

SHELLEY POINT NEWS

A community newsletter
dedicated to fostering a sense of
community and the free flow of
information at Shelley Point



May 2019

FROM THE EDITOR:

Hi All,

I don't know about you but in my opinion, April/May is the best time of the year on the West Coast. The days are warm but not hot, there is comparatively little wind and the sunsets are simply breathtaking. Many people refer to this time of the year as 'The Secret Season' and long may it remain a secret. If the rest of the world discovered the West Coast in Autumn, we would be inundated with crowds of visitors wanting to experience the area at its best. So, for those of you fortunate to be living here, enjoy it. Take advantage of those stunning sunsets while sipping on a glass of wine and keep the camera on hand to capture it all.



And finally, after much thought and deliberation, I have decided to change the monthly newsletter to a quarterly one. More detail about the reasons for doing so are given on page 2 but I would like to take this opportunity to thank all the readers for their enthusiastic support of the monthly publication over the last three years. The newsletter has grown and prospered because of your positive feedback together with your helpful suggestions and contributions.

Thank you all.

Terry - shelleypointnews@gmail.com

FROM THE CHAIRMAN:

The current debate over the status, rights and privileges of the developer within the Shelley Point Home Owners Association continues unabated. The Trustees, and the overwhelming majority of homeowners consulted, endorse the action being taken to resolve the issue and we are fortunate that several highly experienced legal professionals from within the ranks of HOA members have stepped forward to assist in driving the process. We believe that clause 86 of the constitution is both legally untenable and ethically wrong. I must re-emphasize that this is not an attempt to eliminate the developer from the affairs of the association but rather an urgent and overdue requirement to "recalibrate that influence" and place him on an equal footing with the 1 200 levy-paying regular members. I hope and trust that sanity prevails and that this issue can be closed out soon to the satisfaction of all stakeholders.

Cheers,

Ian Mac

Shelley Point News to change to a quarterly publication

As mentioned on the previous page, the decision was taken to change the newsletter from a monthly to a quarterly publication. The reasons for this are twofold:

Other communication forums are now available: The newsletter was launched more than three years ago primarily because it was felt that there was virtually no communication between the SPHOA and the homeowners themselves. Very few people knew what was happening in Shelley Point and many homeowners did not even know the identity of the trustees and their various duties and responsibilities. I am pleased to say that we have achieved this goal. *Shelley Point News* has provided an excellent forum to facilitate the flow of information and its success and popularity has exceeded our wildest expectations.

However, not only has the newsletter grown and prospered but we are delighted to see that many other forms of communication are now also available to our homeowners. There are two very active WhatsApp groups where pertinent and interesting information can be exchanged. There is also a well-designed and informative website on www.sphoa.com, a centrally-placed community notice board in the parking area and additionally, the prompt circulation of urgent or important information by our Estate Manager, Norman and our administrator, Lindy, whenever the need arises. There are also plans afoot to erect large whiteboards at each gate to inform people of sports and social events, meetings, load shedding times and so on.

Therefore, because of all these existing forms of communication, it is felt that a monthly newsletter is no longer required and a quarterly one will more than suffice.

Very tight turnaround times: The turnaround period for a monthly newsletter is extremely tight. No sooner is one newsletter circulated than we need to be well into the writing, editing, typesetting and layout for the next newsletter so that it can be sent to Neels for translation before the end of the month. There is virtually no respite between editions and we find that we are continually working on one or other aspect of the newsletter. A quarterly newsletter will give us a bit more 'breathing space' between editions.

As such, the decision was taken to start the quarterly newsletter from June 2019. Quarterly editions will be loosely grouped according to seasons as follows:

- . Winter edition – June, July, August
- . Spring edition – September, October, November
- . Summer edition – December, January, February
- . Autumn edition – March, April, May

So, look out for our first quarterly publication which will appear in the first week in June. We trust that you will continue to enjoy *Shelley Point News* and we look forward to your comments, suggestions and feedback.

