

NEWS FROM THE CORNER

BI-ANNUAL NEWSLETTER

MAY 2024



THIS EDITION:

- REMINDER OF OUR ON SITE TEAM
- PREPARING FOR WINTER
- SECURITY UPDATE
- CLEANING UPDATE
- MAJOR PROJECTS UPDATE: HVAC AND SPALLING
- ADDITIONAL PROJECTS UPDATE: CARPETS & GYM
- IMPORTANT CONTACTS
- JD ON PATERNITY LEAVE

THE MAN BEHIND THE NEWSLETTER

MY NAME IS JD (JEFFERSON-DEAN) YEATS AND I AM YOUR DEDICATED BUILDING MANAGER AT CARTWRIGHTS CORNER.

MY OFFICE IS LOCATED AT THE VEHICLE ENTRANCE TO THE BUILDING AND I AM GENERALLY AVAILABLE MONDAY TO FRIDAY BETWEEN 07:00 AND 15:00 FOR APPOINTMENTS, (A LATER TIME CAN BE ARRANGED).

I AM CONTACTABLE VIA EMAIL, WHATSAPP, OR CALL AND ON STANDBY 24/7 IN THE EVENT OF ANY EMERGENCY.

PLEASE CONTACT ME FOR ANY ASSISTANCE:

063 353 6560
BUILDINGMANAGER@CARTWRIGHTSBC.CO.ZA





BRENT FILANDER - MAINTENANCE SUPERVISOR

THERE IS A LOT OF WORK AND DEDICATION INVOLVED WITH ENSURING EFFICIENT AND SEAMLESS MANAGEMENT OF CARTWRIGHTS CORNER.

I WOULD NOT BE ABLE TO DO IT WITHOUT MY FELLOW WINGMAN BRENT FILANDER, MAINTENANCE SUPERVISOR.

BRENT IS VERY PASSIONATE ABOUT THE BUILDING AND ALWAYS WILLING TO GO THE EXTRA MILE.

CONTACT NO: 063 351 4749

PREPARING FOR WINTER - INCOMING CAPE RAINFALL



WISHING YOU ALL WARMTH AND SAFETY THIS COMING WINTER.

A REMINDER TO PLEASE REPORT ANY SIGNS OF LEAKS/WATER INGRESS AT THE TIME OF OCCURRENCE.

PLEASE SEND US THOROUGH REPORTS VIA EMAIL AND CALL US IN ADDITION TO THIS IF URGENT.

BE SAFE ON THE ROADS AND TAKE EXTRA PRECAUTION WITH IT BEING DARKER IN THE EARLY MORNINGS AS YOU TRAVEL TO WORK AND BEING DARKER EARLIER IN THE EVENINGS ON YOUR RETURN HOME.

CHECK THAT YOUR CAR LIGHTS AND WINDSCREEN WIPERS ARE WORKING BEFORE YOU TRAVEL.

BE MORE CAUTIOUS ON THE WET ROADS AND DON'T SPEED TO YOUR DESTINATIONS.

BE ALERT OF OTHER DRIVERS AROUND YOU.

CALL 021 480 7700 TO REPORT ANY FLOODING EMERGENCY OR DISASTER.



SECURITY UPDATE

OVER THE PAST YEAR, WE HAVE WORKED DILLIGENTLY TO ENHANCE OUR SECURITY PROTOCOLS. WITH YOUR COOPERATION AND ASSISTANCE, WE HAVE BEEN SUCCESSFUL WITH MAINTAINING A HIGH STANDARD OF SECURITY AT CARTWRIGHTS CORNER.

WE EXTEND OUR APPRECIATION TO ALL OUR VALUED OWNERS, RESIDENTS AND AGENTS FOR THEIR UNWAVERING COMMITMENT TO ADHERING TO OUR SECURITY PROCEDURES AND PROTOCOLS

WE ARE PARTICULARLY THANKFUL TO OUR OWNERS AND AGENTS WHO HAVE WORKED ALONGSIDE US IN ENSURING THE SAFETY OF CARTWRIGHTS CORNER AND ALL RESIDENTS WITH SHORT-TERM GUEST STAYS AND MANAGING THE NECESSARY PROCEDURES WITH GUEST CHECK-INS. YOUR VIGILANCE AND ENFORCEMENT OF PROTOCOLS PLAYS A CRUCIAL ROLE IN MAINTAINING THE INTEGRITY OF OUR COMMUNITY'S SAFETY.

