



EKO-LANDGOED
ECO ESTATE

Huiseienaarsvereniging Home Owners' Association

*For a better lifestyle...
Vir 'n beter lewenstyl...*

www.montechristoestate.co.za

Nuusbrief

Junie 2019

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Nuwe formaat vir meer leesgerief



Die Monte Christo Nuusbrief het van hierdie maand af 'n nuwe baadjie.

Die Afrikaanse en Engelse teks, wat vantevore langs mekaar op dieselfde bladsy verskyn het, word nou in afsonderlike nuusbriewe gepubliseer. Die skakel na die Engelse Nuusbrief is hierbo aan die regterkant. Jou nuusbrief sal nou makliker leesbaar wees. Daar word ook hiperskakels in die teks geplaas, sodat jy met 'n klik van die muis direk tussen die inhoudsopgawe en die berigte wat jou interesseer, kan spring. Ons sal graag jou terugvoer oor hierdie wysiging wil hoor!

Monte Christo-groete

Milde Weiss - Redakteur

Lees dié maand oor:

Dank ná hulp tydens brand	1
Bestuursmodel bekyk	2
Voorbrande	2
Kommer oor dam se watervlak	2
Sekuriteit !	3
Seël van toegangspad se oppervlak	4
Hartenbos <i>Park Run</i>	4
Herstelwerk aan randstene	4
Spyskaart vir Junie	5



*Aalwyn rooi op die voorste randjie,
Rooi soos bloed teen die rotse grou...*

(Uit *Die Beste*, van C Louis Leipoldt)

Dank ná hulp tydens brand

Die Oschmann-gesin van Secretary Bird 62 skryf die volgende:

Hiermee wil ek almal bedank wat op 2019-04-27 behulpsaam was toe my huis aan die brand geslaan het. Volgens ons twee seuns was daar so baie mense wat gehelp het dat hulle nie almal ken nie. Baie dankie aan almal- ons as gesin waardeur dit regtig baie, al was jou aandeel hoe klein. Dit is wonderlik om in so 'n omgewing te bly waar mense so omgee vir mekaar.



Bestuursmodel bekyk

By die pas afgelope Algemene Jaarvergadering is daar besluit om die bestaande Bestuurskomitee te behou om so gou moontlik oor 'n wysiging van die bestaande bestuursmodel, indien nodig, te besin. Dit sal waarskynlik ook meebring dat daar konstitusionele veranderinge sal wees. Terugvoer hieroor sal by 'n Spesiale Algemene Vergadering gegee word wat gehou sal word op

22 Junie 2019

Die nuwe Bestuur sal tydens hierdie vergadering verkies word.

Die bestuur van ons landgoed raak u direk. Hou asb hierdie datum oop en kom help met u teenwoordigheid, u stem of u volmag om die beste keuses vir ons almal te maak.



Voorbrande

Verskeie inwoners is bekommerd oor die gebrek aan brandpaaie aangrensend aan Monte Christo Ekolandgoed. Op 'n vergadering met *Southern Cape Fire Protection Services (SCFPA)* op 25 Januarie 2019 is 'n brandplan vir Monte Christo gefinaliseer. In 'n opvolgvergadering met alle rolspelers, wat op 21 Mei 2019 gehou is, is omliggende grondeienaars nou versoek om hulle brandpaaie voor te berei om te voldoen aan die minimum wetlike vereistes. Hierdie situasie word tans gemonitor in oorleg met Mosselbaai Munisipaliteit se Brandweerdienste.

Monte Christo Ekolandgoed is tans geprioritiseer vir die brand van die grootste gedeeltes op erf 5244, die groen area op die koppie. SCFPA, Mosselbaai Brandweer, en die Departement van Omgewingsake en Natuurbewaring sal die projek bestuur. Sodra dra daar meer inligting beskikbaar is sal dit per SMS aan alle eienaars deurgegee word.



Kommer oor dam se watervlak

Inwoners is moontlik reeds bewus van die uiters lae watervlak van Monte Christo se dam op die hoek van Blue Crane- en Kingfisherstraat. Hierdie toestand, wat blykbaar deur onklaar pompe veroorsaak word, is tans kritiek. Monte Christo se bestuur is in gesprek met die Senior Bestuur van Mosselbaai se Munisipaliteit om die kwessie aan te spreek.