HOMEOWNERS HAVE THEIR SAY:

Itch Mites at Shelley Point: Frik has clearly done a lot of research into the issue of the goggas that plague us in February/March every year. In addition to his letter below, he has sent links to information regarding these itch mites and for anyone living here, I would highly recommend that you read these articles. Since they are too long to place in the newsletter, please contact us at shelleypointnews@gmail.com and we will happily forward the articles to you. Here is Frik's letter (translated by Yvonne Collett – see the Afrikaans edition for the original letter): *I'd like to refer to the reported cases of Itch and Scratch here in Shelley Point. We suspect it is caused by a microscopic mite which appears in certain vegetation. The most common appearance is in old haystacks – especially during December to April and we have personally experienced it during the handling of oat hay. (Very unpleasant and troublesome). I remember a case, some years ago, when a wine estate invited the residents of a retirement village to visit the farm. The old people were accidentally exposed to some oat bales that were subsequently found to be contaminated with itch mites. Some of the old people had to be hospitalized. For those of you interested, I have made available two articles concerning similar incidents involving these various mite species. The suspicion is that these mites, which are similar to the species found in oak trees, may be the cause of our problem here at Shelley Point.*



More Shelley Point Creepy Crawlies: Ian writes: We found this beautiful **horned baboon spider** in our garage a few days ago. It was about 9 or 10 cm across with legs extended and the body was around 6 cm long. Certainly, the biggest spider I have seen in the wild. If my tentative identification is correct, it is *Ceratogyrus marshalli*. An “old world tarantula” which is mildly venomous and relatively non-aggressive, it can nevertheless deliver a painful and unpleasant bite so best not to antagonize it. After taking some pictures and trying to identify it, we released it on the open plot adjacent to our house. Pretty as it was, I hope it doesn't come and visit again anytime soon.

Handrails at Shell Bay: Yvonne wrote to say how grateful she is to Norman, Mias and their team for the recently-erected handrails that have been placed by the steps at Shell Bay (near the six palm trees). These have now enabled her to climb down to the beach once again without the risk of slipping or falling.

UPDATE FROM THE SHELLEY POINT BOARD OF TRUSTEES:

RO Plant: The project to rehabilitate the desalination plant continues with the SBM currently busy regularizing the boreholes on site (which were sunk without any permits) and preparing the paperwork for rezoning and registering servitudes etc. While this project is moving far slower than we would have liked, we are pleased to note the commitment shown by the SBM towards the project and look forward to collaborating with them to the mutual benefit of members of Association and other stakeholders.

Storm water drainage: The exceptional rainfall we experienced during a “storm” in March, revealed areas on the estate where the drainage is inadequate and there is urgent work ongoing at present to address this problem before the arrival of the winter rains.

Median strips: The median strip along Golden Mile Boulevard along with the palm trees, have suffered from the effects of the drought despite our best efforts to water regularly by tanker trailer. Unfortunately, there is no recycled water reticulation to these areas so automatic watering using recycled water has not been possible. The irrigation system (potable water) is currently undergoing extensive maintenance as a result of being mostly idle for the past two years. Once this work has been completed, the median strips will be tidied up and will, hopefully, soon be back to their original condition.

Finances: The financial position of the HOA remains solid with expenditure being tightly controlled and cash reserves above the minimum required by law.

Levy arrears: We still, unfortunately, have a large balance outstanding resulting from a number of members being in arrears with respect to levy payments. This is being aggressively managed but is proving to be a thorny problem. Regular meetings are being held with the debt collection attorneys (the last was held on 24th March) and pressure is being applied to ensure that those members who are in arrears are successfully prosecuted. Members in arrears are considered “not in good standing” with the association and forego any voting rights.

The sports and social club: Club finances are healthy and revenue streams from operations are stable.

Golf course: Better than average “late summer” rains have impacted on the golf course and, while the ravages of the drought of the past two years have not been fully mitigated, it is believed that the worst is now over and that careful management will see progressive improvements in playability. A quantity of Cynodon grass seed has been procured and a reseeding project will be undertaken in the spring. Meanwhile, the course is scheduled to be closed for the first week in May to allow for winter treatment prior to the arrival of the winter rains which we hope will be good this year.

Communication: Association members have a right to expect transparency and open, honest communication in respect of any issues concerning the estate. While platforms such as WhatsApp are very valuable for general communication, they are not seen as being appropriate for registering complaints and resolving conflicts. The Trustees Committee prides itself in being accessible and responsive but will not respond to issues on social media. Please rather phone or e-mail the chairman of the Trustees committee, any other trustee, the Estate Manager or the Administrator to register your complaint and it will be dealt with promptly and openly.

