

SHELLEY POINT NEWS

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



Autumn 2021

FROM THE EDITOR:

Hi All,

Well, we all held out a lot of hope that 2021 was going to be an improvement on 2020. But what with a rampaging second Covid wave, more lockdown restrictions, delays in vaccine rollouts and regular load shedding until April and beyond, it certainly did not start well. But, I like many others that live in Shelley Point, consider myself one of the fortunate ones. Amid all this strife, anxiety and uncertainty, we at least have the privilege of living in what many consider to be one of the safest and most beautiful places in the country. So, I try and focus on this and continue to hope that the proverbial 'light at the end of the tunnel' will start coming into sight, particularly for those of us who have lost loved ones and/or livelihoods. Stay safe and wear masks when out in public. It astounds me how many people in the area wander around with no mask, chatting to friends they meet along the way.



Unfortunately, another unpleasant occurrence also happens in Shelley Point around this time i.e. the arrival of the biting goggas and the incessant itching that their presence brings to us all. Those of you who are new to Shelley Point, take comfort from the fact that they only hang around for about six weeks and then they disappear until next year this time. And no, they are not bed bugs. So, no need to disinfect and fumigate all your bedding and clothing.

Something on your mind? Feel free to drop us an email at shelleypointnews@gmail.com. And if it's back-issues you are looking for, these are all available in the website archives on sphoa.co.za.

Terry

CHAIRPERSONS BRIEF: (Carlos Gomes):

How time goes by. It feels like it was just the other that day I was sending out information pertaining to the AGM. I must say a big thank-you to the members that attended and contributed towards the 2020 AGM which, being our first hybrid AGM with mixed "in person" and web based attendance, was an important milestone in our history as an HOA. Given that web-based attendees outnumbered personal attendees by nearly 3:1, this is a clear indication as to how future AGM's will possibly be held.

Contrary to current economic trends, our beloved Shelley Point continues to thrive. Building activity is currently at an all-time high with thirty-one new homes and eight major alterations under construction. A further thirty-six sets of plans have been approved and are awaiting commencement.

The newly appointed Design Review Committee, composed of an ideal mix of experienced and new enthusiastic volunteers is, despite the volume of work, committed to process requests as speedily as humanly possible. We are fully aware of the frustrations caused by the delays within Saldanha Bay Municipality. Regrettably, despite periodic interventions, our ability to influence the latter is limited.

The Estate Team is engaged in several projects that were approved at the AGM. These include:

- **Western Boundary Wall:** Work has commenced and is scheduled to be completed by end April.
- **Dry Garden Centre Islands:** This project will be phased over a 3-year period. Work on this year's phase has already started and will be completed by mid-April.
- **Walkways:** Also, a 3-year project. Work on this year's phase has commenced and will be completed by the time this newsletter is circulated.
- **Road resurfacing:** As customary, this will be undertaken around October. Details will be provided closer to the time.
- **Community Centre:** Further details are provided later in this newsletter.

The Trustees Committee is aware of the unpleasant odours from the wastewater treatment plant and the "grey water" used for irrigation. The odours are the result of recurring plant/equipment failures caused by the plant operating beyond its design capacity limit. We have been in constant contact with the relevant SBM officials but have now decided to elevate our concerns to more senior municipal officials. We await details of a planned meeting with these officials and will keep residents informed of developments. In the meantime, members can assist by engaging with the "*I love St. Helena Bay*" Facebook page. The site is moderated by the SBM Mayor's office and the Mayor regularly views it and replies.

The SPHOA Environmental Committee (EC) continues to engage with relevant parties (Factories, Municipal and Provincial Regulatory Authorities) in the quest to improve marine water and air quality. Based on data available to us, we are making progress, although at times it's a "two paces forward, one pace back affair". Members of the EC are devoted and resilient and are prepared to "chip-away" at improving our environment (refer to the air and marine quality reports later in this newsletter).

Keep safe.

Carlos

MIAS NIEUWOUTD RETIRES:

After more than ten years as Shelley Point's Maintenance Manager, Mias will be retiring at the end of March 2021. Mias became an integral part of the Shelley Point team in September 2010 with four employees under his supervision. He trained these employees to do many of the tasks they still perform today, such as paving, kerbing and storm water drainage. This has resulted in us having a team of very competent staff and as such, the annual upgrading of the roads and storm water systems are testament to the dedication and experience of Mias. We wish him all the best for the future and thank him for his committed service to the Shelley Point Homeowners Association.



