

# Crescentwood Country Estate Newsletter

JANUARY 2014  
ISSUE 11



## Message from the Directors of the Crescentwood Country Estate HOA

Welcome to the January issue!

Happy new year! We trust that you have had a wonderful break and are ready to take on the new year's opportunities with renewed energy and enthusiasm.

For some of the children living in this Estate, it is back to school time while for others it will be going to school for the first time. In this issue, we provide some useful tips to help you with the new school year, gardening, and safety tips.

For the Matric Class of 2013, we say congratulations on your achievement and wish you all the best as you take the next steps towards your chosen careers or further studies!

We trust that the Estate will continue to become the community that we aspire it to become and becomes the Estate of choice to invest, live and play in! This requires that we all work together to uphold the rules that govern the Estate.

Enjoy the newsletter and please send us any suggestions that you might have for inclusion in the newsletter.

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**This is a child, family, and pet friendly estate. Drivers are urged to respect the speed limit & stop at all stop signs!**

# In the Spotlight: Back to school

## Tips for Managing the After-School Activities Juggle

Selected tips taken from an article by Patti Ghezzi

*Keeping kids busy after school is a good thing, but participating in many activities without advance planning is inviting miscommunication, forgotten homework, and cranky families. Instead, enlist your kids' efforts each week in planning their time.*

### 1. Choose the right activities.

There is no need for everyone to run ragged getting to volleyball practice if your child no longer enjoys it.

### 2. Maintain a family calendar.

Each family member needs his or her own week-at-a-glance calendar, and you also need a family calendar. Yes, that are a lot of calendars, but it will help ensure all activities are well-planned.

### 3. Empower your kids.

Give your kids as much control over their own planning and scheduling as they can handle.

### 4. Get the activity bags ready.

Get your kids in the habit of packing their activity bags on Sunday night. Designate a place for them to hang or store their bags. For activities requiring a lot of gear, use a checklist to make sure nothing gets left behind.

### 5. Make car time special.

If you spend a lot of time driving to and from activities, make that time count.

#### Source:

<http://www.schoolfamily.com/school-family-articles/article/10859-15-tips-for-managing-the-after-school-activities-juggle>



## Getting to school ...some safety tips



If your child is **cycling** to school make sure that:

1. They are wearing a safety helmet.
2. They cycle on the correct side of the road.
3. They know the correct hand signals when turning & stopping

If your child is **walking** to school ensure that:

1. They know road safety in terms of how to cross the road, where to walk (i.e. the side walk where possible)
2. They know how to deal with strangers who may offer them a lift or otherwise



If your children make use of **school buses/shuttle services** check that:

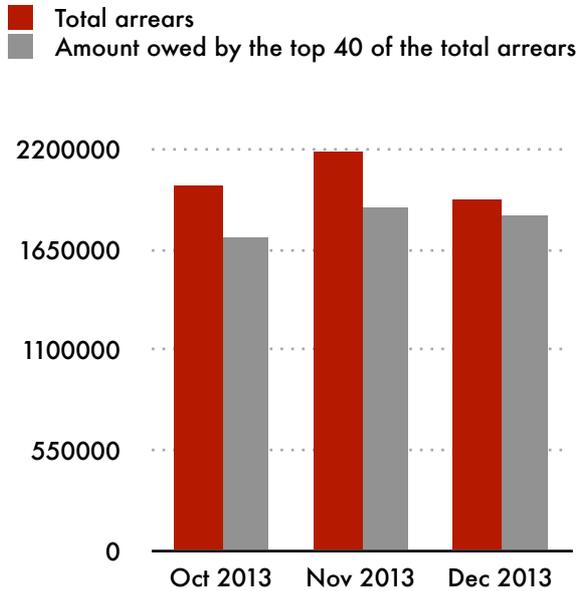
1. The driver has the required licence and that it is valid
2. The vehicle is certified as safe to carry people and has seat belts for every learner on board