SECURITY REPORT (Daniel Plaatjies):

Incidents: During the months of March/April, we had minor incidents that were reported to our control room. Firstly, a water feature that belonged to a tenant in The Reeds was stolen. The incident was reported to SAPS for further investigation. Secondly, there were damages to a hydrant on the corner of 6th avenue and 43rd Street. The hydrant was subsequently repaired by the Municipality.

General Information:

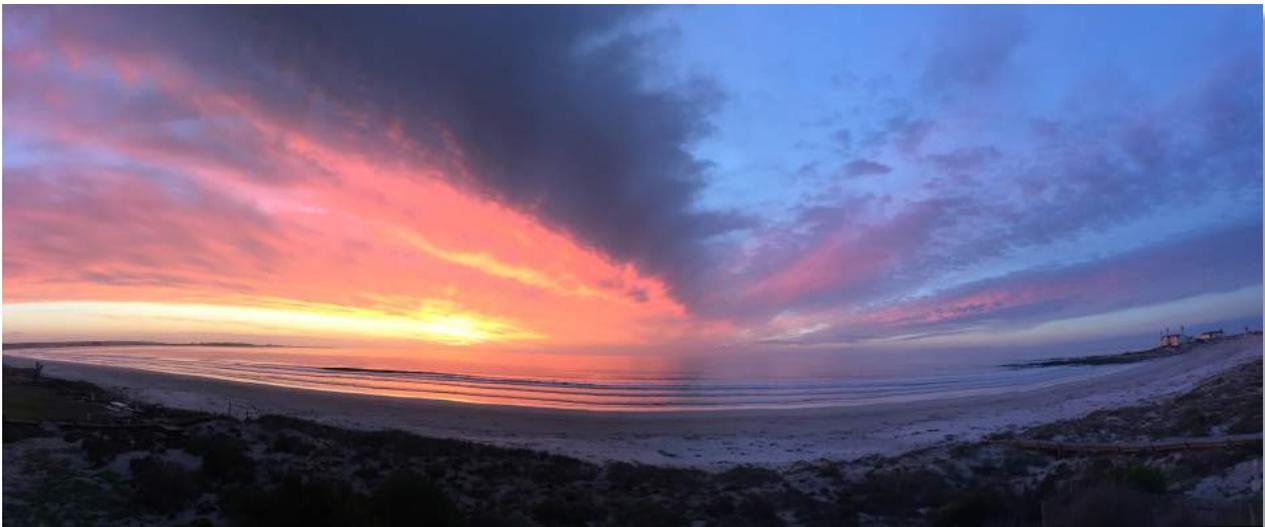
- Over the last few weeks, we have observed vehicular damage to our road signs on the Estate, especially Golden Mile Drive. Most of our roads are narrow, and the speed humps & caution signs are close to the speed hump. Motorists often enter the speed hump at a slight angle to avoid the impact of the speed hump and in doing so, the caution signs on the side of the humps are damaged. Please be cautious whilst driving on the Estate and ensure that you adhere to the speed limits. There are often children and wildlife on the roads and we would hate to have a tragedy strike through careless road use.
- There has been an increase in the number of contractors' employees trying to gain access with false documentation – as always, they will be denied access and removed from the premises. Please note that Security will not stop building contractors from working at Shelley Point if they have valid documentation such as work permits, ID documents or passports.
- Owner builders and project managers who hire contractors or sub-contractors with false documentation will be dealt with as this is a breach of security.

Basic Security Precautions:

- Ensure that you have sound relationships with all role players involved and know who to contact in the case of an emergency.
- If you are selling any products from your premises (garage sales, etc.), ensure that additional safety measures have been implemented.
- Remember to service and test your alarm system at least twice per year to ensure it is functioning as designed.

LEAPFROG PROPERTIES PHOTO OF THE MONTH:

Seeing that April/May are the months of beautiful sunsets, we decided to choose Daniel's photo entitled *Sunset 2019* photo as this months' winning picture.



Remember, to send in your photo entries for the 2019 Photo of the Year competition. Each photo featured automatically qualifies as an entry for the annual competition. Lots of cash prizes up for grabs so get clicking.

SPORT AND SOCIAL ACTIVITIES:

Sundowners Get-Together: Be sure to diarize Friday 31 May for the next Sundowners. Don't miss happy hour at 17h30-18h30 on this day where drinks are available at specially discounted prices. Bottoms up!

