

SOUTHBROOM RATEPAYERS NEWS – NOVEMBER/DECEMBER 2012

Hello to all our fellow Ratepayers and friends of Southbroom.

We are coming to the end of the year and before we know it the holiday season will be upon us and we will be welcoming all our up-country home owners and visitors. There are just a few matters we need to bring to your attention before you get into holiday mood.

AGM

The AGM will be held a little later this year on 22nd December - see Notice of Meeting and Subscription Form attached - we hope this later date will enable more of our visiting Ratepayers to attend. We apologise to any of our residents who are going away and will miss the meeting, please feel free to drop us a line if you have anything you feel should be brought to the attention of the community.

ROADS

The ever deteriorating state of the roads in South Africa and in particular Hibiscus Coast has been an ongoing problem to us all for some time. We have requested a meeting with our Ward Councillor and the relevant Officials at HCM and hope to meet with them shortly in Southbroom to evaluate the situation and ensure the road repairs are prioritised. In a recent report in the local press HCM have publicly apologised for their lack of service delivery, particularly in regard to roads, and have promised an ongoing programme to re-habilitate all the roads under their jurisdiction. This may take considerable time, in the meantime HCM have employed several additional contractors to address the immediate problem of the potholes. Work has commenced, albeit very slowly, and we can only hope that the majority of our roads are in a better condition in time for the holidays. We have provided HCM with a list of major danger spots and areas that need immediate attention but if you know of any new potholes or any areas that have been neglected for some time please drop us a line.

GOLF DRIVING RANGE

Following certain letters of objection and concern received, the proposal for a Permanent Driving Range at Eyles Park is being re-considered as a Temporary Practice Facility. This means that it would only be utilised as a practice facility for the week of the 2013 and 2014 SA Ladies Golf Open. This is an internationally televised European Tour Sanctioned event with a R10 Million sponsorship collectively from HCM and Province. Around 100 of the top tour players will be in the field.

The major point against the event coming to Southbroom is that the Golf Club does not have adequate practice facilities. Professional Golfers need to warm up before play and the nearest practice facilities to Southbroom would be the Margate Driving Range or certain holes of the San Lameer Golf Course. Remote venues are obviously not ideal.

It has therefore been suggested that Eyles Park be utilised as a "Temporary Practice Facility" for the duration of the Ladies Open and a meeting will be held this week with all affected parties to consider this possibility. We will keep you informed as to the outcome and welcome your comments and suggestions.

REFUSE COLLECTION & RECYCLING

We again emphasise that the refuse collection day for all residential properties is **MONDAY ONLY**. Please **DO NOT** put your black bags on the verge on any other day. If you cannot ask a domestic worker or neighbour to put out your bags if you are leaving the property on the weekend, please consider investing in a cage, its worth considering even for permanent residents as monkeys and dogs are quick to attack the bags and often by the time the truck arrives there is refuse all over the road. Cages can be purchased and installed by Security Consulting Service in Southbroom for a reasonable price. We have also noticed black bags in and around the green litter bins around town; please note these bins are for small day to day litter items and not for large quantities of refuse.

The recycling system is now working well, pink bags can be obtained from the Southbroom Store and a detailed list of how to separate recycling items was published in a previous newsletter and can be found on our website and a Notice at the Postboxes. The recycling depot is at the entrance to the Municipal offices in Mbezane Drive (behind the Bowling Club) and there is a separate Glass bank.

RATES INCREASES

Many ratepayers are unhappy with the Municipal Valuation of their property and some feel that Southbroom Ratepayers condoned the increases.

To set the record straight, the original Municipal Valuation Roll was largely inaccurate with many high end properties being extremely undervalued and many lower and medium end properties overvalued. (eg a home with a current market value of approx R12 was valued at R4,2 and another with a current value of approx R4M was valued at R5,2) Whilst all homeowners had a period in which they could object to the new valuation, Southbroom Ratepayers Association rejected the Roll and requested that the Municipal Valuers be tasked to do their job properly and, in fairness to all ratepayers, deliver a Valuation Roll that more closely approximated market value. The Supplementary Valuation Roll was then released and, whilst it still contains many inaccuracies, it was generally closer to the true market values. Again owners had a period in which to object. Clearly this is going to be an ongoing process that will take years and an active property market to perfect. If you feel your property valuation is still inaccurate, check with your local Estate Agent as to the price you are likely to get on the open market. If this is considerably less than your current Municipal Valuation it is worth lodging an objection.

******* STOP PRESS *******

RATEPAYERS GIVEN A FURTHER OPPORTUNITY TO OBJECT TO THEIR PROPERTY VALUATIONS

Even though the official period for objections to the 2012 Valuation Roll has closed, the Hibiscus Coast Municipality will accept objections up to 31 December 2012 against payment of a deposit of R250.

The reason for the deposit is that the Municipality wishes to discourage frivolous objections.

So, if you truly believe that your property is over-valued, lodge your objection.

If your objection succeeds, your deposit will be refunded in full. If your objection fails, you will lose your deposit.

SECURITY

Our Community Police Forum (who are funded by the UIP) are doing an excellent job and we are fortunate to have the lowest crime rate on the South Coast, However we are not immune from crime and there has unfortunately been an unpleasant incident recently, which you have no doubt read in the news.

