

## Newsletter

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Oktober 2025 October

## Nuusbrief

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Welcome to all the new Residents!

Welkom aan al die nuwe Inwoners!

### Development / Ontwikkeling



### General

With recognition to the newsletter of the Langebaan Country Estate we would like to share how strong communities are built on Responsibility and Respect. A thriving community does not happen by chance. It is the result of consistent effort, co-operation, and a shared sense of responsibility. Two key elements help keep everything running smoothly: levy contributions and compliance with the rules. We sincerely thank all Members who consistently pay their levies on time. These contributions are the backbone of our community's budget and directly support the services we all rely on – security, garden care, maintenance, etc. Timely payments allow us to plan effectively and maintain the high standards needed that protect the value and enjoyment of our homes. Equally important is the community's ongoing commitment to following the Estate's rules. These rules are not meant to restrict, but to protect your investment, promote fairness, and support a peaceful living environment. From managing noise and pets to proper use of shared spaces, every rule is in place to benefit the entire community. To all residents who continue to respect these guidelines, thank you. Your co-operation makes a real difference in preserving the clean, safe, and welcoming environment we all enjoy. By working together, through timely levy payments and mindful, respectful behaviour, we strengthen the foundation of a responsible, proud, and sustainable community. Let us support one another in keeping our estate the exceptional place it is. As we go about our daily routines it is easy to forget how special our community truly is. Living in an Estate such as ours is a lifestyle built on shared values: piece, security, pride of place, and respect for one another. Homes retain their value, friendships grow, and families feel safe and connected. That is truly something worth appreciating.

Due to regular damage to the gate, the Trustees decided to implement an additional function, which came with the new gate motors, at the gate which will hopefully make the exit in particular easier. This entails that we can set the automatic waiting time before the gate closes automatically for a longer period of time, but once the vehicle has passed through the gate and the sensor beam reconnects, the gate will start closing within 3 seconds. As a result, there is plenty of time to pull away and drive through when the gate has opened, but someone who has passed through quickly does not have to stop for an unnecessarily long period of time waiting for the gate to close again. We hope this feature will make it easier for everyone. Of course, this has the consequence that if you are waiting at the gate to drive through and someone comes through from the opposite side, the gate will then also start closing after 3 seconds since the two sensor beams are very close to each other. So just be mindful of this and it will always be safer to wait for the other vehicle to finish driving through first, even if this results in you having to open the gate again on your side.

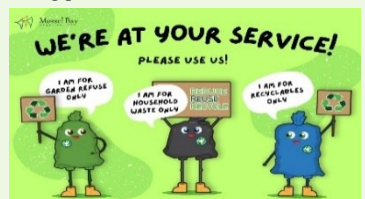
### Maintenance

We regularly receive compliments from both residents and visitors on the condition of our gardens in the common areas. Many thanks to Eric and Killer who do such a great job on a budget!

### Development

Understanding the Blue Ridge Approval Process for Building, Additions and Alterations is an important part of maintaining the aesthetic appeal and environmental sustainability of our estate, but also important to ensure no undue delays occur during the approval process. Here are a few pointers to smooth the process: 1) Make sure your appointed Architect is up to speed with the estate's building rules. This includes consulting with the Building Sub-Committee (BSC) via Status Mark and the relevant Local Authorities. 2) Submit plans to the BSC. Plans can be in an electronic format (PDF), but at least two A2 hard copies are also required. Ensure that your plans are complete, accurate and include all required notes to indicate compliance with estate guidelines. 3) If BSC indicate any problems, address these and resubmit revised plans if necessary. 4) Once plans are approved you will receive a formal approval from the BSC as well as one hard copy set of stamped and signed plans. Approval is valid for 1 year from date of issue.

Please make sure that you observe the sorting protocol for the rubbish collection.



Maak asseblief seker dat u die sorteer protokol vir die vullisverwydering nakom.

