

NEWS FROM THE CORNER

CARTWRIGHTS CORNER BODY CORPORATE

Written By : JD YEATS

Valued Owners,

As the year draws to a close, we're pleased to welcome you to the December edition of our newsletter. With summer upon us and the holiday season in full swing, it's the perfect time to reflect on the past year and share our plans for the future.

2024 has been a productive year for Cartwrights Corner. In this edition, we'll provide:

- Updates from the year.
- A look at what's in store for 2025.
- Helpful tips to enjoy the summer season to the fullest.

We appreciate your support and active participation throughout the year.

Whether you're celebrating the holidays at Cartwrights Corner or traveling to be with loved ones, we wish you relaxation, joy, and cherished moments.

Here's to concluding 2024 on a high note and stepping into 2025 with renewed enthusiasm!



A Note From Your Building Manager

Hi everyone,

For those who don't know me, I'm JD, the building manager here at Cartwrights Corner. My job is to ensure everything runs smoothly—from overseeing maintenance and planning upgrades to addressing any concerns that arise.

I'm passionate about making Cartwrights Corner a place you're proud to call home. Over the past year, we've accomplished a lot together, and I'm always on the lookout for opportunities to improve our building and community experience!

If you ever have questions, concerns, or suggestions to share related to Cartwrights Corner, please don't hesitate to reach out to me. I'm here to support you and ensure your living experience is the best it can be.

Here's to another fantastic year ahead!

Best regards,

JD Yeats
Building Manager
Cartwrights Corner



Preparing for Summer at Cartwrights Corner

As summer takes hold, Cape Town is treating us to its signature hot, sunny days and clear skies. But as we all know, our city loves to keep us on our toes — bright sunshine can swiftly give way to storms and strong winds without much warning!

If you're planning to head out of town during the holidays, here are a few reminders to help us keep the building safe and in great condition:

- **Windows:** Please ensure all windows are securely closed. Strong winds can cause damage to both your unit and neighbouring units, and sudden rain can lead to avoidable messes.
- **Balconies:** Double-check items on your balcony—either secure them or store them safely inside to prevent them from being blown away or causing damage.

Let's work together to ensure Cartwrights Corner stays safe and welcoming throughout the summer season, no matter what surprises Cape Town's weather might bring!

Celebrating Our Security Team and Upcoming Improvements

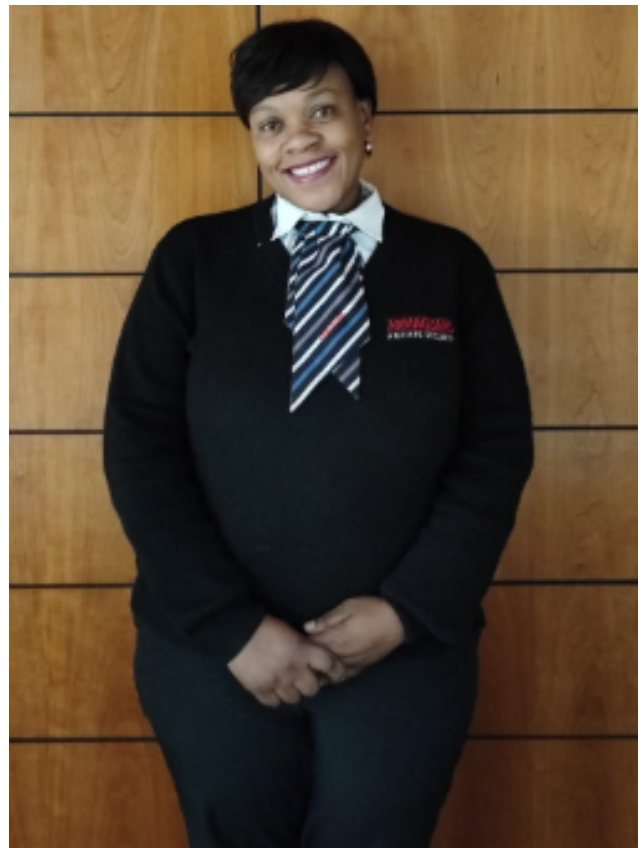
We'd like to provide some insight into the security operations at Cartwrights Corner to ensure everyone understands how we're working to keep the building safe and secure.

