

# Sandy Point

BEACH ESTATE

ST HELENA BAY

HOME OWNERS ASSOCIATION

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## NEWS ON THE ESTATE

3 May 2023

Dear residents

The following are updated items of importance relating to the activities relevant to the Estate.

### **1. The Gate Guard:**

The guard duties at the gate are allocated as a day service. To date this has been implemented on all days irrespective of weekends or holidays. It has subsequently been recommended by the Security Committee to utilise the gate guard on weekends and holidays as a roaming guard inside the estate. Therefor the access will change in the following manner – from 13h00 on Saturdays to 6h30 on Monday mornings the gates will be closed and you will have to let your visitors into the Estate yourselves. This you can do through the normal channels of either the cell call, or the electronic tag, or the keypad

This Day Guard will be patrolling inside the estate on the bicycle between 13h00 – 18h30 Saturday and 6h30 – 18h30 Sunday.

The unmonitored gate during these times may encourage people to tailgate and not have to enter the Estate legally. It will be the responsibility of the vehicle entering legally to stop inside the gate to prevent other vehicles tailgating. Please make sure your guests and visitors comply.

Please note that if you have any incidents on your private property, you need to call your service provider directly for assistance

### **2. Admiralty area:**

Upon inspection of the beach area, I noticed that a number of home owners along the beachfront have taken it upon themselves to create gardens, pathways, rockeries, etc. despite many requests by the management office to be mindful not to disturb this area, and the possible consequences should Dept of Environmental affairs do an inspection.

As part of our restructuring our boardwalk network into pathways, there is a real possibility that DEADP will do an inspection of the area to determine the effects of the change in our boardwalk system.

Please be warned that if you have created any activity in the area in front of your property, you will be held personally liable for any penalties that may be imposed by DEADP. The HOA and in particular, the Trustees will not be held liable for these transgressions.

### **3. Renovations and alterations:**

Please be reminded that should you wish to make any alterations and or renovations as is your right, then you need to open a file at the admin office. The nature and extent of the project will determine the required paperwork and relevant deposits. Some projects may only need a project description and time line and others a full contractor basket of documents. Please contact both Selwyn at our admin office as well as Leonard in the Architectural office for guidance. House maintenance, solar installations, water tanks, car ports and roof repair will be included in this requirement.

For clarity, the need for such requirements is so that we can at the very least monitor any worker traffic, deliveries, site requirements, etc. through the estate and on site.

### **4. Squatters:**

At present we have ultimately been referred back to Council by both Western Cape Government and Dept Environmental Affairs with regards to resolving the squatter problem next to the Estate in the Harbour area. I am in contact with the council department tasked with relocation of squatters and will give you feedback on progress made.

For any suggestions or queries on any issue regarding the affairs of the Estate, please send it to [sandypointbeachestate.hoa@gmail.com](mailto:sandypointbeachestate.hoa@gmail.com)

Regards

Kevin Brown  
Estate Manager