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### Algemeen

Met erkenning aan die nuusbrief van die Langebaan Country Estate wil ons graag deel hoe sterk gemeenskappe op verantwoordelikheid en respek gebou word. 'n Florerende gemeenskap gebeur nie toevallig nie. Dit is die resultaat van konsekwente pogings, samewerking en 'n gedeelde verantwoordelikhedsin. Twee sleutelemente help om alles glad te laat verloop: heffings en nakoming van die reëls. Ons bedank alle lede wat konsekwent hul heffings betyds betaal. Hierdie bydraes is die ruggraat van ons gemeenskap se begroting en ondersteun direk die dienste waarop ons almal staatmaak – sekuriteit, tuin versorging, instandhouding, ens. Tydige betalings stel ons in staat om effektief te beplan en die hoë standaard te handhaaf wat nodig is om die waarde en genot van ons huise te beskerm. Net so belangrik is die gemeenskap se voortdurende verbintenis om die landgoed se reëls te volg. Hierdie reëls is nie bedoel om jou te beperk nie, maar om jou bevestiging te beskerm, regverdigheid te bevorder en 'n vreedsame lewensomgewing te ondersteun. Van die bestuur van geraas en troeteldiere tot die behoorlike gebruik van gedeelde ruimtes, elke reël is in plek om die hele gemeenskap te bevoordeel. Dankie aan alle inwoners wat steeds hierdie riglyne respekteer. Jou samewerking maak 'n werklike verskil in die behoud van die skoon, veilige en verwelkomende omgewing wat ons almal geniet. Deur saam te werk, deur tydige heffing betalings en bewuste, respektvolle gedrag, versterk ons die grondslag van 'n verantwoordelike, trotse en volhoubare gemeenskap. Kom ons ondersteun mekaar om ons landgoed die uitsonderlike plek te hou wat dit is. Terwyl ons met ons daaglikse roetines aangaan, is dit maklik om te vergeet hoe spesiaal ons gemeenskap werklik is. Om in 'n landgoed soos ons s'n te woon, is 'n leefstyl wat gebou is op gedeelde waardes: vrede, sekuriteit, trots van plek en respek vir mekaar. Huise behou hul waarde, vriendskappe groei en gesinne voel veilig en verbind. Dit is werklik iets wat die moeite werd is om te waardeer.

As gevolg van gereelde skade aan die hek het die Trustees besluit om 'n addisionele funksie, wat saam met die nuwe hek motors gekom het, by die hek in werking te stel wat hopelik veral die uitgang makliker sal maak. Dit behels dat ons die outomatiese wagtyd voordat die hek toemaak vir 'n langer periode kan stel, maar sodra die voertuig deur die hek is en die sensor straal weer konnekteer, sal die hek binne 3 sekondes begin toemaak. Dit het tot gevolg dat daar genoeg tyd is om weg te trek en deur te ry as die hek oopgegaan het, maar iemand wat vinnig deur is hoef dan nie vir 'n onnodige lang periode te staan en wag dat die hek weer toegaan nie. Ons hoop hierdie funksie sal dit vir almal makliker maak. Dit het natuurlik die gevolg dat as u by die hek wag om deur te ry en iemand kom deur van die teenoorgestelde kant, die hek dan ook na 3 sekondes sal begin toemaak aangesien die twee sensor strale baie naby aan mekaar is. Wees dus net bedag hierop en dit sal altyd veiliger wees om eerder te wag dat die ander voertuig eers klaar deurry al het dit tot gevolg dat u dalk weer aan u kant moet laat oopgaan.

### Instandhouding

Ons kry gereeld komplimente van beide inwoners en besoekers oor die toestand van ons tuine in die gemeenskaplike gebiede. Baie dankie aan Eric en Killer wat met 'n beperkte begroting so 'n goeie werk doen!

### Ontwikkeling

Om die Blue Ridge-goedkeuringsproses vir bou, toevoegings en veranderings te verstaan, is 'n belangrike deel van die handhawing van die estetiese aantrekkingskrag en omgewingsvolhoubaarheid van ons landgoed, maar ook belangrik om te verseker dat geen onnodige vertraging tydens die goedkeuringsproses voorkom nie. Hier is 'n paar wenke om die proses glad te laat verloop: 1) Maak seker dat jou aangestelde argitek op hoogte is van die landgoed se boureëls. Dit sluit in konsultasie met die Bou-subkomitee (BSK) via Status Mark en die betrokke plaaslike owerhede. 2) Dien planne by die BSK in. Planne kan in 'n elektroniese formaat (PDF) wees, maar ten minste twee A2-harde kopieë word ook vereis. Maak seker dat jou planne volledig, akkuraat is en alle vereiste aantekeninge insluit om nakoming van boriglyne aan te dui. 3) As BSK enige probleme aandui, spreek dit aan en dien hersiene planne weer in indien nodig. 4) Sodra planne goedgekeur is, sal jy 'n formele goedkeuring van die BSK ontvang, sowel as een harde kopie stel gestempelde en ondertekende planne. Goedkeuring is geldig vir 1 jaar vanaf datum van uitreiking.

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