



NEWSLETTER: MARCH 2025

EDITION: 17



FROM THE ESTATE MANAGERS DESK

It's hard to believe that we are already 3 months into 2025.

The Estate continues to receive higher than average rainfall which contributes towards maximum water levels in both of our irrigation dams, the one below Sinembe Park, the other at Sunbury Park. This continues to bode well for our water table and with reduced irrigation while it rains means we preserve this precious resource for when it is most needed during the drier months – May to September.

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

NEWS

The LLROEMA took delivery of a new Ford Ranger at the end of March this to replace the well-used and old Ford Ranger that saw well over 5 years' service and did more than 200 000km during this time.

The Ford Ranger is used by our Environmental Patrol Officers (EPO's) who routinely patrol the Estate. They manage and support the other patrol vehicle and officer who drives and patrols the Estate in our Nissan NP200. They also manage the security Guarding compliment around the Estate 24/7.

These vehicles both patrol the Estate 24/7 and respond to every emergency that may arise.



MAINTENANCE

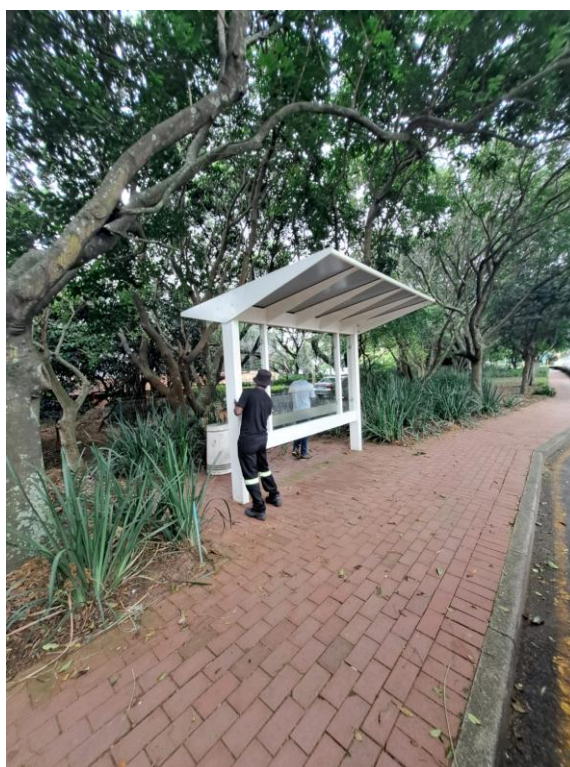
General Cleaning

There has been a general wash and cleanup of streetlight poles and road signage around the Estate.

This was carried out by Graffiti Removal Services during March.



To add and for your general information, Graffiti Removal Service also high pressure cleans our Bus Shelters (x 12) once a month and clean the glass and seats at these bus shelters every two weeks.



Landscape Maintenance

With all the good rain, Leitch have taken the opportunity to carry out the fertilising of our grass verges.



As part of Leitch Landscapes routine maintenance programme, they undertake the regular clearing of vegetation along our security fenceline, this for our security patroller to patrol around the perimeter as well as for our security technicians to easily attend to the electric fence and lighting, should the need arise.



Leitch Landscapes have also just completed an upgrade to an extensive flowerbed on the corner of Umhlanga Rocks Drive and Armstrong Avenue East, at North Circle. We should see the full effects once established in the coming months.



Plectranthus Ciliatus (Speckled Spurflower), Agapanthus, Dietes (Rain Lily's), Day Lily's and Weeping Anthericum.

SAFETY & SECURITY

Businesses are encouraged to have their office **alarm systems** checked, serviced and maintained on an ongoing basis and kept in good working order for when the buildings are vacant for any extended periods. This should then avoid any false alarming during this time.

I also ask that all **fire equipment** and fire alarm systems be checked and fully serviced too.

As a request, kindly ensure that our LLROEMA Security Control Room has the correct **contact details** for the person/s available during the holiday breaks. Please provide this information if you have not done so already or if you are unsure whether we have this information.

We also ask that all staff, especially pedestrian staff that walk to and from bus stops, to and from the Gateway Taxi Rank, waiting for and/or alighting from vehicles out in the roads around the Estate, please be extra careful and vigilant for opportunists wishing to rob them of their belongings (cell phones, handbags & laptop bags). This has unfortunately become a nasty trend in recent months and our security team fears an increase in these activities, as historical data shows, for this time of the year. **I ask that you kindly pass this message on to your tenants and/or staff.**

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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Accounts – 031 5662635 – accounts@llroe.co.za

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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

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WATER REMAINS A PRECIOUS RESOURCE, PLEASE USE IT SPARINGLY.