



# CHARTWELL

## COUNTRY ESTATES

JULY 2019 NEWSLETTER

### UP COMING EVENTS

JULY

18  
COGS

Senior Chartwellians meet for their monthly lunch and a catch up. If interested please contact  
Howie Fitzwilliam  
082 932 4778

20 & 27  
ADT

MARKETING, MEET & GREET  
At the corner of Runnymede and Third Road, from 9:00 - 12:00

AUGUST

07

CCE AGM  
All residence to please attend this vitally important meeting. contact  
Jenni Brown  
082 950 2335

# MEET THE DIRECTORS

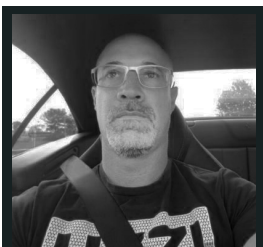


BRUCE WARREN  
CHAIRMAN

I have lived in Chartwell for 47 years. I have fond memories of fishing and swimming in the Jukskei river, hunting and exploring in the forest along the wetland and riding my bicycle around the area with my siblings. I now live in Chartwell with my beautiful wife and four lovely daughters. I own Warcon Projects

which is a development and construction company that provides turnkey solutions to the higher end of the residential and commercial market. I currently own numerous properties in Chartwell. Although Chartwell and its surrounds have evolved over the years, I am a firm believer that, despite our

various challenges it's still one of the hidden gems of the north. For that reason I decided to once again get involved in the CCE homeowners association, to play my part in helping our area reach its full potential in terms of community building, lifestyle and property values.



RICK COOPER  
VICE CHAIRMAN

Rick and his young family have been living in Chartwell for the past two years.

Rick is a businessman who has been involved in the education field, notably establishing and running a successful school in Jukskei Park. Rick is passionate about

the protection of individual property rights and is strongly opposed to, government, politicians and individuals trying to force their will and opinions onto others.

Rick's involvement in the CCE was sparked by his passion to fight for the voice and rights of the individual. Rick is very outspoken and is another one of the passionate, non conforming characters that makes Chartwell such an interesting and vibrant place to live.



BRIAN CRAIG  
TREASURER

My family and I have been Chartwell residents since 2003, having moved here from Lonehill. My wife runs her own business and I am the CEO of a venture capital fund. My background is in finance and banking, although I do have a slightly irreverent personality unlike the normal finance chap. I love the eccentric characters who make Chartwell their home – even the irritating

ones who shall remain nameless have a certain charm. I enjoy short walks on the beach, warm summer breezes and intellectual debate. I very rarely watch TV, and love reading a book now and then when Eskom allows. I believe we are in a very challenging period in our country and a firm no nonsense approach with a flexible attitude is needed to thrive. We have the people resources in Chartwell, and because we are unique in our character we are better placed to make a positive contribution by working together. Working against each other makes no sense to me.

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MARK WARREN

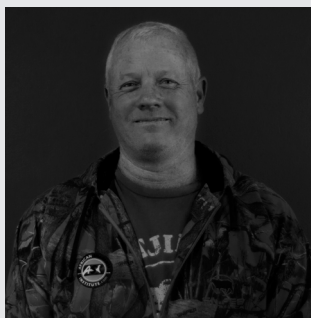
I have lived in Chartwell over 40 years now.

Our family moved to Chartwell when it was all mostly open land and dirt roads, I grew up as one of six kids and have very fond childhood memories of the fun we had as kids.

I am in the property development business with my brother Derek and run the Johannesburg wing of DWD.

I got involved in the CCE because of my love for the area.

My vision would be a United Chartwell where the community works hand in hand to make it a better place for all that live here.



ROB ERIKSEN-MILLER

I am the owner of REM Landy Repairs. I have been in Chartwell since '02 and my kids have grown up here. My vision for Chartwell is a safe, secure environment for families to grow and where our kids feel safe enough to ride their bikes to their friends' houses like my kids did.

I would like people to feel like they want to move here because it has the country charm with the community feel. Where neighbours are friends and where we all pull together. We have a beautiful area with all the amenities right at our doorstep but still "live in the sticks" Together we can make Chartwell the safest and most desirable place to live.