At any given time, there are always three guards on-site, ensuring continuous monitoring and protection of the premises.

The guards work in 12-hour shifts, with the morning shift running from 06:00 to 18:00 and the evening shift covering 18:00 to 06:00. This setup ensures around-the-clock coverage and vigilance throughout the building.

We want to thank our security team for their unwavering dedication and hard work in keeping Cartwrights Corner safe. Their vigilance and professionalism do not go unnoticed, and we truly appreciate their commitment to our community.

We'd also like to thank our agents, owners, and residents for adhering to security procedures. Your co-operation is vital in maintaining a safe and welcoming environment for everyone.



That said, security is a shared responsibility. While the team works tirelessly, they can't be everywhere at once. We encourage everyone to remain mindful and considerate of one another, fostering a stronger, more connected community.

Looking ahead, we're excited to announce improvements in 2025, starting with an upgrade to our access system. This improvement will make entering and exiting the building more convenient while boosting overall security.

Our Maintenance Manager

We're excited to introduce Brent, our Maintenance Manager at Cartwrights Corner. Brent is the cornerstone of ensuring that our property remains in top condition. From tackling repairs to overseeing routine maintenance, he ensures everything runs smoothly and looks its best.



You'll often find Brent hard at work on-site — even on weekends — because, as he puts it, *"the building doesn't take weekends off, so neither can I!"*

His hands-on approach and commitment make him an invaluable part of our community.

If you see Brent around, feel free to say hello or bring any maintenance issues to his attention. We're fortunate to have someone so dedicated and skilled keeping Cartwrights Corner at its best.

Here's to continuing to enjoy a well-maintained and beautiful property!

Cleaning Update: A Shout-Out to Our Amazing Team

We'd like to take a moment to appreciate our cleaning team for their hard work in keeping Cartwrights Corner spotless and welcoming.

Their role goes beyond just cleaning; they also help identify and address any issues they encounter around the property, ensuring that every corner is up to the high standards we all enjoy and expect.



In August, we were delighted to welcome Kim as our new on-site cleaning supervisor. Kim's leadership, dedication, and strong work ethic have already made a significant impact, and it's clear she's the perfect fit for the role.

Her efforts, combined with the team's commitment, have been instrumental in maintaining the building's pristine condition.

One standout example of their dedication is how they handle the refuse bins. The team coordinates perfectly, ensuring the bins are taken out just before the City of Cape Town's trucks arrive. This not only keeps the area tidy but also prevents any disturbances or mess around the property.

We're proud of Kim and the entire cleaning team for going above and beyond every day. Their hard work ensures that Cartwrights Corner remains a place we're all proud to call home.



Here's how our cleaning shifts are structured:

Monday to Friday

- Shift 1: 07:00 – 15:00 (2 cleaners)
- Shift 2: 08:00 – 16:00 (2 cleaners)

Saturday and Sunday

- Shift 1: 08:00 – 14:00 (1 cleaner)
- Shift 2: 09:00 – 15:00 (1 cleaner)
- Shift 3: 10:00 – 16:00 (1 cleaner)

Refuse collections take place on Mondays, Wednesdays, and Fridays. Please ensure your refuse is correctly bagged and disposed of in the designated areas to keep our building clean and orderly.

Up-and-Coming Projects

We're excited to share updates on several exciting projects aimed at improving the experience at Cartwrights Corner. These initiatives reflect our commitment to maintaining and enhancing the building for the benefit of all residents.