WE ASK THAT ALL RESIDENTS PLEASE REMAIN RESPECTFUL OF THEIR NEIGHBOURS AS IT IS NOT UP TO THE SECURITY TEAM ALONE TO ENFORCE THE RULES BUT LIVING IN A SAFE AND PEACEFUL ENVIRONMENT STEMS FROM INDIVIDUALS WHO FOSTER A CULTURE OF CONSIDERATION AND RESPECT AND WILL ADHERE TO COMMUNITY REGULATIONS FOR THE BENEFIT OF ALL.

WE HAVE IMPLEMENTED SOME CHANGES TO OUR SECURITY TEAM TO ENSURE THAT THEY ARE NOT ONLY QUALIFIED AS SECURITY BUT ARE ALSO DEEPLY ATTUNED TO THE UNIQUE NEEDS OF CARTWRIGHTS CORNER. WE WILL CONTINUE TO STAY ON TOP OF AND AHEAD OF ANY SECURITY THREATS TO PROVIDE YOU ALL WITH A SAFE AND PEACEFUL LIVING ENVIRONMENT.

PLEASE DO NOT HESITATE TO REACH OUT TO US WITH ANY SECURITY-RELATED CONCERNS OR SUGGESTIONS.

CLEANING UPDATE

WE TAKE GREAT PRIDE IN THE DEDICATION AND HARD WORK OF OUR CLEANING TEAM.

THEY CONSISTENTLY GO ABOVE AND BEYOND TO ENSURE THAT OUR COMMUNAL AREAS ARE KEPT CLEAN AND PRESENTABLE AT ALL TIMES.

WE COMMEND THEIR COMMITMENT TO MAINTAINING A HIGH STANDARD OF CLEANLINESS THROUGHOUT CARTWRIGHTS CORNER.

IN ADDITION TO THEIR STANDARD DUTIES, THE TEAM ASSISTS US IN IDENTIFYING AND ADDRESSING ISSUES, SUCH AS LEAKS AND DAMAGES, WHICH MEANS A QUICKER TURNAROUND TIME FOR US TO RESOLVE SUCH ISSUES.

WE REMAIN COMMITTED TO UPHOLD THE HIGHEST STANDARDS OF CLEANLINESS AND HYGIEINE.

PLEASE DO NOT HESIAE TO REACH OUT TO US WITH ANY CLEANING-RELATED CONCERNS OR SUGGESTIONS. YOUR FEEDBACK IS IMPORTANT TO US.

UPDATE ON MAJOR PROJECTS

AS WE NAVIGATE THROUGH OUR ONGOING PROJECTS, WE WOULD LIKE TO SHED SOME LIGHT ON THE SIGNIFICANT CHALLENGES WE CURRENTLY FACE, PARTICULARLY CONCERNING THE HVAC SYSTEM AND SPALLING.

THE HVAC SYSTEM, WHILST LISTED FOR REPLACEMENT IN 2030, PRESENTS A SUBSTANTIAL FINANCIAL UNDERTAKING COMPARABLE TO THE RECENT LIFT REPLACEMENT. PROPER PROVISION MUST BE MADE AHEAD OF TIME TO ENSURE SEAMLESS IMPLEMENTATION. WITHOUT A FUNCTIONAL HVAC SYSTEM, THE CIRCULATION OF AIR THROUGHOUT THE BUILDING WOULD BE COMPROMISED, IMPACTING THE COMFORT AND WELL-BEING OF ALL RESIDENTS.

EQUALLY PRESSING IS THE ISSUE OF SPALLING, (CONCRETE ROT). THERE IS A CONSIDERABLE RISK OF WATER INGRESS, PARTICULARLY DURING THE WINTER RAINFALL SEASON. LEFT UNATTENDED, IT WILL ONLY WORSEN OVER TIME. ADDRESSING SPALLING PROMPTLY IS CRUCIAL TO PREVENT THE DETERIORATION OF THE BUILDING'S STRUCTURE AND TO MAINTAIN ITS INTEGRITY.

