



**NEWSLETTER: DECEMBER 2025**

**EDITION: 20**



## **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 2026 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 currently.

## **NEWS**

The LLROEMA would like to announce and welcome the following new member to the LLROEMA Board following the LLROEMA AGM in September 2025, Shaun Naidoo (The Unlimited).

The LLROEMA would also like to express their thanks and gratitude to thank all the current Board members for their committed time and efforts in their respective rolls during 2025.

## **REMINDERS**

### **Refuse Bins**

There is a growing concern that Refuse Bins are not being swapped out with DSW when they break and that bins with broken or missing lids are being used routinely within the Estate.

This unfortunately allows the monkeys to have easy access to leftover food which in turn leads to dirt being strewn throughout the Parks on a regular basis and exacerbated when the wind blows too. This sadly leads to a very poor impression of our Office Estate as a whole.

Our garden maintenance staff are not tasked to clean these areas but find themselves routinely cleaning up and removing litter from the flower beds/etc in proximity, as a result.

### **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

A gentle reminder that the security we provide into and around the perimeter of the Parks is your first line of defence against any unauthorised access onto the Parks. It must be understood that the Security guards employed at the entrances to the Parks are not authorised to turn away visitors that may be potential business to yourselves.

There are strict security protocols in place at each entrance to limit or reduce the access of any potentially unauthorised persons (24/7), however we ask that you play your part by having strict security protocols and vetting in place at your building's entrances too. Together we will then be able to repel or overcome any unwanted or bad element attempting to gain access to our areas.

## 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](mailto:accessdisks@llroe.co.za) ; Eric at [security@llroe.co.za](mailto:security@llroe.co.za) and/or Lawrence at [estatemanager@llroe.co.za](mailto:estatemanager@llroe.co.za) . One of us will assist with your query or concern and help where possible.

## Useful Numbers



## ETHEKWINI MUNICIPALITY CONTACT LIST

[illegible]

This list is also on our website for downloading. [www.llroe.co.za](http://www.llroe.co.za)

## 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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Eric Vaughan – Security Manager – 031 5662730 – [security@llroe.co.za](mailto:security@llroe.co.za)

Moses Myeni – Access Control Clerk – 031 5662730 - [accessdisks@llroe.co.za](mailto:accessdisks@llroe.co.za)

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**WATER REMAINS A PRECIOUS RESOURCE, PLEASE USE IT SPARINGLY.**