Afgesien van die estetiese waarde van die dam, is daar heelwat water- en ander voëls wat van hierdie water afhanklik is.



Sekuriteit

Terugvoer oor Opgradering

Die onlangse opgraderingswerk deur G4S se subkontraakteur, Entelli, is nou afgehandel. Die probleme rondom die biometriese stelsel kom al 'n lang pad en ons kan nou bevestig dat al die verouderde infrastruktuur vervang en dat die nuwe stelsel in werking is. Indien jy nog enige probleme met jou vingerafdruk of toegangskaartjie het, stuur asb jou inligting per e-pos aan mnr Dave Smit by montchristoeco@gmail.com vir regstelling, of skakel hom by 074 347-8955.

Besoekers se IN-skandeerder is onlangs weggestuur vir onderhoudswerk en ons verwag dat dit binnekort terug sal wees. Intussen is die reëling dat die normale toegangsbeheerstelsel toegepas word en alle besoekers slegs ingelaat sal word deur die nodige identifikasie. Dit bring mee dat die proses effens langer duur. Ons vra jou samewerking in hierdie verband.

Sekuriteitspersoneel

In ons pogings om alle sekuriteitsrisiko's te elimineer, word G4S se sekuriteitspersoneel ook nou aangespreek vir afwyking van ons SOP (Sekuriteit Standaard Operasionele Prosedure). Let dus asb op die volgende:

- Al ken die hekpersoneel jou, en al weet hulle jy is op die stelsel, sal jy NIE meer ingelaat word sonder jou toegangskaart of vingerafdruk nie.
- Die bestuur van G4S is reeds gevra om hul sekuriteitspersoneel se diensywer, kommunikasie- en taalvaardigheid, en kliëntediens op te skerp tot tyd en wyl moontlike nuwe diensverskaffers aangestel is.

Ons doen weereens 'n beroep op eienaars én besoekers om alle sekuriteitspersoneel met die nodige respek te behandel. Enige insidente of klagtes kan direk aan mnr Dave Smit gerapporteer word.

- Die interkomstelsel (wat vanaf die hek na u huis skakel wanneer u gaste kry) se sagteware is onlangs opgegradeer. Indien u selnommer verander (het), laat weet asb dadelik vir mnr Dave Smit, aangesien hierdie interkom die primêre kommunikasiekanaal met alle eienaars is.

Toegang by Buitehek saans

Dit word reeds vroeër donker en die reëling is dat die buitenste toegangshek saans om **18:30** gesluit sal word. Die toegangsprosedure is:

1. Indien jy nog een van die ou afstandbeheer-toestelle het, kan jy dit steeds gebruik. Afhangende van die model, druk jy die **blou** knoppie, of die nommer drie (3) wat vir jou die toegangshek sal oopmaak.
2. Indien jy enige probleme met jou toestel ondervind, sit dit asb in 'n sakkie met jou kontakbesonderhede en erfnummer daarby, en handig dit by Sekuriteit in. Ons gee so gou moontlik daaraan aandag.
3. Indien jy geen afstandbeheer-toestel het nie, gee asb jou naam aan mnr Dave Smit. Hy sal reël vir die aankoop en programmering daarvan teen **R200.00** per toestel. Hierdie koste kan op jou eerskomende heffingsrekening geplaas word, of die inbetaling kan direk by Status Mark gedoen word. Stuur dan net die bewys van betaling aan mnr Smit.



4. Wanneer jy voor die buitenste hek stilhou, kan jy ook die knoppie op die interkomstelsel druk. Die stelsel is gekoppel aan ons CCTV-netwerk, wat beeldsending insluit. Die interkom sal binne by sekuriteit lui, en jy kan jou identifiseer deur te bevestig dat jy wel 'n huiseienaar is. Die hek sal oopgaan en jy kan dan, soos gewoonlik, die valhek binne met gebruik van die biometriese stelsel oopmaak.
5. Besoekers wat saans deur die buitenste hek ingelaat word, sal soos normaalweg by die binneste besoekershek moet stop, waar hulle deur sekuriteitspersoneel geïdentifiseer en toegelaat sal word.
6. Die buitenste toegangshek sal dalk in die toekoms aan die huidige biometriese stelsel gekoppel kon word, wat sal meebring dat afstandbeheer-toestelle nie meer nodig sal wees nie. Dié moontlikheid word tans ondersoek.