WHILE THE COST OF ADDRESSING THE SPALLING MAY NOT MATCH THAT OF THE HVAC SYSTEM, IT REMAINS A SIGNIFICANT INVESTMENT. BY TACKLING THIS ISSUE PROACTIVELY, WE CAN STAY AHEAD OF IT AND PRESERVE OUR BUILDING.

WE THANK YOU FOR YOUR UNDERSTANDING AND COOPERATION AS WE NAVIGATE THESE CHALLENGES TOGETHER. YOUR COMFORT AND SAFETY AS WELL AS THE INTEGRITY AND LONGEVITY OF OUR BUILDING REMAINS OUR TOP PRIORITY.

ADDITIONAL PROJECTS

CARPETS

THE STATE OF OUR INTERNAL CARPETS HAS BEEN A TOPIC ON THE MINDS OF MANY.

THEY HAVE SERVED US FOR THE PAST 18 YEARS AND WEATHERED NUMEROUS PROJECTS, SUCH AS THE LIFT REPLACEMENT PROJECT. DESPITE THEIR AGE, THEY HAVE PROVEN TO BE OF AN EXCEPTIONAL QUALITY, A TESTAMENT TO THE INVESTMENT IN DURABILITY MADE AT THE TIME OF INSTALLATION.

HOWEVER, THEY NOW REQUIRE ATTENTION. WE ARE ACTIVELY EXPLORING OPTIONS FOR THEIR REPLACEMENT, QUALITY IS MOST IMPORTANT AS WE NOW LOOK TO REPLACE 18 FLOORS OF CARPETING.

REST ASSURED, WE ARE LOOKING AT ALL OPTIONS TO BALANCE QUALITY, LONGEVITY, COST AND AESTHETIC APPEAL.

YOU ARE WELCOME TO CONTACT US WITH ANY SUGGESTIONS.



ADDITIONAL PROJECTS - CONTINUED



THE GYM

EXCITING NEWS! THE GYM IS IN THE PROCESS OF BEING UPGRADED. SOME OF THE EQUIPMENT HAS ALREADY BEEN REPLACED. THE OBJECTIVE IS TO TO ELEVATE YOUR WELLNESS EXPERIENCE. MORE TO COME, WATCH THIS SPACE!

IMPORTANT CONTACT INFORMATION

SECURITY @ RECEPTION:

021 462 3174

THE MANAGING AGENT:

LAND AND SEA: 021 300 1640

PLUMBERS:

WDS: 084 036 6500

SCHMIDHAUSER: 021 424 4588

ELECTRICIANS:

SCHMIDHAUSER: 021 424 4588

FRANCHIK: 021 434 5416



JD ON PATERNITY LEAVE

I AM THRILLED TO SHARE SOME PERSONAL NEWS WITH YOU ALL. MY WIFE AND I ARE EXPECTING OUR RAINBOW BABY ON 24TH MAY 2024.

IN LIGHT OF THIS UPCOMING MILESTONE, I WILL BE TAKING PATERNITY LEAVE TO FULLY EMBRACE THIS SPECIAL TIME WITH MY GROWING FAMILY. WHILE I STEP AWAY FROM MY DAY-TO-DAY RESPONSIBILITIES, I WILL BE LEAVING YOU IN THE CAPABLE HANDS OF BRENT PHILANDER AND ASSURE YOU THAT ALL OPERATIONS WILL CONTINUE TO RUN SMOOTHLY.

BRENT WILL BE ON SITE DAILY OVERSEEING ALL OPERATIONS AND I WILL BE IN REGULAR COMMUNICATION WITH HIM TO PROVIDE THE NECESSARY GUIDANCE AND SUPPORT.

I WILL BE BACK ON SITE TOWARDS THE END OF JUNE 2024.

THANK YOU FOR YOUR WELL WISHES.



IN CLOSING

THANK YOU FOR ALL OF YOUR SUPPORT AND WORKING WITH MYSELF, BRENT AND THE SERVICE PROVIDERS ON SITE IN CREATING AND MAINTAINING A PEACEFUL, CLEAN, AND SAFE HOME FOR ALL RESIDENTS AND AN INVESTMENT OF A HIGH STANDARD THAT OWNERS CAN BE PROUD OF.

**YOURS IN SERVICE,
JD, BRENT & YOUR DEDICATED TRUSTEES**