Mias (left) and Franko

At the same time, we would like to welcome Franko van der Westhuizen who is currently working alongside Mias, but will be taking over the full responsibilities of Maintenance Manager as from 1 April 2021.

SECURITY REPORT (Henry Edmunds): The following are some pointers and advice for homeowners regarding the security operations at Shelley Point:

Shelley Point House Alarm System: Shelley Point has an on-site control room which is operated by our security service provider and which monitors house alarms 24/7. In addition to foot patrol guards, the system also has a dedicated on-site patrol vehicle which can promptly respond to alarms. For technical support, a qualified technician is present two days per week.

Owners are strongly encouraged to make use of this service. There are no labour costs associated with the installation and servicing of alarms and no fees for the monitoring of alarms.

- Before buying an alarm system, we suggest that the technician does a survey of the property and advise what is required.
- *Paradox* is the suggested system and compatible with our monitoring equipment.
- Owners are strongly encouraged to make use of our technician to ensure that installations are done to standard and that installed equipment is compatible with our infrastructure.
- Neither SPHOA nor the technician can be held liable for the performance of non-standard installations.
- Alarm supplier's information is available from the Security Manager Daniel Plaatjies who can be contacted on 022 742 1380 or by email Daniel.Plaatjies@excellerate.co.za
- Alarm radios are available from Lindy Cowen - telephone 022 742 1309 from 9:00 am to 1:00 pm weekdays, at a cost of R830.
- Alarms need to be programmed correctly to send the following information to the control room:
 - Activation / deactivation.
 - Movement detection or tampering with sensor.
 - Panic button activation.
 - Low main battery warning. Please note that low battery warning of individual wireless sensors is reflected on the keypad *but not* in the control room.
 - Mains power failure.
 - Compatibility with a fire alarm system.
- Owners are responsible for the testing and servicing of alarms on a regular basis. Due to load shedding, main battery life span is greatly reduced, causing the alarm to malfunction and loss of signal to the control room. Batteries older than three years should be tested and replaced if required.
- Sensor batteries should be replaced circa every two years. Suggest the use of Energizer Max batteries (least acid leakage).
- Batteries are for the owner's account.
- **We strongly recommend that owners with old QD radios (white square unit) replace them with the new generation RDC radios (light grey unit).**
- Signals from the old QD Radios are very limited and erratic AND the base unit (receiving QD radio signals) is no longer supported by the manufacturer and thus cannot be repaired or replaced. *Should this base unit stop working, signal from houses with QD radios will not reach the control room!*
- Should you wish to engage the services of a technician other than the one provided by the SP security service provider, connection to the SP security control room needs to be approved by the SP security service provider technician.
- Load shedding, at times, interferes with the control room landlines (022 742 1380 and 022 742 1888). Under these circumstances, please use cell number 066 359 4273

- **We strongly recommend owners ensure their alarms are tested on a regular basis. If you're a non-resident owner please ensure your "key holder" does so in your absence.**

ENVIRONMENTAL MATTERS:

New member: Shelley Point Environment Committee (EC) welcomes a new committee member, Pieter Viljoen. Pieter has extensive knowledge and experience in the disciplines of forestry, botany, zoology and ecology and we are looking forward to his contribution to the activities of the committee.

Air quality (Niel du Toit): Since August last year, several offensive odour complaints were registered on our web-based incident reporting system (<https://sphoa.co.za/Air-Pollution-Incident-Report/>) This system submits complaints to the local Air Quality Officer (AQO) and to *Lucky Star*, under the name of the complainant but on behalf of SPHOA.

In January and February this year, some severe odour-related incidents were reported and it is important that residents are informed of the present situation. In mid-December 2020, *Lucky Star* applied for permission to install improved odour abatement equipment and is awaiting their revised license. Hopefully, this will be granted sooner rather than later. The intention is to install additional scrubbing facilities from their closed-down Hout Bay plant in parallel with their existing scrubbers. This will double their scrubbing capacity and should reduce the offensive odours emitted. The height of the scrubber stack will also be increased to facilitate improved dispersion.

