



DASSIE DINGE

5 – 2026/05/19

Geagte Inwoners,

Ons staan aan die einde van die herfsseisoen, die winter is op hande, soggens is daar 'n byt in die lug, en as die windjie so koud waai, dan gaan draai my gedagtes by Eugene Marais se "Winternag". In Bronberg begin ons met winterprojekte en -programme en bring ons graag die volgende onder u aandag:

1. WATERVERBRUIK:

Ons het al baie regstellings gemaak om ons waterverbruik onder beheer te bring. Ons gebruik eksterne kenners om ons by te staan om al die moontlike probleme te identifiseer. Ons Landgoed is hierdie jaar 10 jaar oud en dit begin wys in ons infrastruktuur. Daar is baie herstelwerk wat aan toerusting gedoen moet word en Jaco en sy span doen alles moontlik binne die begrotingsbeperkings om ons skade te beperk.

Ons doen net weer 'n ernstige beroep op al ons inwoners om die natmaak van tuine op 'n verantwoordelike wyse te doen en nie water te mors nie. Ons as Direksie het al oorweeg of ons nie strenger waterbeperkings vir die Landgoed moet instel nie, maar hou terug op hierdie besluit en maak staat op u almal om te help ons waterverbruik na normale vlakke af te bring. Ons het net in maand 1 van hierdie nuwe finansiële jaar, reeds naby aan R100 000 op ons munisipale rekening oorspandeer. Dit is net nie volhoubaar nie en drastiese stappe sal geneem moet word as die situasie nie verbeter nie. Baie dankie vir u almal se samewerking in hierdie verband.

2. INLIGTINGSESSIE:

Ons hou op 3 Junie 'n inligtingssessie wat gaan handel oor finansiële terugvoer, voorgestelde wysigings aan ons Akte van Oprigting en Gedragsreëls asook die verduideliking van ons Ontruimingsplan. Ons beplan om dit as volg in te ruim:

- Afrikaans: 10:30 tot 11:30 in die Mandoliensaal.
- Engels: 14:00 tot 15:00.

3. TUINEPROGRAM:

Ons begin nou met die winterprogram by ons tuine. Dit beteken gras gaan **slegs elke tweede week** gesny word. Ons gaan egter voort om die blaas en skoonmaak van areas soos normaal elke week te doen. Ons kan ook nou baie aandag aan onkruidbeheer gee met die reënweer wat ons 'n blaaskans gee.

Daar is nog 20 probleembome op ons lys wat gesaag/gesnoei moet word. Dit sal ook in die winterprogram aandag geniet.

4. NUWE NAAMBORDE:

Daar is ongelukkig 'n vertraging met die aanbring van ons nuwe naamborde. Dit is weens onvoorsiene omstandighede by die verskaffer van die borde, maar dit geniet aandag en sal beslis voor einde Junie gedoen word.

5. ONDERHOUD VAN WARMWATERSTELSELS:

Daar blyk steeds onsekerheid te heers oor die verantwoordelikheid rakende alle warmwaterstelsels. Alle warmwaterstelsels word onder die Landgoed se versekering gedek **maar die herstel/onderhoud daarvan bly elke eienaar se verantwoordelikheid.** Indien dit 'n suksesvolle versekeringseis is, dan betaal die eienaar slegs die bybetaling. Indien dit nie 'n geldige eis is nie, dra die eienaar die koste vir die herstel of vervanging van die parte of toestel.

6. AANSOEKPROSES:

Ons herinner u net weer aan die formele aansoekproses. Daar is dokumente by Ontvangs beskikbaar waarop aansoek vir 'n legio van dinge binne die Landgoed gedoen moet word. Dit sluit in die toebou van stoepe, oprigting van 'n afdak, plant van groot struik of boom, instalering van watertanks, opset van solarpanele, aanhou van 'n hond (onthou geen ander diere mag in die Landgoed aangehou word nie - slegs honde met goedkeuring) en enige ander verandering wat u by die eenheid wil aanbring.

7. ESTETIKA-ODIT:

Ons het op 8 April 'n volledige estetika-oudit onderneem. Ons is trots op ons Landgoed en op u almal wat dit so mooi in stand hou. Daar is regtig tuine wat 'n sieraad vir Bronberg is en in meeste gevalle word tuine netjies en skoon onderhou. Daar is ongelukkig ook die kleiner persentasie inwoners wat se tuine aandag kort. Ons is besig met skrywes aan almal waar ons van mening is dat van ons estetiese waardes afgewyk word. Onthou asseblief om struik te snoei, te verhoed dat enige plante oor of deur heinings groei en potplante wat vrek uit te haal.

Ons herinner ons woonstelbewoners dat geen kombuistoerusting soos besems en moppe en lappe en kratte op stoepe mag wees nie. Iemand vra my eendag nou waar moet hierdie toerusting gebêre word. Ek weet nie, maar net nie op die stoep nie!