Seël van toegangspad se oppervlak

Die werk om die oppervlak van die toegangspad na Monte Christo te seël, sal binnekort begin.

Ons sal jou begrip en samewerking gedurende hierdie projek baie waardeer.

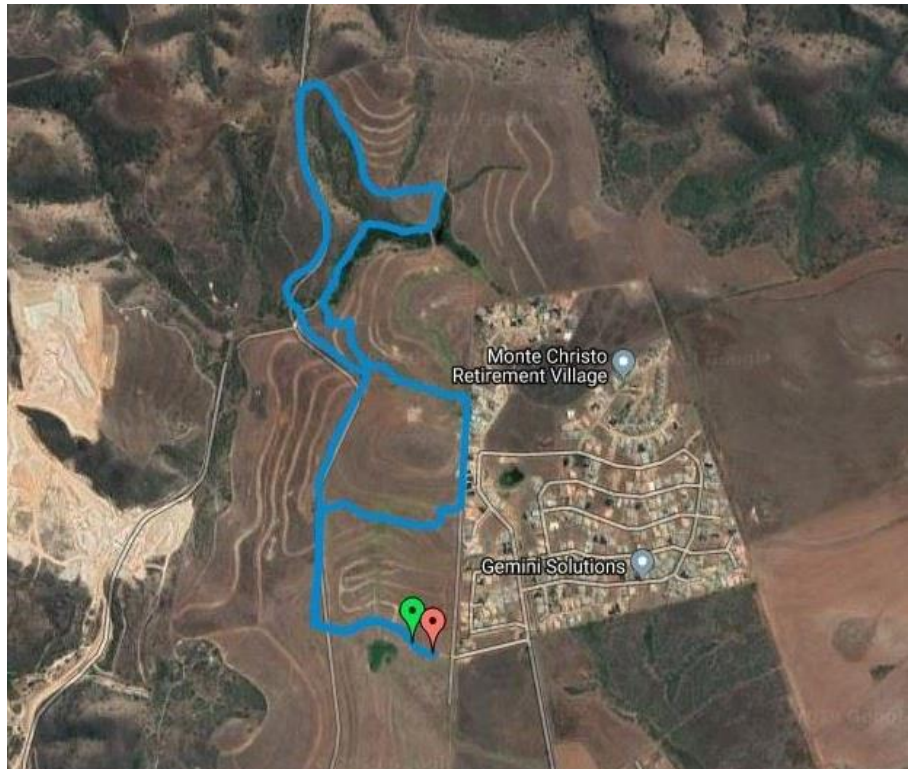


Hartenbos Park Run

Die Hartenbos *Park Run* het na 'n nuwe plek geskuif. Dit word nou by die *Outeniquasbosch Wildlife Village*, net langs Monte Christo, aangebied.

Die toegangshekke na Outeniquasbosch sal onder by die stoorkompleks wees.

Daar sal 'n aantal toetsdrawwe op Donderdagmiddae om 16:30 plaasvind voor die amptelike geleentheid op 1 September 2019.



Herstelwerk aan Randstene

Die Landgoedbestuurder kry gereeld versoeke vir die herstel van randstene na voltooiing van bouprojekte. Neem asseblief kennis dat hierdie 'n deurlopende projek oor 'n periode van \pm 18 maande gaan wees. Die afhandeling daarvan sal volgens 'n goedgekeurde projekplan geskied.



SPYSKAART VIR JUNIE

Alle bespreekte etes moet betaal word, selfs al het u dit nie geneem nie. Alle etes wat ná 11:00 gekanselleer word, moet ook betaal word.