Golf: No report received. For further details, please see contact numbers in directory on last page.

Bowls: Little wind and lovely sunny days made for most enjoyable bowls during April. Some hotel guests wandered down to watch the play and a few of them even joined in. The greens are still looking good although as winter approaches, the poa on the lawn is starting to come out and some of the grass is beginning to turn brown. This is due to too much salt/sodium in the soil so fertilizer has been added to alleviate the problem.

Hope to see you soon on the green. For further details, please contact Liz – details in directory on last page.

Tennis: No report received. Contact Robert for more information – see details in directory on last page.

Bridge: With winter coming up, what better way to escape the cold and enjoy an afternoon of sociable bridge in a relaxed atmosphere with friendly people. All levels of players welcome from beginners to advanced. Email Terry for more information – address in directory on last page.

Fun Callanetics: On Thursday mornings at 9am, a group of ladies get together for a Callanetics class. It is not a formal arrangement and does not have an instructor- just ladies wanting to keep fit and do some stretching exercises. The class, which is now up to around ten ladies, is a lot of fun – see photo below. Anyone wanting to join in is very welcome to come along. Just bring a towel or mat and enjoy.





The “Great Shelley Point Easter Egg Hunt”

Friday 19th April saw about 30 kids participating in a series of fun activities which allowed them to collect puzzle pieces to complete a picture of the “Easter Bunny”. Completing the puzzle picture allowed them to collect their basket of Easter goodies. By all accounts, it was a great success and much fun was had by parents and kids alike. A huge thanks to Norman and Lindy for putting this event together and to Greg, Gerilda and Mike for helping with the events.

LIFE AT SHELLEY POINT:

Rainfall update: Henri, our rainfall recorder, reported a total of 10.5mm from mid-March to mid-April. This brings total rainfall to date for 2019 to 48.0mm which compares very favourably to the same time last year when only 25mm was recorded – so, we have received almost double compared to the same time-period in 2017. Let’s hope this is a positive sign of a wet season ahead.

Book Review: The West Coast Agterbaai – Tales of St Helena Bay with West Coast Recipes (written by Stefan and Ronel Mare - 2018). This highly useful and entertaining 140-page book has recently appeared on the market. In seven chapters, it covers a variety of subjects related to our area, including history of inhabitation, cultural development, expansion of the fishing industry, pirate activities and many other diverse subjects relevant to this remarkable part of the world. The authors consulted a plethora of sources, some of them contradictory. However, they took great pains to cross-examine the available information relative to the existing facts, whether written or oral. The resulting creative interpretation offers a formidable collection of the sources of facts preserved for future research.

The self-published book is packed with drawings and photographs, some of them unique. It offers both old-timers or newcomers to the area, revealing views of the past and present. The authors expended enormous efforts gleaning information from long-time residents. As the numbers of these old-timers decline, the risk increases of their local jargon and recipes being lost in the past.

This large-format publication is printed on good quality paper and lends itself to an attractive coffee-table book. It is available in both Afrikaans and English, either from the bookshop at the Fossil Park for a cost of R380 or directly from the authors for R320 plus postage (if applicable). Should you wish to order a copy from the authors, please contact them on email stefanusmare@gmail.com. The authors have also indicated that they would welcome receiving any new facts and stories about the area. If you can help in this regard, please contact dagamascottage@gmail.com

Feral Cat Project: Last month we notified you all that the cat trap has arrived and requested that each resident take it upon themselves to sterilize one feral cat. The procedure is as follows:

- Phone security who will come to your premises and set up the trap. Please ensure that you have a piece of meat that can be used as bait for the trap – a solid piece that can be hooked.
- Phone Carrie Anne at Wesland Animal Clinic 0227134970 and book the cat in for sterilization the following morning. Mention that it is a feral cat from Shelley Point as we have negotiated special rates with them at greatly reduced prices.
- Security and either Terry or Yvonne will come early the following morning to check whether a cat has been trapped and if so, whether it is somebody's domestic cat (please ensure all domestic cats have collars or ribbons around their necks), an already-sterilized feral (they have special nicks in their ears) or an unsterilized feral.
- If the latter, you will then drop the cat off at Wesland and arrange for its collection in the afternoon, pay for the surgery after which it will be returned to Shelley Point and released.
- The trap must then be returned to security.
- For those homeowners who would like to be involved but who do not live here, please consider donating something towards the feral cat project to assist with the costs of sterilization. Our feral cat fund is now empty as the last remaining funds were used to purchase the trap. If you would like to help in any way, whether financial or otherwise, please email us at shelleypointnews@gmail.com

Restaurant review: Last month our food and wine enthusiasts, Cheese Mouse and Wine Fly were off to Hopefield to visit *Hello Décor & Eatery* and this is what they had to say...