The SPHOA Environment Committee supported *Lucky Star's* application as it is hoped that these additions will go some way towards alleviating the odour problem. The committee did however, reserve the right to address the matter in the future if the problem persists despite these additional measures. You are welcome to contact Niel du Toit at nieldutoitgb@gmail.com if you require more information.

Marine Environment (Billy Steenkamp): The recent scientific investigation of St. Helena Bay's marine environment points fingers directly at the fish factories as the main contributors to marine pollution (Reference - The State of St Helena Bay: www.anchorenvironmental.co.za). Shelley Point is mostly affected by effluent pumped into the sea by the *Lucky Star* factory, through a pipeline that extends 1.3 km into the sea. The pipeline is meant to disperse the pollutants into deeper water thus protecting the fragile shallow water eco-systems and to allow safe recreational activities. After the installation of the pipe in late 2018, a significant improvement in water clarity and beach cleanliness was observed along our eastern seaboard from the lighthouse to the pier at the *Lucky Star* factory. However, the pipe soon started to leak at several places along its length resulting in pollution of the sensitive eco-zones. The SPHOA Environmental Committee has been monitoring the pollution with airborne photography and has submitted many incident reports to the Department of Environment, Fisheries and Forestry. Despite these submissions and despite various discussions with *Lucky Star*, this problem persists, as evidenced by this recent photograph (taken 8 February 2021).



Fortnightly water samples from various locations along the St Helena Bay coastline continue to be analyzed for *Enterococci* and *E. Coli*. A direct relationship between abnormally high values and fish factory production continues to be observed. The most recent samples taken at Skelmbaai (aka Small Harbour Bay) yielded **400 cfu's (colony forming units) for E. coli** and **400 cfu's for Enterococci**. *E.coli* samples that give a higher reading than **500 cfu's** and for Enterococci higher than **185 cfu's** are unacceptable for recreational use. Residents are therefore discouraged to use these areas for recreational activities at least until the pipeline is fully repaired and/or readings are acceptably low.

(Footnote: Following the writing of this article, it has come to our attention that *Lucky Star* Management will be deploying a diver in the immediate future in order to assess the damage to the pipeline. We have been assured that based on these findings, repairs will be undertaken as soon as possible. Once these have been completed, all homeowners will be informed accordingly).

Feral cat update (Ian Mackintosh): Unfortunately, due to the COVID impact on veterinary students graduating from Onderstepoort, we will not be able to take advantage of the services of the community vet for mass cat sterilizations this year. Cats can still be taken to Wesland Animal Hospital for sterilization and the cost can be claimed back from the SPHOA. Please ensure that cats are booked for sterilization at Wesland (Tel 022 713 4970) at least by the day before and that when booking, you mention that it is a welfare sterilization for the Shelley Point Feral Cat project so that the special discounted rates will be applied.

COMMUNITY CENTRE UPDATE (Maurits Marnewick):

Having received funding approval from the homeowners at the 2020 AGM to build our very own Community Centre, we are excited to finally kick-off this project which will enhance our lifestyle here in Shelley Point. We will provide regular updates on progress and will seek your input to help us create a modular master-plan for future phases. A questionnaire has been sent to all homeowners requesting their feedback and results thereof will be made available to everyone in the near future.

The first phase is expected to consist of the following:

