



NEWSLETTER: DECEMBER 2024

EDITION: 16

FROM THE ESTATE MANAGERS DESK



The LLROEMA Board, Management and Staff wish all our readers a Happy & Prosperous New Year and hope the start of 2025 brings with it the prospect of a better year for all.

I am happy to report that there were no serious incidents over the festive season and during the time when most of us were away from the Office Estate.

Recent heavy and higher than average rainfall has again seen us reach maximum water levels in both of our irrigation dams. This bodes well for our water table too, and with reduced irrigation means we preserve this precious resource for when it is most needed during the drier months.

La Lucia Ridge Office Estate Management continues at full strength and all services remain uninterrupted at this time.

NEWS

The LLROEMA would like to announce and welcome the following new member to the LLROEMA Board following the LLROEMA AGM in September 2024, Trisha Pillay (J T Ross).

The LLROEMA also takes this opportunity to thank the departing Board member, Catherine Woods (J T Ross), for all her hard work, valued assistance and dedication to the LLROEMA over the 2 years of service on the Board of Directors.

We also take this opportunity to welcome our new Chairperson, Rashnee Pawaar (S A Homeloans) and wish her well in her tenure as Chairperson of the Associations Board of Directors.

The LLROEMA would also like to express their thanks and gratitude to Nick Warther (Wartherhouse Properties) for his committed time and efforts in the roll as Chairperson during the period of 2021/22 to 2024/25.

CONSTRUCTION WORK

For those traveling along Armstrong Avenue West, you will have noticed the construction work taking place adjoining the Dinosaur Site, opposite Torsvale Park.



This is a new J T Ross development which should be completed later this year.

While the access to the site is off Armstrong Avenue West, the development and property fall under Umhlanga Ridge Town Centre and as such is managed by Ridge Association Management and does not form part of the LLROEMA.

Drivers using this route are urged to exercise caution due to the presence of heavy vehicles delivering concrete and building materials to the site.

While the site is strictly controlled and the contractors have the area well managed, it is still a risk area so please be mindful of this.

REMINDERS

Solar Panels & JoJo Tanks

Kindly contact me to make application for your Solar Panel and/or JoJo Tank installations prior to purchase and installation as placement of these items may have aesthetic implications for your building, property and on the surrounds. The Associations Management team is more than happy to assist so that this gets passed and authorised by the Estate prior to installation and before unnecessary complications are encountered with our Aesthetics Rules.

Security

Kindly urge staff walking in the public spaces to exercise caution while using cell phones as there is still the threat of snatching, both day and night. Staff are to conceal their cell phones at all times and urged to make use of them only once safely in the taxi/bus or office.

There have been instances of snatching in surrounding areas albeit that the LLROEMA was crime free over the festive season.

General Concerns or Queries

If you have any queries or require assistance regarding Security issues, Property/Estate matters or any other day to day query or concern then kindly contact our Security team at accessdisks@llroe.co.za ; Eric at security@llroe.co.za and/or Lawrence at estatemanager@llroe.co.za . One of us will assist with your query or concern and help where possible.

GENERAL INFORMATION

DOMINO FOUNDATION

Should you wish to find out more about the **Domino Foundation** and what work or support they do then I urge you to visit their Facebook page or to look them up on the Web - <https://www.dominofoundation.org.za/>

You may also contact the **Domino Foundation** on 031-5639605 or visit them at 37 Mackeurtan Ave, Durban North, Durban. Your continued company support and/or individual assistance is greatly appreciated.



Until the next read, I again wish you a prosperous and Happy New Year.

Lawrence Symons

IMPORTANT NUMBERS

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WATER REMAINS A PRECIOUS RESOURCE, PLEASE USE IT SPARINGLY.