“Hello” – it’s breakfast time.

The general belief is that breakfast is the most important meal of the day. Add to the equation the fact that the mouse and the fly were prepared to drive 120km to get it, then you know it is important. Breakfast at *Hello Décor and Eatery* in Hopefield is certainly well worth the effort.



In a departure from the norm (no wine at all), the mouse and the fly enjoyed a country morning in Hopefield, combining a meal and the Saturday morning farmers' market. *Hello* is quaint, comfy and the staff make you feel very welcome. We cannot speak for the new premises because as of 2 April they are moving to their new position at 42 Church Street, but the food is guaranteed to be just as delicious.

Only open Tuesday to Saturday 09h00-13h00, the smell of fresh brewed coffee and farm bread lures one in. There are lattes, Americanos, Cappuccinos and coffee milkshakes complete with tiny marshmallows and a re-useable straw (R38), as well as Ceylon tea (R18), Earl Grey and Rooibos, all very tastefully

served. The menu is comprehensive offering delicious breakfast ideas as well as light meals including quiches, muffins, toasted sandwiches and tramazinis.

The mouse and the fly went straight for the good stuff. The *Hello* Breakfast was amazing: Two eggs done to your choice, bacon, mushrooms, Rosa tomatoes, baked beans, four cocktail cheese grillers, toast and a liberal sprinkling of rocket and micro-herbs – fit for a king (or a mouse!) And only R85! Not to be outdone, the fly went for the French Toast Banana Bread which is equally good. Three slices of egg dipped banana bread, drizzled with syrup, topped with smoked mozzarella, figs, nuts and a Chinese spoon full of whipped cream on the side left the fly temporarily grounded.

It was most unexpected to find such a friendly place serving such amazing food in what looks like such a sleepy little town in the proverbial hollow. This is a hidden gem which we should all get out and enjoy. Somehow one just feels happy indulging one's adventurous spirit every now and then.



If you go on a Saturday morning you can also visit the Mill Market deli/shop. As the doors open at 10:00, there is a rush of locals and visitors alike all looking for warm baked breads from Yzerfontein, farm fresh eggs, organically grown vegetables and decadent things like dripping koeksisters, Hertzoggies and chocolate brownies such as only Ouma can make. Then of course there is the Simply Bee shop and display - always well worth a visit.

Whether it is a romantic morning exploring special places or a family adventure, the West Coast town of Hopefield, and especially *Hello*, really needs a visit. Country hospitality combined with farm fresh, gourmet meals cannot be missed. ***The Cheese Mouse and the Wine Fly***

VASCO SAYS:



Let's all keep our collective fingers crossed for some good winter rains and a great season of flowers.

SPHOA DIRECTORY			
Position	Name	E Mail	Telephone
Estate Manager	Norman Cowen	manager@sphoa.co.za	082 784 2920
Administrator	Lindy Cowen	admin@sphoa.co.za	022 742 1309
Security Manager	Daniel Plaatjies	daniel.plaatjies@excellerate.co.za	071 312 8861
Security Control Room	Controllers	NA	022 742 1380 022 742 1888 066 359 4273
Pro shop /Club house	Gerilda Arendse	shelleypcc@gmail.com	022 7421037
Golf captain	Johan Blaauw	johan.blaauw04@gmail.com	084 5781892
Bowls captain	Liz Roberts	chezroberts@mweb.co.za	083 327 4349
Tennis captain	Robert Dick	robbydick0312@gmail.com	076 902 6845
Bridge captain	Terry Mackintosh	didge28@gmail.com	076 6004641
Community notice board	Chris Roberts	chezroberts@mweb.co.za	076 7832035
SA Police Service	St Helena Bay		0227368060
SA Police Service	National		10111
Ambulance	National		10177
Cell phone emergency	Universal		112