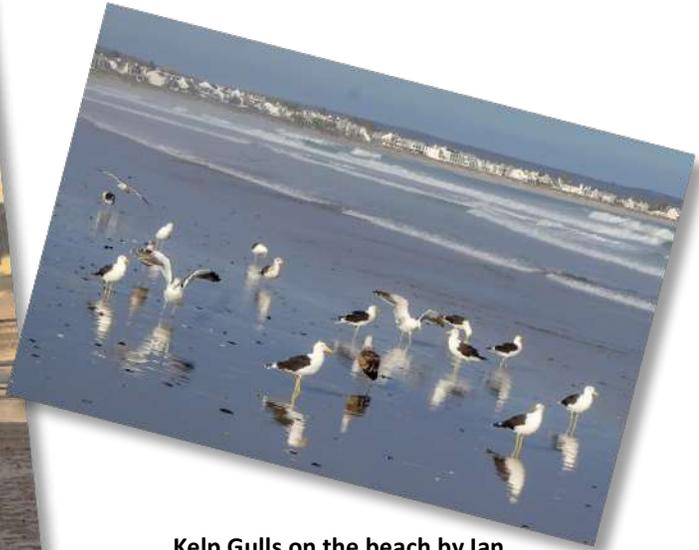
- Consolidation and rezoning several erven around the “old gate” – this process is already underway and completion is expected by end of April 2021.
- In the interim, we will invite conceptual briefs from a few local architects, after which one will be appointed for the design of the community centre.
- The architect’s brief will be to incorporate the existing HOA office and museum spaces into the design as well as to optimise space utilisation.
- The following amenities will be built in the initial phase as approved at the AGM:
 - Lounge/Restaurant with kitchen and storage facilities (including furniture and equipment)
 - Bar
 - Games room
 - Covered patios
 - Male and Female change rooms with toilet and shower facilities
 - Sports/Pro Shop
 - Swimming Pool (subject to sufficient funding)

We would also like to invite anyone with relevant experience to be part of the broader project team – if you feel you are able to assist, please email your details to Lindy at admin@sphoa.co.za .

SHELLEY POINT IN PICTURES:



Sunset over "Old Britannia" by Charmaine



Kelp Gulls on the beach by Ian

SPORT AND SOCIAL ACTIVITIES:

Golf (John Huxted): December was a busy month for our golf club with three major events taking place and many visitors playing the course. On 5 December, the golf club held its second Memorial Shield competition and twenty-three players all had their eye on the top prize. After a very close contest, Anne Ainsworth won with a great score of 40 points, the runner-up just behind on 38 points (who, by the way, was me). The day finished off with a buffet and prize giving. The following Saturday was the NGK Church Day. This competition has a history of being a great day and this year was no exception. Over thirty players played 18 holes of golf in glorious weather and the heat was made bearable with what seemed to be a watering hole on every tee box! The day was completed with a steak braai and some great prizes for all players. Well done to all the organizers and sponsors.

The next Saturday it was the Shelley Point Golf Club's turn to shine. The committee had organized a Fun Day and the competition was "Santa vs Elves". The committee did discuss encouraging players to dress up, but it was decided that maybe that would be pushing it too far!! The day started with a breakfast roll and coffee or tea with all players receiving a free goody bag which included golf balls, choc bar, pencil and a little tippie. The competition was played with each hole having a different format, ranging from hitting your partners ball to putting in the bunker. The day ended with a buffet lunch and the Santa contingent winning by 14 strokes.



Memorial Shield Winner



Shelley Point Fun Day

With the New Year came new Covid 19 restrictions! Fortunately, adjusted level 3 didn't really affect the playing of golf but the committee decided to cancel prizegiving until further notice. Hopefully, as we go through the year, things will slowly begin to return to some sort of "normality".

The golf section held its AGM on 22 December and it was a positive meeting with lots of input from the members. One of the items discussed was the introduction of the new scorecard and most members seemed to welcome the return of different stroke indexes for front and back tees. The new scorecards should be in circulation by the end of January.

"Happy Hacking!"

Bowls (Liz Roberts): Despite membership having increased to twenty-three, getting people onto the greens has been a challenge. The COVID-19 "second wave" and the increased virulence of the virus, adjusted level 3 lockdown and the festive season all played a part in the reduced activity on the bowling greens. However, cards have been issued to all the new players and we welcome them aboard. We request that you take your bowls card with you when going to the Pro-Shop to book in order to verify membership and level of playing fees.

The problems we have been having with the effluent water from the wastewater treatment plant has unfortunately done some damage to the bowling green and it is not in a good condition at present. A fungus has been identified and treatment is currently underway. The hedges have been cut and the walls around the green have been washed and as such, the whole area is looking much tidier. Thanks to Norman for arranging this.

