



## **Stonehenge Security Bulletin November 2021**

The months since the last Security Bulletin were largely uneventful, until the end of October when two boundary walls collapsed within days of each other. First the boundary wall with the abandoned Codfather leaving us exposed, and then the swimming pool area Rivonia Road boundary wall. The latter being an even greater cause for concern for our safety and security. Whilst the rebuild was being organised we were able to have a by-pass done on the electric fence and we brought in two night time security guards. The boundary wall with the abandoned Codfather property rebuild has been completed and the electric fence re connected. The Rivonia wall at the swimming pool is expected to be completed by around the 15<sup>th</sup> of November, and the electric fence re connected thereafter.

A disaster such as this has obviously impacted our finances and the levies will reflect this as we are required by law to maintain adequate funds for the Complex, as well as having sufficient funding for the mandatory 10-year maintenance plan.

The Rivonia boundary wall is leaning in other parts, from units 12,13 and 6,5 and in danger of a similar collapse to the swimming pool area. It has now become urgent that we avoid any further disasters and take steps to re-enforce those walls as soon as funding permits. It is expected that we will be able to put further columns, in between the existing columns from the Rivonia Road side, to provide adequate re-enforcement. This will be the most cost effective solution, avoiding a full rebuild, and can be undertaken in steps - 6 and 12 together then 5 and 13 together. This work needs to commence as early as January 2022.

In the midst of the boundary wall drama, together with Stage 4 load shedding, we experienced a further issue with the main gate over the long weekend. The service engineer could not find any fault with the motor or any other part of the gate operation and when switched back on the gate operated normally. It is suspected that the load shedding may have impacted the battery performance - as is common in every household that has an alarm or inverters with batteries when the power goes on and off continuously.

It is widely expected that load shedding will be with us in earnest for the next few years and there are some additional steps that we will need to take to attempt to mitigate further issues. The first is a mounted solar panel that will provide a continuous power supply to the batteries and avoid them being run down. The second is to purchase spare batteries. The third is to take the motor in for a service - this will entail being down for 2 days. All three options are being investigated and cost proposals being obtained for early January action.

The question has been raised regarding the service provider and it must be stressed that we do not have a 24/7-365 service contract with the them. This would cost an inordinate amount of money and push the levies up considerably, we operate on a time and materials basis 8/5 - that is working hours during the week. We pay a call out fee and pay for all parts and labour thereafter. At this time the gate motor and all the other component parts are in good working order and it would be an unnecessary expense to replace equipment that still works. Traditionally, we experience issues with the gate during the summer months due to storms and lightening, whilst in the winter months the incidents are far fewer. It is extremely inconvenient for everyone when the gate malfunctions but our records show that it is not happening every week or even every month.

Our service provider for the gate also services our electric fence and cameras and assists us with the intercom. During the disaster of the walls, they were available immediately when called to assist and offered a sensible solution to by pass the broken sections. In every instance they ensure that if our gate malfunctions over a weekend, as of course it does, that we are the first call on a Monday, or in the case of a public holiday the first working day thereafter. There is not a question of competence or capability, or willingness from our service provider. Any new service provider will not want to service equipment supplied by a competitor and that would then mean an expense that has not been budgeted for in the current or the next year to replace equipment. Given the above pressing issues that we are experiencing with boundary walls, this needs to be avoided at all costs.

To conclude - the equipment is not currently faulty, we have sufficient capability and capacity in our service provider, which then leaves us with the three mitigating steps outlined above so that we can avoid the inconvenience and the great replacement expense.

To further enhance the complex security a budget proposal will be put forward for four additional cameras to cover the common property areas and provide visibility to our panic response security provider, Securezza. These would be situated on the boundary wall with the abandoned Codfather to view left and right and the centre driveway, with a further camera viewing the driveway for units 17, 18,19, 20.

The saga of the abandoned Codfather property continues and despite being told that it had been sold to a developer, ownership has not yet been transferred. City Of Joburg (COJ) Department of Health are involved and tracking down the current owner to insist on the area being cleared. Sector 1 CPF are also involved and pressing for this to happen due to the security risk. Nothing further to report on this at this time.

Despite the many circulars, bulletins and advisories, we are still seeing owners and tenants not bothering to ensure that the gate is fully closed before moving further into the driveway and tailgating has been seen on a few occasions. Tenants and owners are reminded that these simple steps are significant in ensuring that a pedestrian or other vehicle does not follow a car into the complex. Please ensure that you adhere to these guidelines as it affects the safety and security of everyone.

As the December holidays approach it is even more important for owners and tenants to ensure that their Units are secure. Burglaries and home invasions increase over the holiday season and it is important to ensure that gates are kept locked and that gardening implements and ladders are not left out in the open for criminals to use to gain entry into your home. Additionally, please be especially aware of being followed on your way home - this is a common practice and is on the increase in our Sector.

**BE SAFE AND BE ALERT AT ALL TIMES**