MAANDAG	DINSDAG	WOENSDAG	DONDERDAG	VRYDAG	SONDAG
03-Jun	04-Jun	05-Jun	06-Jun	07-Jun	09-Jun
Sop	Oondgebraaide hoender	Sop	Viskoekies	Sop	Brood- en slaai tafel
Herderspastei	Gebakte aartappels	Soet-suur vark	Aartappelwiggies	Gevulde aartappel	Beesbraai
Drie slaaie	Gemengde groente	Roerbraai groente	Kapokertjies	Maalveis en kaassous	Hoender à-la-king
	Gebakte nagereg	Rys	Ligte nagereg	Gemengde groente	Geurige rys
					Soetpampoen
					Roomspinasie
					Brownies en roomys
10-Jun	11-Jun	12-Jun	13-Jun	14-Jun	16-Jun
Hoender à-la-king	Sop	Gebakte vis	Sop	Bou jou eie burger	Biltong- en gerookte hoenderslaai
Bruin rys	Gevulde pannekoek	Aartappelskyfies	Macaroni en kaas	Skyfies	Gerookte varknek
Geroosterde batterskorsie	Feta groenbone	Pampoenpoffertjies	Twee slaaie	Ligte nagereg	Hoenderpastei
Nagereg	Koolslaai	Slaai			Oondgebraaide aartappels
					Gemengde groente
					Pampoenpoffertjies
					Lemoen-malva en vla
17-Jun	18-Jun	19-Jun	20-Jun	21-Jun	23-Jun
Sop	Beesbredie	Sop	Gebraaide vis	Sop	Bees- en gortsop
Gekrummelde hoender	Stampmielies	Frikkadelle in tamatiesmoor	Aartappelwiggies	Varkribbetjies	Vetkoekies
Geurige rys	Skorsies	Kapokaartappel	Mieliegereg	Skyfies	Gebakte hoender
Kaassous	Nagereg	Soetwortels	Slaai	Slaai	Bobotie
Slaai					Geelrys
					Groentekeuse
					Crème brûlée
24-Jun	25-Jun	26-Jun	27-Jun	28-Jun	30-Jun
Bees- en sampioenpastei	Sop	Beesrib	Sop	Viskoekies	Uitpak-slaai
Skyfies	Hoender-Lasagne	Aartappelwiggies	Oondgebraaide varkboud	Aartappelgebak	Bief <i>Stroganoff</i>
Uiesous	Griekse slaai	Patat-pastei	Gebakte aartappel	Slaai	Varknek-snitte
Slaai	Soetrissie- en kaasbroodjie	Ligte nagereg	Patat	Ligte nagereg	Kapokaartappels
Nagereg			Groot-snit wortels		Batterskorsie
					Ouma se groenbone
					Gebakte sjokolade-nagereg





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Newsletter June 2019

[Kliek hier vir Afrikaans](#)

New format for easy reading



The Monte Christo Newsletter has a new layout.

The Afrikaans and English texts, previously published next to each other, now appear in separate sections, for easy reading.

Hyperlinks are also used, so that you may toggle between the table of contents and the various articles by a simple click of the mouse. We would like your feedback on this change!

Monte Christo greetings,

Milde Weiss - Editor

In this issue:

Thanks for help at fire	1
Management model revisited	2
Fire breaks	2
Concern about dam's water level	2
Security !	3
Sealing of entrance road surface	4
Hartenbos <i>Park Run</i>	4
Repairs to kerbs	4
Menu for June	5



Thanks for help at fire

The Oschmann family of 62 Secretary Bird write as follows:

I wish to thank everyone who lent a hand when my house caught fire on 19-04-27. My two sons told me that there were so many helpers that they did not even know them all. Thank you to everyone, however small your contribution might have been - our family appreciates it immensely. It is wonderful to live in a caring community.



...I went down the other side...
Till the snow ran out in flowers, and the
flowers turned to aloes,
And the aloes sprang to thickets and a
brimming stream ran by...

(From *The Explorer*, by Rudyard Kipling)

Management model revisited

At the recent Annual General Meeting, a motion was accepted for the present Committee to continue and to revisit the management model as soon as possible. This might necessitate changes to the Constitution of the Estate. Feedback on this exercise will be given at a Special General Meeting on

22 June 2019

The new Management Committee will be elected at this meeting.

The management of our Estate concerns all homeowners. Please take note of this date and be present or give your proxy, to enable us to make the best decisions for all of us.



Fire breaks

Several residents expressed concern about the fire breaks adjacent to the Monte Christo Eco Estate. At a meeting with *Southern Cape Fire Protection Services (SCFPA)* on 25 January 2019, a burning plan for Monte Christo had been finalised. During a follow-up meeting with all role players on 21 May, neighbouring landowners were asked to prepare their fire breaks in accordance with the minimum legal requirements. This situation is being monitored in conjunction with the Mossel Bay Municipality's Fire Services.

Monte Christo Eco Estate is at present prioritised for the burning of the bigger part of Erf 5244, the green area on the hill. SCFPA, Mossel Bay Fire Station, and the Department of Environmental Affairs and Development Planning will manage the project. As soon as more information is available it will be shared with all owners by SMS.