I would also like to thank Nita Leahy for the donation of a set of size 3 bowls to the club. This is very welcome as size 4 was the smallest we had. When using the Bowls Club resources and equipment, if something accidentally gets damaged during use, we ask that you report it to the Pro-Shop so that we can repair it or remove it. In the clubhouse, you will also find that there are two pots containing sand. We request that if you are a smoker, to use these pots for the cigarette butts. Please don't push stompies into the base of the poles or numbers on the grass. Pots in the clubhouse can be replaced when the game is finished.

To book a game, please phone the Pro-Shop on 022 742 1037. Membership forms can also be collected there. A list of the required Covid protocols is displayed at the Pro-Shop as well as at the bowling green.

Please note that under level 3 lockdown, a lane must be left open in-between lanes in use and a maximum of only two players is permitted per lane. So, a maximum of six players is allowed on the course at one time with three of the six lanes in use. Enjoy your game.

Tennis (Niel du Toit): At the end of January 2021, the tennis section comprised eighteen members of which nine were juniors. It is encouraging to see that there was quite a bit of activity on the courts during the past quarter and as such, the possibility of organizing regular social tennis has arisen. Anybody interested can contact Niel du Toit at 082 579 9692 or at nieldutoitgb@gmail.com.

Bridge (Terry Mackintosh): Bridge clubs, including ours, remain closed throughout the country because it is simply not possible to practise safe social distancing across a bridge table. However, our players are all participating in a weekly online tournament every Wednesday afternoon and we will continue to do so until such a time when it is safe to play face-to-face once more.

LIFE AT SHELLEY POINT:

Rainfall: According to our trusty rainfall recorder, Henri, Shelley Point recorded a total of 9.5mm over the period from 15 November to 14 February. As a matter of interest for those who follow annual rainfall in the area, the estate received a total of 298.5mm during 2020, a definite improvement from the recent drought-stricken years.

Trust established at 8th Street, Shelley Point: Daniel Revyn, a homeowner since 2000 and who has recently sold his property in 8th street, left a legacy in the form of the Rita Huysman Trust which was established in honour of his wife who passed away from cancer in 2006. For more details, information is available on the Rita Huysman website.

Thank you to SPHOA: A message of thanks was received from Mr. F.D. Lottering for the food packages donated by the SPHOA to learners at the EJ Malgarte Primary School in Stompneus Bay. In the letter below, Mr Lottering expresses his thanks and gratitude to the SPHOA for the donation of food parcels to the school community throughout 2020. He also hopes that this can be considered again in 2021 should there still be need in the community which has been so devastated by the events of 2020. Here follows much of the original letter:

Langs hierdie weg wil ons, as opvoeders, SBL en ouers van die skoolgemeenskap van EJ u almal bedank vir die onbaatsugtige diens wat aan ons gelewer was tydens die inperking 2020. Die pakkies en voedsel wat ontvang was, was van onskatbare waarde en het meermale gekeer dat gesinne 'n aand sonder voedsel gaan slaap het. Die dankbaarheid vir die pakkies was op soveel ouers se gesigte te sien en het gesprek van opregte waardering. Baie dankie en ons hoop dat u almal ons nog vorentoe, sou die nood ontstaan, weer tegemoet sal kan kom. Mag alles wat mooi is u almal vergesel met alle seëninge op die pad vorentoe.

Stranded marine animals on the beach – what to do?

With the abundance of marine life inhabiting the bays around Shelley Point, it is not uncommon to come across a seemingly stranded marine animal along the shoreline. Unfortunately, our first instinct is often to rush to the rescue, but this is not always the best course of action and can do more harm than good. Here are a few things to keep in mind as recommended by *Animal Ocean* to ensure the animal's safety and your own.

1. **Observe the animal from a distance.** Spend some time watching it to establish whether it seems to be in distress, pain or discomfort. Keep other people and pets away from investigating it.

2. **Don't touch, pick it up or pour water on it.** Even if it does seem in need of help, remain at a safe distance. Remember that these are wild creatures and may attack you out of a sheer instinctive need to protect themselves. Apart from this, your presence may cause it further stress.

3. **Don't try and return it to the ocean.** Some marine animals such as seals, often make their way to the shore for a rest and do not appreciate you ushering them back into the sea. Just because it is sitting on the beach, alone or not moving, does not necessarily mean it is sick or in need of help. Seal pups cannot swim until they are three months old. So, if you return it to the sea, it will drown. Or, if you move it, not only will the mother be unable to find it but you will also create excessive stress to the pup causing some of its organs to shut down.