# Our Community matters...

## Levy Collection Barometer

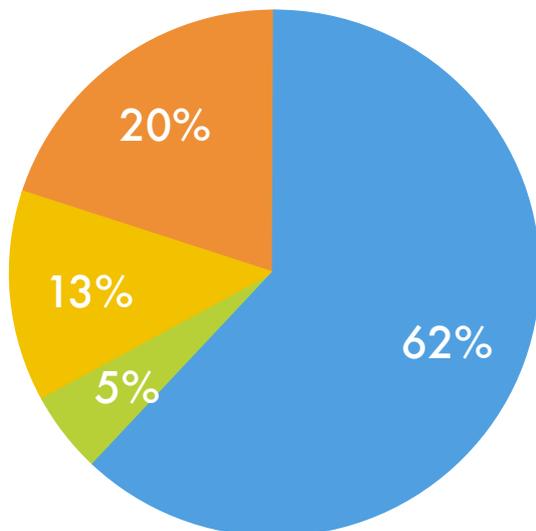
**Money matters!** To build and maintain this estate requires that each owner does their part and pays their monthly levy. As you can see below, levy arrears is an area of concern for all of us.



### Ever wondered how your levy contribution is used?

Below is a rough estimation of the contribution to operational costs (i.e. this excludes capital projects)

- Security & Security Fence
- General expenses
- Garden services
- Salaries & Management Agent Fees



## Safety matters...it begins with you.

### Reported breaches



#### Parameter fence breaches: 0

No parameter fence breaches were registered for December 2013.



#### Theft: 0

No reported cases of theft were reported for the month of December 2013

### Safety tips

Some of us have made new year resolutions to become fitter and healthier! CWE has ample space & routes within for running, walking and cycling activities etc.



If you're running or walking in the early morning or at night, even at dusk around the Estate be sure to wear clothes that make you visible. One sure way is to wear **reflective gear**. Although some sports gear (running shoes, jackets) already have reflective pieces on them, it doesn't hurt to add more.

# Re-opening of building sites



**Please be advised that all active building sites will need to meet the building guidelines requirements. A site inspection will be carried out by the Estate Manager who will certify the site as compliant. The guidelines checklist includes that:**

1. All contractors need to ensure that their access cards are valid for entry into the Estate. No contractor will be allowed access onto the Estate without a valid access card. Please be aware that cards must be renewed before the expiry date which is displayed on the card.
2. Contractors and owners of active building stands are reminded to ensure that the guidelines for building are being followed. All transgressions of the guidelines will be dealt with in accordance with the policies of the Estate and may also lead to building site being suspended. Should you require a copy of the Housekeeping rules, kindly request same from the Estate Manager.
3. All contractors within the Estate are to have an access card and a copy of their ID/passport at all times. The Estate Manager will be doing stop random checks. Any contractor found without a valid access card will be removed from the Estate.
4. All active site are to have a skip for contentment of waste paper including empty cement bags. Building sites without the skip and which have cement bags littered on the site will get a dirty stand fine on the spot. The fine will be repeated monthly until violation is corrected. The Estate Manager may deny access cards (or withdraw the access cards) of contractors working at a dirty stand if the site is not cleaned after a fine or warning was issued.
5. Any active site with a rubble heap of more than two cubic meters is considered a dirty stand
6. The rubbish container, where the empty cement bags, wrappers, plastics are kept, must be emptied and disposed of every Friday weekly.
7. The screen must be 1.8 metres high. The screen must be made out of a durable forest net, thick enough to visibly reduce the unsightliness of the building site. Black, blue or green forest netting must be used as building screens.
8. Construction materials are not to be deposited or stored on any street kerb. All construction materials must be deposited within the construction site boundaries and behind the screens or at a neighboring stand if the stand owner's consent is obtained. In which case the neighboring stand or part of it being used for storage must also be screened.
9. No chemical toilet may be mounted on any street site boundary and no permission may be granted to do otherwise.
10. All grasses and weeds must be cut regularly to normal lawn grass level at all times.
11. All active sites must be closed by 17h00 every day. From 16h00, on any day that work was carried out in any active site, contractors are to clean up the site. This must consist of:
  - a. Collection of all cements bags, papers, wrappers, plastics etc into a container.
  - b. Collection of all rubbles into one heap
  - c. Collection of all unused building materials into single stacks.
  - d. Closing the screens properly.