Concern about dam's water level

Residents have probably noticed the low water level of the estate's dam on the corner of Blue Crane and Kingfisher streets. This situation, which is apparently caused by pumps that are out of order, is critical. The Management Committee is in discussion with the Senior Management of the Mossel Bay Municipality in order to rectify the problem.

Apart from its aesthetical value, many waterfowl and other birds also depend on the water of this dam.



Security

Feedback on upgrading

The recent upgrading by the subcontractor of G4S, Entelli, has been completed. We have had problems with the biometric system for a long time, but we can now confirm that all the outdated infrastructure has been replaced, and that the system is working again. Should you experience any problems with your fingerprint or entrance card, please request a correction by e-mailing your information to Mr. Dave Smit at montechristoeco@gmail.com. You may also call him on by 074 347-8955.

The IN scanner for visitors had been sent away for maintenance and is due back soon. In the meantime, the normal access control system will be implemented, and visitors will only be allowed into the Estate with the necessary identification. This might cause some delays. We ask for your cooperation in this regard.

Security personnel

We aim to eliminate all security risks. In order to achieve this, G4S's security staff has been taken to task about their deviation from our SOP (Security Standard Operating Procedure). Please take note of the following:

- You will NO longer be allowed access without your access card or the use of your fingerprint, even though the security guard may know your face, or know that you are registered on the system.
- The management of G4S has already been requested to improve their staff's professional zeal, communication and language abilities, and client service, until the pos-

sible appointment of new service providers.

- We repeat our request to residents and visitors alike to treat all security personnel with the necessary respect. Any incidents or complaints may be reported directly to Mr. Dave Smit.
- The software for the intercom system (used to call you from the gate when you have visitors), has recently been upgraded. Please ensure that Mr. Dave Smit has your correct cell number, as the intercom is the primary communication channel with all residents.

Access through outer gate at night

It is getting darker earlier, and the arrangement is that the outer access gate is closed at **18:30**. **The access procedure is as follows:**

1. If you still have one of the old remotes, you can still use it. Depending on the model, you either press the **blue** button, or the number three (3) to open the access gate.
2. Should you have any problems with your remote, please place it in a bag with your contact details and erf number, and hand it to Security. Your problem will be rectified as soon as possible.
3. If you do not yet have a remote, please give your details to Mr. Dave Smit. He will arrange for the acquisition and programming of a remote at **R200.00** per instrument. This cost can be added to your following levy account, or you can pay directly to Status Mark. In the latter case, please forward proof of payment to Mr. Smit.



4. When you stop in front of the outer gate, you can also push the button on the intercom. This system is linked to the CCTV network, which includes image streaming. The intercom will alert Security, and you can identify yourself as a resident to gain access. On the inside, you can open the boom as usual by using the biometric system.
5. Visitors coming through the outer gate at night will have to stop at the inside Visitor's boom and be identified and given access by Security as usual.
6. The outer security gate may in future be linked to the biometric system. In that case, remotes will no longer be necessary. This possibility is being investigated at present.



Sealing of assess road surface

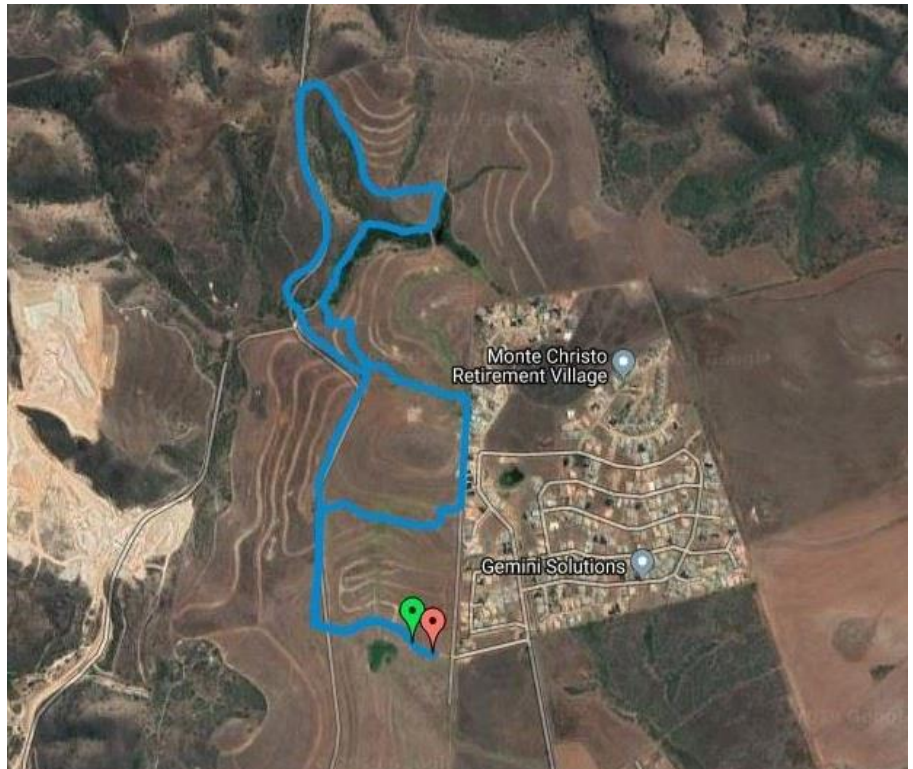
Work on the entrance road to the Estate will commence soon.
Your assistance during the duration of this project will be highly appreciated.