4. **Report.** If it appears that the animal is in obvious distress, report it to the relevant authorities. Time is of the essence, especially in the case of whales and dolphins that have beached. If you are unsure of who to call, then contact the HOA office or Security who will notify the correct authorities. When reporting, be sure to mention what creature it is – whale, dolphin, seal, penguin, seagull, etc. – so that rescuers can bring the correct equipment with them. Give specific details such as the presence of any injuries, unusual movements, strange sounds etc. And finally, provide specific details about the exact location and then if possible, remain there until the rescue team arrives.



A "Stranding Responder" collecting data and samples of a giant squid washed up on the Britannia Bay beach in January.

Photos by Charmaine

For enquiries or more information, here are some contact numbers which may be of assistance:

- Two Oceans Aquarium: 021 418 3823
 - SANCCOB for Seabirds: 021 557 6155
 - NSRI: 021 449 3500
- Reference: Animal Ocean

Oystercatcher Lodge owners, Luc and Sue Christen, retire to Cape Town: After more than 20 years in Shelley Point, Luc and Sue have made the decision to retire and move forward with their new life in Cape Town. According to Luc, it was not an easy decision but was one which came about after much reflection. Although they have been planning this lifestyle change for many years, it was 2020 with all its challenges that lead them to the realisation that one so often tends to forget what is important when you are busy with the hustle and bustle of everyday life. They feel that the time has now come to focus on what is of importance to them and the things that they still want to do and achieve with their loved ones.

So, at the end of March 2021, they will be closing the doors of the iconic and much beloved Oystercatcher Lodge. However thankfully, it will not end there! They have appointed West Coast Villas to manage and market their property which will transition into a self-catering luxury villa and the property will be renamed Oystercatcher Villa. With their established drive for quality and style, West Coast Villas will run the business offering the villa for either short or long term stays.

After being so much part of the Shelley Point scene, Luc and Sue will be sorely missed. Their experience started about twenty years ago with the purchase of the original Cattle Baron and the grounds for the Oystercatcher Lodge itself, the latter which was built and launched two years later. The transformation from the restaurant into the Oystercatcher Apartments then came a few years later which Luc and Sue then managed together with the Oystercatcher Lodge. A few years ago, the Apartments were sold and renamed the Zeezicht Apartments.



Tuli, Alisha, Luc and Sue

In a message of farewell, Luc had the following to say, *“In these past twenty years, we met most of the Shelley Pointers and many guests, both locally and from afar, who were very loyal to us. Most of these relationships resulted in personal friendships which we will cherish forever. To each one of you, a big thank you for all your support during these successful years. We wish you all the very best for the future and bless you all!”* Luc also made special mention of their loyal, dedicated and honest staff – Tuli, who has been with them for over a decade and Alisha, who has been with them from Day 1.



African Black oystercatchers and nest with eggs in front of Zeezicht (Pictures by Ian Mac)

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	082 615 4883
Security Control Room	Controllers	NA	022 742 1380 022 742 1888 066 359 4273
Pro shop /Club house	Gerilda Arendse	shelleypcc@gmail.com	022 742 1037
Golf captain	John Huxted	john.huxted1@btinternet.com	063 762 8034
Bowls captain	Liz Roberts	chezroberts@mweb.co.za	083 327 4349
Tennis captain	Niel du Toit	nieldutoitgb@gmail.com	082 579 9692
Bridge captain	Terry Mackintosh	didge28@gmail.com	076 600 4641
Yoga	Derri Crockett	derri@sailing.co.za	083 303 1546
Community notice board	Chris Roberts	chezroberts@mweb.co.za	076 783 2035
SA Police Service	St Helena Bay		022 736 8060
SA Police Service	National		10111
Ambulance	National		10177
Cell phone emergency	Universal		112
WHATSAPP GROUPS			
	Administrators		
Shelley Point Info	Karen Crooks		082 823 0919
	Karin Board		082 215 8423
Shelley Point social mob	Pieter Swanepoel		079 607 2127
	Charmaine Swanepoel		082 896 5491