- **LED Lighting Upgrades:** We're entering the third phase of our LED lighting upgrades, focusing on fire escapes and lift lobbies. By 2027, all common area lighting will be fully converted to LED, reducing energy consumption and cutting costs.
- **Pressure Tank Replacement:** The pressure tanks on the 24th-floor rooftop are being replaced and reintegrated, ensuring the system operates efficiently and effectively.
- **Cooling Tower Refurbishment:** The cooling tower on the podium will be refurbished, reducing strain on the HVAC pump system for smoother air conditioning and ventilation.
- **Main Extraction Fan Repairs:** Repairs are underway for the main extraction fan serving floors up to level 16. This project will improve air quality and reduce odor transfer between neighbouring apartments.
- **New Guard House:** A modern guard house will be constructed at the basement entrance, enhancing security and elevating the professional look of the building.
- **Special Levies Update:** Trustees are finalizing discussions regarding special levies raised at the last SGM. Updates will be shared soon, with a focus on financial sustainability.
- **Carpet Replacement:** Multiple quotes for replacing the building carpets have been reviewed, and details on the project's implementation will follow once finalized.
- **Gym Upgrade:** Residents can look forward to a new treadmill arriving in early December, further improving our on-site gym facilities.

These projects are part of our ongoing dedication to enhancing the building's functionality, aesthetics, and overall resident experience.

We'll provide regular updates as these initiatives progress.



Up-and-Coming Events

Cape Town comes alive during the holiday season with an incredible variety of events celebrating the city's rich culture and diversity. Here are some highlights to enjoy:

- **1 December 2024: Turning on of the Decorative Lighting:** This flagship event kicks off the festive season with live performances from top local artists at the Grand Parade, in front of City Hall.
- **12 - 23 December 2024: Cape Town Summer Markets:** Held at the Company's Garden, this five-day event offers free entertainment, delicious food, and locally made crafts—perfect for family outings.
- **2 January 2025: Second New Year:** A colorful Cape Town tradition showcasing the city's cultural diversity, with lively street performances and celebrations around the Grand Parade and City Hall.
- **10 - 12 January 2025: Jazzathon:** Known as "The People's Festival," Jazzathon celebrates jazz music and local talent, culminating in the Cape Town Jazzathon at Grand West Casino.

For more details, including dates and locations, visit [Cape Town Events](#) and enjoy all the city has to offer this festive season!

Holiday Leave Notice

I'd like to inform you that I will be on leave from the 6th of December and will return on the 6th of January 2025.

During this time, while I won't be on-site, I'll remain in daily contact with Brent to ensure the continued smooth running of operations at Cartwrights Corner.

Brent will be available to address any building-related issues such as plumbing or electrical, and all procedures will continue as usual in my absence. For any urgent matters, please contact Brent on 063 351 4749 or refer to the emergency contact list provided for the appropriate contacts.

I appreciate your understanding and cooperation and wish you a safe and enjoyable holiday season.

Festive regards,
JD Yeats
063 353 6560

New Managing Agent

Please be advised that your December levy invoices were distributed yesterday, the 28th of November. This distribution was slightly later than usual due to the transition between managing agents. We apologize for any inconvenience caused.

Looking ahead, your January 2025 levies will be circulated around the 23rd of December. When making payment, kindly ensure that you use the correct banking details and reference numbers, which will be provided on your levy invoices.

Please note that LIME Property Management officially takes over as the managing agent from Land and Sea on the 1st of December 2024.



EMERGENCY CONTACT NUMBERS

CCID 24-HOUR SAFETY & SECURITY

082 415 71727 (CAPE TOWN CBD ONLY) For any security incidents.

SAPS CENTRAL CITY

021 467 8001/2 (24 HOURS) Criminal Incidents.

CITY OF CAPE TOWN SERVICES

021 480 7700 OR 107 FROM TELKOM LINES (24 HOURS)

Medical Emergencies and ambulance

City Law Enforcement

Metro Police

Fire

Noise Complaints

Traffic/Parking

Events

080 911 4357 (24 HOURS)

Disaster Risk Management

0800 435 748

Alcohol & Drug Helpline

0800 220 250

Social Development Children

0800 872 201

Social Development Adults

0860 037 566

Prepaid Electricity Meters

0860 103 089

Street-lights & Electricity faults

Refuse Collection & Water issues

BUILDING MANAGEMENT

JD -Building Manager - 063 353 6560 or email at

buildingmanager@cartwrightsbc.co.za

Brent - Maintenance Manager - 063 351 4749

Craig - Managing Agent - 021 002 5040 or email at

manager@lime.co.za