Hartenbos Park Run

Please note that the Hartenbos Park Run has moved to the new venue, which is situated at the Outeniquasbosch Wildlife Village next to Monte Christo. The entrance gates to Outeniquasbosch will be at the bottom of the store complex facilities.

There will be several trial runs scheduled on Thursday afternoons at 16:30 before the official kick off date on 1 September 2019.



Repairs to kerbs

The Estate Manager regularly receives requests for kerb repairs, damaged during building operations. Please note that this is an ongoing project spread over a period of \pm 18 months. Repairs are undertaken according to an approved project plan.



MENU FOR JUNE

All booked meals must be paid for, even if you did not take them. All meals cancelled after 11:00 will have to be paid for.

MAANDAG	DINSDAG	WOENSDAG	DONDERDAG	VRYPDAG	SONDAG
03-Jun	04-Jun	05-Jun	06-Jun	07-Jun	09-Jun
Soup	Roast chicken	Soup	Fish cakes	Soup	Breads and DIY salad
Cottage pie	Roast potato	Sweet and sour pork	Potato wedges	Loaded spud	Roast beef
Three salads	Mixed vegetables	Stir-fry vegetables	Mashed peas	Savoury mince and cheese sauce	Chicken à-la-king
	Baked dessert	Rice	Light dessert	Mixed vegetables	Savoury rice
					Sweet pumpkin
					Cream spinach
					Brownies and ice cream
10-Jun	11-Jun	12-Jun	13-Jun	14-Jun	16-Jun
Chicken à-la-king	Soup	Fried fish	Soup	DIY burgers	Biltong and smoked chicken salad
Brown rice	Stuffed pancakes	Potato chips	Macaroni and cheese	Chips	Boston butt
Roasted butternut	Feta green beans	Pumpkin fritters	Two salads	Light dessert	Chicken pie
Dessert	Coleslaw	Salad			Oven roasted potato
					Grilled mixed vegetables
					Pumpkin fritters
					Orange malva and custard
17-Jun	18-Jun	19-Jun	20-Jun	21-Jun	23-Jun
Soup	Beef stew	Soup	Grilled fresh fish	Soup	Beef and barley soup
Crumbed chicken	Samp	Meatballs in tomato stew	Potato wedges	Pork ribs	Vetkoek
Savoury rice	Gem squash	Mash	Corn bake	Chips	Oven roasted chicken
Chees sauce	Dessert	Sweet carrots	Salad	Salad	Bobotie
Salad					Yellow rice
					Veg selection
					Crème brûlée
24-Jun	25-Jun	26-Jun	27-Jun	28-Jun	30-Jun
Beef and mushroom pie	Soup	Beef ribs	Soup	Fish cakes	DIY salad bar
Chips	Chicken Lasagne	Potato wedges	Roast leg of pork	Potato bake	Beef <i>Stroganoff</i>
Onion gravy	Greek salad	Sweet potato pie	Roast potato	Salad	Pork neck steaklets
Salad	Sweet chilli cheese read	Light dessert	Sweet potato	Light dessert	Mash potato
Dessert			Chunky carrots		Roast butternut
					Green bean stew
					Baked chocolate pudding