8. SORGSENTRUM:

Medwell/LaVie het op 1 Mei die bestuur van die Sorgsentrum oorgeneem. Ons heet hulle hartlik welkom en vertrou dat ons 'n lang en aangename werksverhouding sal kan bou.

Daar is mense wat sukkel om binne 'n gemeenskaplike leefstyl aan te pas. Ons het almal begrip hiervoor, maar ongelukkig is daar reëls wat konsekwent toegepas moet word en wat op ons almal van toepassing is. Sonder uitsondering! Kom ons wees bedag op ons mede-inwoners en wees bedag op die Landgoed se reëls sodat ons niemand verontrief nie en niemand se veiligheid op risiko plaas nie.

Bly warm en gesond.

Groete, Alan Snyman.

Voorsitter



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Dear Residents,

We are approaching the end of the autumn season, winter is around the corner, there is a chill in the air in the mornings, and when the cold breeze blows, it feels as if we are next to the Malutis Mountains. At Bronberg, we are commencing with winter projects and programmes, and would like to bring the following to your attention:

1. WATER CONSUMPTION:

We have already implemented many corrective measures to bring our water consumption under control. We are making use of external experts to assist us in identifying all possible problems. Our Estate is now 10 years old, and this is beginning to show in our infrastructure. There is a great deal of repair work that needs to be done to equipment, and Jaco and his team are doing everything possible within budget constraints to limit our damages. We once again make a serious appeal to all residents to water gardens responsibly and not to waste water. As a Board, we have already considered implementing stricter water restrictions for the Estate, but we are holding back on this decision and are relying on all of you to help bring our water consumption back to normal levels. In just month 1 of this new financial year, we have already overspent close to R100,000 on our municipal account. This is simply not sustainable, and drastic measures will need to be taken if the situation does not improve. Thank you all for your cooperation in this regard.

2. INFORMATION SESSION:

We will be hosting an information session on 3 June dealing with financial feedback, proposed amendments to our Memorandum of Incorporation and Conduct Rules, as well as an explanation of our Evacuation Plan. We intend arranging it as follows:

- Afrikaans: 10:30 to 11:30 in the Mandolin Hall
- English: 14:00 to 15:00

3. GARDENING PROGRAMME:

We are now commencing with the winter programme for our gardens. This means that grass will only be cut every second week. However, we will continue with the blowing and cleaning of areas weekly as normal. We can also now give considerable attention to weed control, with the rainy weather giving us some respite. There are still 20 problematic trees on our list that need to be cut/pruned. This will also receive attention during the winter programme.

4. NEW NAME SIGNS:

Unfortunately, there has been a delay with the installation of our new name signs. This is due to unforeseen circumstances at the supplier of the signs, but the matter is receiving attention and will definitely be completed before the end of June.

5. MAINTENANCE OF HOT WATER SYSTEMS:

There still appears to be uncertainty regarding responsibility for all hot water systems. All hot water systems are covered under the Estate's insurance, but the repair/maintenance thereof remains the responsibility of each owner. If it is a successful insurance claim, then the owner only pays the excess. If it is not a valid claim, the owner bears the cost of repair or replacement of the parts or unit.

6. APPLICATION PROCESS:

We would once again like to remind you of the formal application process. Documents are available at Reception for applications relating to a wide variety of matters within the Estate. This includes enclosing patios, erecting a carport, planting large shrubs or trees, installing water tanks, installing solar panels, keeping a dog (please remember that no other animals may be kept in the Estate — only dogs with approval), and any other changes you wish to make to your unit.

7. AESTHETIC AUDIT:

On 8 April, we undertook a comprehensive aesthetic audit. We are proud of our Estate and of all of you who maintain it so beautifully. There are truly gardens that are a showcase for Bronberg, and in most cases gardens are maintained neatly and cleanly. Unfortunately, there is also a smaller percentage of residents whose gardens require attention. We are in the process of sending letters to everyone where we are of the opinion that our aesthetic standards are not being adhered to. Please remember to prune shrubs, prevent any plants from growing over or through fences, and remove dead pot plants. We would also like to remind our apartment residents that no kitchen-related equipment such as brooms, mops, cloths, or crates may be kept on patios. Someone once asked me where such equipment should then be stored. I do not know — just not on the patio!

8. CARE CENTRE:

Medwell/LaVie assumed management of the Care Centre on 1 May. We warmly welcome them and trust that we will build a long and pleasant working relationship together.

There are people who struggle to adapt to communal living. We all understand this, but unfortunately there are rules that must be applied consistently and which apply to all of us — without exception. Let us be mindful of our fellow residents and of the Estate's rules so that we do not inconvenience anyone or place anyone's safety at risk.

Stay warm and healthy.

Regards, Alan Snyman
Chairperson