



NEWSLETTER: JUNE 2024

EDITION: 14



FROM THE ESTATE MANAGERS DESK

Another 3 months have passed and we now find ourselves well into the winter months of 2024. The Aloes are in full bloom and the bulk of our vegetation is now lying dormant, seeing out this time of the year. The weather in Durban and surrounds boasts to be at its best this time of year.

The Estates services (Security, Landscape and Irrigation Maintenance) remain uninterrupted during this last quarter.

While rain is minimal at this time of year, we do have the two dams to rely on for our irrigation and are able to maintain an acceptable aesthetics level with our vegetation as their demand for water also wanes.

I can also report, but am sure you are already aware, that loadshedding as well as the numerous water cuts to the area have diminished drastically during this last quarter. Long may it last.

Security

As part of the proposed upgrades LLROEMA has embarked on the civils work required for fenceline fibre & CCTV camera installation at a number of the parks.

This project will be ongoing and all Members & Tenants will be informed of the progress as and when we reach the various stages.

For now the civils work is nearing completion and quotations are being received from various contractors for the supply and installation of the fibre, CCTV cameras & camera systems.



Aesthetics

You may note areas where work has been done on cutting back/pruning of the Carissa hedges as well as the splitting/dividing/composting of the Agapanthus flower beds this in preparation for summer.



Agapanthus beds – Nollsworth Circle



Carissa (Natal Plum) hedges – Cane Gate

As with my previous, the succulent, Crassula's and water wise plants are all on full display this time of year too. Its lovely to see such colour around the Estate, especially when the weather is so mild.



REMINDERS

Security – Unauthorised Access Tag & Remote Usage

It is becoming increasingly evident that some of the tenant's staff within the Estate are giving, or allowing, people that are not authorised to use their access tags or remotes to gain entry/exit at the boom entrances.

This is strictly not permitted, and a clear breach of the Rules signed by each applicant when applying and paying for these items.

Kindly note, and be reminded, that there are fines and penalties that will be imposed should a breach of the Rules takes place in this regard.

Solar Panels, JoJo Tanks and Tree Cutting

This is a repeat from previous Newsletters, 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.

In addition, please be reminded that the LLROEMA can assist you by advising on tree cutting around your property.

Please contact me should you require assistance with this too.

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 appreciated.



Lawrence Symons

IMPORTANT NUMBERS

LLROEMA Office Number – 031 4930920

Lawrence Symons - Estate Manager – 084 5483306 – estatemanager@llroe.co.za

Accounts – 031 4930920 – accounts@llroe.co.za

Eric Vaughan – Security Manager – 031 5662730 – security@llroe.co.za

Moses Myeni – Access Control Clerk – 031 5662730 - accessdisks@llroe.co.za

Security Control Room – 031 5662730 or 0643779504 – controlroom@llroe.co.za

ADDRESS

1st Floor ▪ 1 B Frosterley Park ▪ Frosterley Crescent ▪ La Lucia Ridge Office Estate ▪ La Lucia Ridge ▪ 4022

POSTAL ADDRESS

P O Box 4014 ▪ The Square ▪ 4021

WATER IS A PRECIOUS RESOURCE, PLEASE USE IT SPARINGLY.