DEREK WARREN

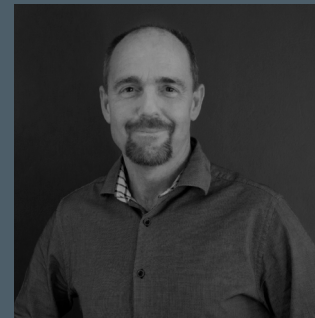
I have lived in Chartwell my entire life, which is 44 years. I acquired my first property in 1998, have bought, developed & sold over ten plots in Chartwell over the years & currently own 4 properties in Chartwell.

I have a wife, 3 kids, son in law, 11 dogs & a few other pets, and, oh yes, I am going to be a grandfather in 2020, which I am very excited about! My parents, parents in law, two siblings & their families all live in Chartwell.

I am in property investment, development & construction.

I am involved in the CCE because I would like to make a constructive contribution to improve our areas security, property values & the lifestyle of its residents.

With respect to my vision for the CCE, I refer you to the vision set out by the 2019 CCE board, that's my vision, I am a team player & want to support this team in the execution of our vision.



MARK McCLUE

Mark McClue has been a resident of Chartwell with his family for 19 years. Mark is involved in various spheres of business and social impact investments and is a founding member of the NPO ARMOUR.org.za which provides a 'Voice for Water' and addressing ways to keep rivers clean and safe. He is a passionate whitewater kayaker, trail runner and outdoor adventurer and loves the lifestyle that Chartwell offers.

Mark who was involved with in the CCE in the early 2000's has returned to the board to assist with the portfolios' covering environmental and social activities in our community.

The CCE has the challenging task of serving the diverse needs of our Chartwells residents who tend to be visionary, entrepreneurial and passionate characters who hold various and often strong opinions of what the future holds! I believe that all of us as Chartwell residence need to put aside our personal differences to enhance, protect and enjoy the common thread that binds us all together, the beautiful area that we live in



JENNI BROWN

SECRETARY

Viv and I have lived in Chartwell since August 1991. We moved here when our youngest daughter was just 2 months old and worked around three small girls renovating the very run down cottage on the property while running

our own IT company- exciting and challenging times! Our son was born in 1993- thankfully the house was also complete by then. Our family is all grown up now and we are also the proud grandparents of a 6 month old grandson. Being in the IT industry and offering accounts services to small and medium companies, we were offered the job of running the Chartwell Administration Office and accounts for CCE. 21 years later, we are still going strong. My vision for Chartwell is to see it as one unified family, enjoying a secure, well maintained and beautiful suburb where our families can grow up enjoying the peace and tranquility of the rural residential area.

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# CCE MEMBERSHIPS

As I am sure you are aware, at the beginning of June the new reduced CCE levy structure kicked in.

## WELCOME

Welcome to the first edition of our new look CCE newsletter.

This will be a monthly publication, with the view of keeping all residents up to date as well as giving residents an opportunity to have their input. Chartwell is inhabited by so many personalities with varying opinions, experiences and memories, we want to hear from you. We would also like to hear about the great things that the talented Chartwellians out there are up to, young and old. Businesses, please register on the business directory, we also have limited advertising spots and a classified section that is free to CCE members. So put your feet up and enjoy!!!

Current CCE membership – 90 paid up CCE members out of a potential of +/-300 including cottages. This is just 10 short of the 100 that we require in order to start rolling out phase 1 of the CCTV project. We are in a position that as soon as we reach the 100 members, we will start the installation process. We encourage all residents, businesses and tenants to get involved and contribute to our area.

### Fees Structure

1. Chartwell general property owner - R650/ month
2. Chartwell cottage tenant – R200/ month
3. Chartwell Riverfront properties – R1000/ month
4. Chartwell Business properties – R1000/ month

Please contact Jenni Brown to sign up with the CCE.

[Jenni@chartwell.co.za](mailto:Jenni@chartwell.co.za)

## New Memorandum of Incorporation & the AGM

As was communicated at the EGM held in February, the existing Chartwell constitution is outdated and unsuitable for the needs of a modern residents association. Given the introduction of a new Companies Act in 2008 as well as developments in corporate governance, the Board is proposing a new memorandum of incorporation for consideration by Chartwell residents. This new draft MOI will be circulated prior to the AGM. It will address the requirements of modern legislation and be more inclusive and supportive of residents who wish to develop their properties in a responsible manner. We look forward to the feedback of residents on the proposed New MOI which will be put to the vote for adoption at the AGM. We request that every Chartwell resident attend this most important meeting on the 7th of August at Zulu Nyala Country Manor on Third Road.