## Project watch

### Contractor gate update

The paving around the new guardhouse will be completed by end of January 2014.

## Status



## DID YOU KNOW...

“South Africa aims to have all households in the country's large centres separating their own waste into recyclable and non-recyclable material by 2016. Separating recyclables at household level is a requirement in terms of the Waste Act, and the National Waste Management Strategy requires that in four years' time all metropolitan municipalities, secondary cities and large towns will have initiated programmes for waste separation at source.”

What are you doing? Look out for the tips that we will share in the next edition!!!

Sources: <http://www.southafrica.info/about/sustainable/waste-070113.htm#.UsV0mv2CFbU#ixzz2pFcN7DDq>

## Gardening Tips: Choosing fertilizer by Chris Potgieter

Organic fertilizer has two components, the compost (organic) part and the mineral (fertilizer) part. Green plants extract the full range of essential minerals (12, including nitrogen) from the soil. View this as the "dry pap" part of plant food. The water soluble part of compost is the "sauce" part, helping the minerals to dissolve in the soil water and improve their availability to and uptake by the plants. So it is clear that applying fertilizer alone is like eating dry pap. Using fertilizer with one mineral, such as superphosphate, or three elements, like 3:2:1 or 2:3:2, only meets part of the plant's requirements and can be likened to a person eating meat all day. On the other hand, sauce alone hasn't got enough nutritional value. Based on this knowledge, I follow these two rules:

- **Plant nutrition rule 1:** Feed your plants all 12 minerals through the year, supported by at least a liquid compost and good mulching practice.
- **Plant nutrition rule 2:** Plants absorb their food continuously in minute amounts in liquid form. Feeding them frequently, very little at a time when watering, is much more efficient and economical.

Adapted from source: <http://www.thegardener.co.za/kb/article.php?id=251>

## Calendar Watch

These is a schedule of Meeting dates for the Board. Should you want to engage on a particular issue, please use these dates as a guide. The Estate Manager can be approached to put your matter on the Agenda.

January	February	March
<p><b>8</b> CWE Office Re-opens</p>	<p><b>12</b> CWE HOA Director's Meeting 7pm, Clubhouse</p>	<p><b>12</b> CWE HOA Director's Meeting 7pm, Clubhouse</p>
<p><b>15</b> CWE HOA Director's Meeting 7pm, Clubhouse</p>	<p><b>14</b> VALENTINE'S DAY </p>	<p><b>21</b> Human Rights Day</p>
<p><b>29</b> CWE HOA Director's Meeting 7pm, Clubhouse</p>	<p><b>26</b> CWE HOA Director's Meeting 7pm, Clubhouse</p>	<p><b>26</b> CWE HOA Director's Meeting 7pm, Clubhouse</p>

## Community

### Noticeboard

This is your noticeboard!  
Please free to share  
upcoming public events or  
information that will benefit  
the residents of  
Crescentwood.

**We reserve the right to  
shorten or not to publish**

### Important contact numbers

Security - Emergency	086 111 2684
Security - Gate	078 456 7364
Estate Manager	083 676 9742
Trafalgar office	012 326 5963
SAPS Midrand	(011) 347 1600 / 237
Midrand Fire & Ambulance Dept.	(011) 375 5911
Metro Police Dept.	(011) 375 5911
Midrand Licensing Dept.	(011) 256 8570
City of Joburg for water and power	(011) 375 5555
Netcare 911	(082) 911

Crescentwood Country Estate  
Office Hours

MON - FRI: 7.30AM - 4.00PM

The Estate Manager is available  
for walk-in consultations from  
7:30 - 9:30 DAILY

Any comments?

Send to [info@crescentwood.org.za](mailto:info@crescentwood.org.za)

Visit our website for more information

[www.crescentwood.org.za](http://www.crescentwood.org.za)