held at Cormorant Bay during the summer months on the first Saturday of every month at 08h00. During the winter, the meetings are held on the Rand in the evenings. Mr. Douglas Drysdale of Douglas Drysdale Real Estate is the managing agent of Cormorant Bay, and as such is also the official secretary of the Body Corporate. Should you wish to attend a meeting, please advise the managing agent in writing, together with the subject matter you wish to discuss. You will then be formally invited.

Kind regards

Johan Horn

Johan Horn