# BLOCK WATCH SOCIAL

MY WIFE AND I HAVE BEEN CHARTWELLIANS FOR THE LAST TWO YEARS . AS HUMAN BEINGS ONE OF OUR PRIMARY NEEDS IS TO FEEL SECURE IN WHATEVER ENVIRONMENT WE FIND OURSELVES IN. I ALSO STRONGLY BELIEVE THAT ONE HAS TO SHARE AND GIVE TO THOSE AROUND YOU . THE MAGIC THAT'S CALLED CHARTWELL BLOCKWATCH IS THAT IT TICKS SO MANY BOXES THAT EACH OF THE PEOPLE WHO PARTAKE, WILL HAVE DIFFERENT REASONS FOR DOING SO.

I ONLY REALISED THE REAL MAGIC AND STRENGTH BEHIND THE BLOCKWATCH WHEN I STARTED TO DO THE ROSTER.

IT'S A TRUE DEMOCRACY WITH NO PHYSICAL LEADER, BUT IT IS THE COLLECTIVE THAT KEEPS IT GOING, AND GOING STRONG.

FOR THOSE THAT DRIVE, WHAT CAN I SAY BUT THANK YOU !

FOR THOSE WHO ARE THINKING OF GIVING IT A GO, YOU ARE WELCOME AND WE WILL LOOK AFTER YOU LIKE GOLD !

REGARDS AND BE BLESSED.

COBUS VISSER.

WE HAD A BLOCK WATCH SOCIAL GATHERING IN MAY AT ROBS HOUSE, OVER 100 BLOCK WATCHERS ATTENDED.

HERE ARE SOME OF THE PICS!!!



# SECURITY

ADT Security changeover– we have reached 60 new ADT clients out of the 75 required to ensure that we get a dedicated ADT vehicle in the area. We need 15 more ADT signups to get that dedicated vehicle. Whilst we understand that many residents are hesitant to change security providers, the CCE would like all residents to consider the bigger security picture in this regard.

Fee’s - No long term contracts applicable

ADT armed response – main house- R350/ month incl vat

ADT armed response – cottage- R185/ month incl vat

ADT armed response – panic system – R185/ month incl vat

Please contact the ADT team to sign up or ask any questions

Innocent - 071 460 3780/ imkhize.za@fidelity.co.za

Danny- 079 505 7372/ dmaringa@fidelity.co.za

ADT Emergency number- 086 121 2401

As ADT is the CCE preferred and recommended security provider, should you have any problems or complaints about the service being provided, please ensure that you raise your complaint with the CCE so that we can use our bulk purchasing power to hold ADT to account.

As previously mentioned we are at an advanced stage of planning for the CCTV installation. Once we reach the 100 CCE members, the installation will commence. As part of the river front security solution, we are also in discussions with ADT and Metrofibre to get a proposal along the river. The success of this project will be largely determined by how many riverfront residents support the CCE on such a project.

The CCE board have also been working with a tactical and response team comprising of residents from our surrounding area’s to alleviate the violent crime recently experienced, we seem to have had good success, but we encourage every resident to remain vigilant!!

# ESTATE MANAGEMENT

After carrying out a review process of our estate management service provider, we are excited to announce that KC Landscaping has been contracted to take care of the CCE landscaping maintenance and beautification. KC Landscaping is owned by Karen Cox, a longstanding Chartwell resident and CCE member. She has a passion for what she does and has presented the CCE board with a comprehensive and exciting vision for the area’s gardens and pavements.

Area’s that will be focused on in the immediate future:

Maintaining and upgrading the main 3rd Rd/ Runnymede Ave entrance to our area as well as the various established street corner gardens. KC will be adding colour, compost, gravel and dump-rock to these gardens to add a real WOW factor to Chartwell or spring. The key is to go indigenous and water wise as far as possible.