During the holiday season we are more vulnerable, particularly to the annual influx of "opportunists", and tend to be a little bit less attentive to security. Don't leave valuables like wallets, cellphones, laptops, tablets, cameras lying around in full view. Party time is prime time. Don't leave other access doors open while you are sitting on the patio with friends. If you are playing music and chatting, the criminals could be in and out with your valuables and you won't have heard a thing. We will be increasing the number of Reservists patrolling during the holidays but please ensure you keep doors locked and use your alarm systems. Please also report ALL incidents however minor, even just an attempt or suspicious character loitering, to our local Police. This helps them to keep track and do their job of protecting us properly.

We again appeal to all residents to become involved in the CPF which committee meets the first Monday of each and every month @ 16h00 at the Community Centre in Southbroom.

SOUTHBROOM POLICE : 039 316 6760

If you have problems getting through to this number you can contact the Chairman of the CPF Kingsley du Plessis on 083 441 6986

HIBISCUS COAST MUNICIPALITY - SERVICE DELIVERY HOTLINE

HCM say this is working well. Make a note of these numbers where you can lodge complaints and provide feedback to HCM

Email : services@hcm.gov.za SMS 32061 (R1 per SMS)

HUNTERS NEW YEAR PARTY - SOUTHBROOM BEACH MAIN BEACH

The Southbroom New Year party has grown over the years to become a really professional event and is now recognised as one of the Top Five New Year parties in South Africa and without a doubt the "Go To" place for young people on the South Coast.

This year Wozani Africa, the event organisers, have again pulled out all the stops and secured one of the countries hottest DJ duo PASCAL & PEARCE as the highlight act. There will be foodstalls and a full bar, music and plenty to offer the young people and the whole family well into the New Year.

There will be top security, no under 18's will be allowed access, ID's will be checked at the gate and under age drinking will be strictly monitored.

Parking will be available at the Southbroom Tennis club with a shuttle service to the main Beach - roads will be closed off and no vehicles (other than residents) will be allowed on to the beach front area.

Tickets will be R200 per person and will be advertised for sale shortly on Hunters Posters around the South Coast.

Some of you new to Southbroom may ask "Why do we have a New Year party". The answer is that whether we have a party or not, there will be a party. Past experience has shown that if we do NOT organise a properly structured event, the beach then becomes a "Free for All". Young people arrive from all corners with their own liquor resulting in severely under age drinking until the early hours of the morning, and all that goes with it. The only way to prevent this is to have an organised event with security and a "clean up" team to ensure the beach is ready for the holidaymakers to enjoy their New Years Day on the beach.

NO FIREWORKS PLEASE

A reminder that Southbroom is a Firework Free Zone. Fireworks can severely traumatise not only your family pets but also the abundance of wildlife we enjoy in Southbroom. Thank you for your consideration.

CONSERVANCY

Southbroom is still blessed with an abundance of wildlife, you just need to keep your eyes open. Recently three Porcupines were spotted and Blue Duiker were seen playing on the Golf Course before going for a dip in the dam. Take your walks around the back roads early morning and at dusk, don't forget your binoculars, we have some amazing birds and you may be surprised at what you come across. Ideally leave the dogs at home and keep quiet. We have long stretches of beaches where you can take your dogs for walks but please only in the designated areas; keep them away from the swimming beaches and remember your "doggy bag". The beaches are patrolled and offenders will be prosecuted. Please keep all dogs on a leash when walking around the village and close to the Golf Course.

If you have any photos of interesting sightings you can post them to the Southbroom News Updates Facebook group, or send them to me for the next Newsletter.



A very wet Eagle - during all the rains we have had lately this poor fellow was battling to dry his wings.

We wish you a safe and wonderful holiday, a Happy Christmas and everything of the best for 2013.

Jackie Pratt

Southbroom Ratepayers Association - Secretary

Home: 039 316 6118

Cell: 083 654 6922

Fax: 086 685 2076

Email: jaxpratt@mweb.co.za Website : www.southbroom.org

**SOUTHBROOM RATEPAYERS ASSOCIATION
SOUTHBROOM PROPERTY OWNERS ASSOCIATION
SOUTHBROOM COMMUNITY POLICING FORUM**

ANNUAL GENERAL MEETING – 22ND DECEMBER 2012

NOTICE OF ANNUAL GENERAL MEETING

To be held at 09H00 on Saturday 22nd December 2012 at the Southbroom Golf Club

AGENDA

1. Welcome
 2. Notice
 3. Apologies
 4. Approval of Minutes of the AGM held on 17th December 2011
 5. Matters arising
 6. Vice-Chairman's report by Joy Crutchfield
 7. Treasurer's report by Richard Derman
 8. Mandates
 9. Annual Subscription to remain at R200
 10. **ELECTION OF COMMITTEE MEMBERS FOR 2012**
 - Joy Crutchfield, Kingsley du Plessis, Jackie Pratt, Brian Thompson and Richard Derman are available for re-election
 - Nominations from the floor
 11. **GENERAL**
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2013 SUBSCRIPTIONS ARE NOW DUE

Subscription for 2013 is R200 (subject to confirmation at the AGM and excluding any further donation you may wish to add) and can be paid directly into our bank account.

Please remember to mail, fax or email your deposit details as well as the completed form below.

We thank those ratepayers who are members of the Association and look forward to your continued support.

2012 SUBSCRIPTION INVOICE		
SOUTHBROOM RATEPAYERS ASSOCIATION		
Annual sub: R200	Donation: R	Standard Bank Margate – 057528 Account Number - 053386744
Postal: P O Box 13, Southbroom, 4277		E-mail: rpderman@telkomsa.net Fax: 086 522 5829
MEMBER DETAILS		
NAME:		E-MAIL:
POSTAL ADDRESS:		PHONE:
		CELL:
		FAX:
LOT NUMBER:		STREET NAME: