

KLEINBRON ESTATE
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NEWSLETTER

June 2026

Playparks

The playground at the Mahonie Dam has reached the end of its lifespan. As a result, the whole play area is being upgraded with new play equipment and an extended grass surface. Work on the stormwater inlet and the extended play area has been completed, and grass will be planted soon. During this phase, topsoil will be brought in to repair damage to existing grass areas caused by the gabion refurbishment.

The picture below shows the planned new playpark equipment.



Upon inspection, certain components of the existing equipment were found to be still usable and can be refurbished and maintained for continued use. These pieces of equipment will be treated and relocated to the smaller Frangipani park area.

The purpose of these improvements at Mahonie Dam and the new play area at Frangipani Park is to create safe, enjoyable, and modern play spaces where children can play freely, socialise, and enjoy the outdoors. We believe these upgrades will improve the quality of life in our community.

We appreciate residents' patience and cooperation during this process and look forward to sharing the improved play areas with everyone soon.

Gabions

Residents would have also noted substantial work on the gabions at both dams. This was due to corrosion of the existing baskets, with collapse at several locations, and it was decided to replace them before a full collapse of these structures occurred.



An “upgraded basket was used that should give us a much longer lifespan than the +/- 10 years of the previous baskets.

While the gabions were being repaired, a decision was made to secure the island closest to the park and prevent further collapse. Gabions were installed around the island and backfilled to secure this area for future generations. This is also part of a long-term goal to install a walkway bridge onto the island with benches.



Vandalism

It has recently come to the attention of the trustees and management that there has been an increase in incidents of vandalism by children within the estate, resulting in damage to communal property.

We want to emphasise that we encourage children to enjoy estate life, play outdoors, and make full use of the communal spaces. It is important to us that children continue to feel safe and free to enjoy the outdoors. However, we also ask parents and residents to work with us to promote respect for the estate and its facilities among children.

Our new app, EstateMate, includes a feature that allows residents to report incidents anonymously. We encourage all residents to use this function and report any suspicious or unacceptable behaviour immediately through the app. Prompt reporting helps us address situations in time and prevent further damage.

Security

We would like to inform residents that an additional camera will soon be installed at the upper Mahonie dam to improve monitoring in that area. This is a joint project with our fibre service provider. Once this pilot project is completed, it will be rolled out to other areas that need monitoring.

The cooperation of the entire community is essential to keeping our estate safe, neat, and enjoyable for everyone. We appreciate your support and involvement.

Kerb Maintenance

Although most of our residents comply with kerb landscaping and maintenance, we still encounter cases where residents are unaware of the CCT guidelines.

This is an extract of recent communication with CCT Road Infrastructure & Management regarding expectations for kerb landscaping:

1. *Yes, we expect residents to take "ownership" of this city land and landscape & maintain it and IF requested we will guide residents in terms of our Landscaping Guidelines.*
2. *When landscaping (plants shrubs, stone, cobbles, etc.) does cause a reasonable nuisance on a **highly pedestrianised route for normal regular pedestrians**, we then retrospectively request a resident to amend his/her landscaping as per the guidelines which normally requires a 1,5m clear zone (In low order roads I do allow a 1.0m clear zone).*

*We need to be open-minded and consider traffic – and pedestrian volumes and whether this sidewalk does have a definite desire line for pedestrians or not.
If not, then we do not apply this condition.*

3. *Hard landscaping like boulders, cement balls, large rocks, iron pegs, bollards does not only act as a trip hazard but could also cause damage to vehicles and therefore, as per item 6.9 and 7.7, needs to be moved out of the clear zone.*

We will act on written complaints where there is an issue, and the HOA has done all within their powers to request a resident to remove his boulders, cement balls, etc.

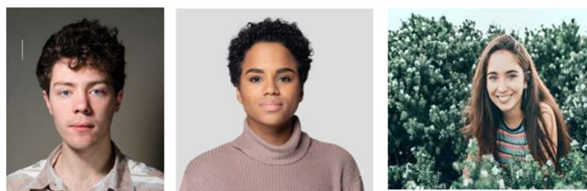
We encourage our residents to be mindful and comply with kerb landscaping and maintenance guidelines. There will be a general inspection on this subject in the near future, and where potential problems exist, residents will be requested to correct/change these areas.

Facial Recognition System

We have noticed a few people struggling with facial recognition.

Please take note of the following:

1. Only 1 person in the photo
2. Choose a clean and light background
3. Keep your head straight and look forward.
4. Make sure it is a head & shoulder photo



You can send a new photo to the HOA office number 076 210 7936 with your name, surname, and address, and we will make the change for you.