Doing a general clean up and pavement grass cutting where required (we ask that every CCE resident cut their own verge and pick up litter on a regular basis to assist in keeping our area looking beautiful) We understand that the work that Joburg water has been carrying out over the past few months means that most of our pavements are going to need some rehabilitation before spring.

Establishing and managing a community compost heap in a designated spot to be advertised in the near future. We will be requesting garden/ stable refuse and animal manure to help establish this. The compost will be used in all the Chartwell street gardens. Karen has successfully undertaken a similar project in other estates.

Donate a gardener day- We will be having donate a gardener days, where we will request your gardeners be sent for a day to assist Karen and her team with specific high intensity area projects.

We are currently in discussions to get legal bins placed at various spots around our area. If there are any businesses interested in sponsoring and/ or advertising on these, please contact Jenni for more information.



# FINANCIAL REPORT 2019

The CCE Board has taken steps to improve governance and financial disclosure in our accounts by appointing a new auditing firm for the 2019 financial year.

The firm of Lochner & Associates was appointed to conduct the 2019 audit and will be up for re-appointment at the AGM for the 2020 audit. To strengthen oversight we have also formed an audit commit-

tee comprised of qualified chartered accountants who also happen to be Chartwell residents. Thanks to Melonie Fick and Dave Elmore for agreeing to serve as independent audit committee members.

The Board has also revised the CCE membership fees to lower costs, scrutinised all the existing service providers and where necessary made changes to bring down service costs, and will be announcing

further changes to ensure the Chartwell community receives quality services in exchange for the fees we pay on your behalf.

We believe in using local residents that support the CCE where possible as our service providers taking care to manage and disclose any conflicts of interest properly.



## SWEEPSTAKES

The Chartwell Sweepstake is an independent initiative started in August 2015 by Ian Lourens and Maureen Dalglish who chose to work in association with the CCE as a way to raise additional funds which would be used to enhance and protect our property investment and country lifestyle.

Tickets are sold at R100 per ticket every month on Debit Order and a public monthly draw takes place at the home of one of the Chartwell residents. 25% of the Sweepstake monthly income goes to the winner and 75% to certain well defined projects within Chartwell.

The monthly draw is a social event to which many interesting speakers have been invited and is a wonderful chance for residents to get to know each other.

Street lights, Conservancy signage, street names, boom at the river, repairing of the Cedar Road wall, Blockwatch vehicle magnets and gardens are just some of the projects which have been funded by the Sweepstake.

The number of tickets is limited to 100 and there are still some available for purchase.



# ENVIRONMENTAL

The CCE has proposed a collaborative relationship with the Conservancy, recognising that the flora and fauna and 'green' matters of Chartwell is one important component of the overall Environment we reside in.

Whilst to some this means indigenous birds, hedgehogs and wetlands to others they wish to use their agricultural holdings to earn a living with products and services.

This is always going to be a debate and balance between for example those that wish to see tar roads, others that are happy with gravel, or one who wishes for more lights and others see this as pollution, walls vs fences or humps and no humps!

Everyone bought into Chartwell for dif-

ferent reasons and by appreciating each others perception, intent and rights around these reasons we can continually improve our area. Certain matters such as roads, largescale developments and projects such as the new sewerage pipeline upgrade (see the separate update) will continue to be where CCE can assist with being aware and providing guiding information, process and accountability to residents and the authorities. The CCE can not be a policeman, but we can encourage neighbourly interaction and mutual respect to ensure activities and projects add to the value we each wish to enjoy and obtain from owning and residing on our Chartwell properties. From the CCE, particular focus is being made to encourage residents to look after their verges in terms of beautification, litter prevention and security measures, recognising these are matters we can all share in contributing towards and benefit from directly as a community.

To aid this and the CCE we encourage you to become a member of the association in order to be actively aware and involved in the Chartwell community by taking part in initiatives. If you don't get involved how can you have your say about the environment we all live!



**AGM MEETING**

17H45 for 18h00

7 AUGUST 2019

AT ZULU NYALA COUNTRY MANOR

**BE THERE!**

# SOCIAL

Chartwell offers an array of activities for both residents and visitors to our area.

5km Fun Run/ walk – This popular Chartwell event is back by popular demand. We are thinking SPRING, look out for the exact date to be announced

Walking group – this has been formed by a group of residents – keep a lookout on the whatsapp group for a link to the walkers group, greater safety and fun is had in numbers.

Area Volleyball challenge match- Captains have been identified for this initiative that was kickstarted at the CCE open day, players, young and old will now be invited from the residents to take part. This event will be held at Pockcock Indoor Volleyball center which is owned by olympic volleyballer Colin Pockcock who is a local resident and active on the combined security initiative formed between the associations.

Chartwell Sweepstakes- we encourage the continued support of this initiative arranged by Maureen Dalglish and Ian Lourens. Held on the last Friday of every month, residents meet socially, guest speakers drawn from the community add value to Chartwell with a short, very informative talk. Residents stand a chance to win a portion of the funds collected whilst the bulk of it goes directly to projects and improvements within the Chartwell community.

The COGS (Chartwell Old Goats Society), which is a group of current and ex Chartwell senior gentlemen (50's and above welcome) that meet every third Thursday of the month for a lunch at Papacino's. This is an excellent time to catch up, reminisce and enjoy eachothers company. If you have an older husband or father from Chartwell or elsewhere, please hook nim up with Howard Fitzwilliam- 082 932 4778

Numerous other groups and interests such as birding, dancing, a Chartwell quiz night, an obstacle course were identified for the area alongside existing social events and interests such as Thirsty Thursday! equestrian shows and horse rides. We are also looking for the teenagers to step up and start interacting with their contemporaries in the area. It must be stressed that the aim of the CCE social portfolio is not to start or run all of these initiatives, to the contrary, we would like to create the platform where we can encourage, facilitate and support those like-minded residents that would like to get something going.

# The Johannesburg Water and Sewerage Pipe upgrades

Some Chartwellains may have noticed several projects underway by Johannesburg Water recently, certainly the residents directly affected would have!

A major upgrade is being made to the rising main sewerage pipe which is the replacement of a large existing pipe which carries sewerage from the Zandspruit River Pump station up back into Fourways to join the main sewerage link to Northern Works.

The failing of this pipe is what has led to some of the major sewerage leaks into the Klein Jukskei river which runs through our area.

This pipe runs along the river edge and through a number of residents properties. The pipe is being upgraded further to an emergency order issued by Johannesburg Water as a result of pressure from concerned residents and focus groups that have been actively involved in monitoring and reporting the situation on an ongoing basis over the past years. The pipeline project forms the first part of a number of upgrades to the technology and capacity of the pumpstation taking place, however the pipeline is a priority due to its failing and need to complete the upgrade before the rains come.

CCE and the relevant conservancy subcommittees have interacted with Johannesburg water to facilitate communication and the plan of action with residents. Not always a simple or straightforward exercise as the emergency plan has had to account for identifying the location of the existing pipeline in operation and to negotiate and implement the new pipeline taking note of impact to individual resident properties.

The work is being carried out by contractors to JHB water and they have made good progress since reaching agreements with residents. Even though Chartwell residents do not benefit directly from this pipeline as we remain off the main sewerage network, speedy, yet correct completion of this project is in the interests of all residents who are affected by the negative consequences of pollution caused from this pipe failing.

Johannesburg water expect to complete over the next few months though have to ensure the river crossing section is completed with the best methodology to ensure it is not affected by rising flood waters.

A second upgrade has been to the fresh water pipes along resident verges to

address leaks. This is a separate project and has been met with both some resistance and annoyance as the work by subcontractors has in cases affected gardens, trees and driveways. Johannesburg water is aware of this through the CCE. Residents have been asked to provide details with before and after pictures that could support them ensuring their subcontractors address rehabilitation correctly. The contact information for submitting this information will be posted on the relevant WhatsApp groups when available or can be obtained from Mark McClue.

Finally JHB water have been attending to the numerous burst mains pipes at the corner of Third and Runnymede as well as the damage caused to Second and Third roads from burst pipes.

The CCE will continue to monitor the above matters and offer a facilitation role between residents and the authorities where required. However these incidents are often reported by concerned residents and this prompt action is often the first hand reporting that Jhb water needs to attend to the matter, so thank you for being vigilant and always remember to get a reference number that can be followed up with.





# Property Values

An important part of the vision of the CCE is to improve property values at the same time as improving residents' lifestyles. Taking a look at where we are at the moment, we know that Chartwell property values are very low when compared to other similar nearby rural residential areas. The property market throughout the country has been a buyer's market for the last while. Estate Agents that we speak to are however experiencing an upswing post the May elections and the feeling is that by summer the market will be buoyant. Our local agents are getting enquiries from; young families wanting space & a country lifestyle, extended families wanting a large property with multiple dwellings, entrepreneurs wanting to run their small business from home, investors & developers wanting to acquire land for future development opportunities.

External factors that are positively impacting investor confidence in Chartwell are; the development of the Fourways Precinct, developments along Cedar Rd, Steyn City, the continued expansion of Lanseria airport, the upgrading of the R114 and our geographical location.

Internal factors, which the CCE is currently focusing on will continue to positively impact investor confidence and act as mitigating factors for concerns raised by potential buyers. These internal factors are; reduced crime levels through the installation of the CCTV system, putting visible security measures in place. Cleaning and beautifying the streets with pretty verges. Building a cohesive and close knit community that looks out for one another. Neat, well maintained properties and a good well maintained road infrastructure.

Whilst we cannot necessarily control the external factors we can make a notable difference by working as a collective in a constructive manner on enhancing & improving the internal factors! We call on every resident to step up and join the community!!!

# OPINION COLUMN

Looking for:

Stories  
Chartwell history  
Opinions  
Achievements  
Photo's  
Letters  
Articles  
Questions  
Chartwell humour/jokes  
Observations and feed back

We need your input , please send any of the above to  
[blueleafandco@gmail.com](mailto:blueleafandco@gmail.com)

## LETTER

Hi, Yesterday I witnessed an horrific taxi/truck accident with multiple serious injuries, all innocent, unsuspecting victims, one of which was a young child. The reality is that this child could have been my child and it could have been yours. The accident was caused by the clear and blatant negligence of a taxi driver who came off fairly uninjured. The same kind of negligence and disregard for the law, the safety of passengers and other road users that I personally and I am sure most of us witness on a daily basis, most times fortunately with less severe consequences. I don't know what the exact stats are, but I am sure that a large percentage of road injuries and fatalities are as a result of this negligence and disregard for the law by taxi drivers. What action, if any, is being taken by local and national government to educate taxi drivers about the risks and responsibilities that having 16 innocent lives in their hands entails? What are the consequences to the taxi driver when an accident like this occurs due to his negligence? Is there an effective platform where passengers and other road users can report negligence on the part of a taxi driver or any other road user for that matter, if so, is it being adequately advertised and acted upon? We seem

to spend a lot of time and resources on arresting and prosecuting drunken drivers and speedsters, which is good, but when it comes to the everyday blatant negligence of the taxi drivers and operators, I see a blind eye being turned on a daily basis. Considering that these are the guys that transport the majority of our nation every day, my question is this, is it not time for us as a community and a nation to declare war on fatalities and injuries caused by taxi accidents? How about an annual TAXI SAFETY month, where every taxi driver, passenger, road user and police officer is educated and EMPOWERED to act against negligence and disrespect on the roads? How about an App where negligence and disrespect can be reported and acted against by the authorities? How about an app where infringing taxis and taxi drivers can be blacklisted by the commuters? It's easy to look at the problem and think it's too great to tackle, but if every person plays their small part and the authorities play theirs, we can start turning the tide and maybe save some lives

## CHARTWELL HUMOUR

"I tried to tell my wife she was drawing her eyebrows too high. She looked surprised."

Sentence Structure, is so very important .

Business was terrible and not picking up. I had to fire somebody, and I narrowed it down to one of two people, Debra or Jack. It was an impossible decision because they were both super workers.

Rather than flip a coin, I decided I would fire the first one who used the water cooler the next morning. Debra came in the next morning with a horrible hangover after partying all night. She went to the cooler to take an aspirin.

I approached her and said, "Debra, I've never done this before but I have to either lay you or Jack off."

"Could you jack off for now?" she says. "I feel like shit. If you can wait, I'll do you at lunchtime."

I had to let Jack go.

# BUSINESS DIRECTORY

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# CLASSIFIEDS

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