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# Hazeldean

## FULL CIRCLE LIVING



### Newsletter Issue 7

Live • Work • Learn • Shop

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#### Foreword

We hope that everyone has had a much needed rest after a very challenging 2011, and that everyone is rested and ready to take on 2012 with vigour!

We are starting the year with a residential market showing strong supply relative to demand and nothing much is expected to change in 2012. Nominal house price growth is expected in 2012 and by all expectation the more affordable segments of the housing market will outperform the higher priced segments. It is not all doom and gloom though, as South African households are increasingly starting to save again, boding well for the future economy.

One of the exciting new developments planned for 2012 is the Engen Hazeldean Convenience Centre in Silver Lakes Drive, adjacent to Virgin Active. The Convenience Centre will not only offer you a safe, convenient and modern service station, including a well stocked Quickshop catering for your everyday convenience needs, but also one of Engen's famous Corner Bakeries, and the centre will be easily accessible from Silver Lakes Drive. We are hoping to start with the groundworks at the end of February 2012, with the centre scheduled to start trading in the 3rd quarter of 2012.

Enjoy the month of February, it is after all the month of love...

#### Levy Competition

Congratulations to the winners of the January Levy Competition: Emdri Trust, Janes Struweg, P. Hendrik & F.M. Botha, L.F. Greeff, Eswee van Rooyen, and Stella de Klerk. They each received a R1500 rebate off their levies at the end of January.

Please note that we will not be continuing with the Levy Competition in 2012.

Watch this space for upcoming competitions in Hazeldean.

Right: Bennie Bekker from Sable Homes drawing one of the winners' envelopes.



#### Helpful Security and Safety Tips

Sabreal would like to remind residents that they should always take basic precautions to help keep their homes and estate safe and secure, as opportunistic criminals will always be a problem within any community. The opportunistic criminal will walk past a house, see a door open and casually stroll in, targeting small but valuable items.

Electric fences are a great deterrent, but if vegetation grows and touches it, the alarm will go off. Security managers are investigating and maintaining fences and perimeter walls regularly. Targeting electric fences seems to be the latest method criminals are using to gain perimeter access.

Much crime could be averted through good old-fashioned neighbourliness, where everyone in the community looks out for one another. Criminals have been known to use a number of techniques to gain access to estates and homes within the estate. Some examples of how security measures have been breached and some tips on how to prevent this from happening:

Thieves are always waiting and watching for easy targets and normal security precautions should always be taken, such as activating the unit's alarm when you are going out or to bed, and remembering to close all windows. It is important to fully understand the workings of your alarm system and what it can do. The idea is to keep the thieves out of your home. If they gain access into the complex, they can easily move from one unit to the other. Be aware of who is moving around in the complex. Special attention should be given to the corners of secured walls, as this could be a weak security spot.

- A resident buzzes someone in at the gate without checking who they are or what they want. Always confirm who the visitor is. Don't let anybody in unless you are 100% sure that you know the visitor or have an appointment.
- All secure codes should be treated as confidential.
- A resident uses a brick to keep doors and gates open because visitors are expected. Don't do it! Also ensure that security related systems are in good working order.
- Criminals steal remotes and tags from your house. Always keep remotes and tags in secure places.
- Intruders sneak in through a gate, doors and windows, when residents drive off. Always make sure no one is around your house when driving off. Be alert at all times!
- Intruders could reside inside the complex. Know your neighbours!
- Never leave an answering machine message indicating you are not home.
- Never leave door keys in door locks or under a doormat or potplant outside.
- Never confront a criminal! Use your panic button or call security or police.

Security should be an issue at the top of every Body Corporate agenda. Written security rules and procedures are in place and if the security in the complex is compromised, everyone should know. Residents who don't hear of incidents become complacent about security and may take chances that affect everyone. It only takes one person with a lax attitude to jeopardize the security of an entire complex. Residents should take up any concerns they might have with their Body Corporate.

Security lights are an important aspect in the prevention of theft and assault on both interior and exterior parts of a building, carport, alley and patio.

Take care and be aware!

SABREAL MANAGEMENT

#### Property Update

We are proud to announce that the construction process have commenced on the Oukraal Houses, with the civil contractors now installing the services on the site. We are hoping to have the first 2 houses completed by the end of April 2012. The first phase of the houses are almost sold out and we are currently planning Phase 2.

Sable Homes have started the year on a good note with quite a few sales that have already come in!

In Phase 3 of The Retreat, we have achieved 9 sales thus far and we have started planning Phase 4. 9 of the Retreat Apartments have been sold, with 8 residents already enjoying their new homes. Sales have also picked up at the Oukraal Bachelors, and we now only have 22 units still available.

[www.sablehomes.co.za](http://www.sablehomes.co.za)



Above: An interior shot of the show unit at the Retreat Apartments.

#### This month in shopping

Join Hazeldean Square on Facebook to make use of the fabulous "Shopping Assistant" feature. Details available on their Facebook page and at Hazeldean Square. Alternatively you can send an email to [jacques.kok@abreal.co.za](mailto:jacques.kok@abreal.co.za) or phone 012 809 3122 for more information.



#### Hazeldean Square new and future tenants include:

- Isabella's Coffee Shop is now open and VERY popular.
- The Fish and Chip Company NOW TRADING.
- Pizza & Burger Perfect NOW TRADING.
- Engen Hazeldean Convenience Centre coming in 2012!

#### Events and happenings

#### Other events in Pretoria:

- 10-11 Feb Groet die Grotman at Atterbury Theatre
- 12 Feb Echoes of Paris Valentines Concert at Brooklyn Theatre
- 14 Feb Jak de Priester at Atterbury Theatre
- 18 Feb Classic Blue with Annie Moolman and Blackie Swart at Atterbury Theatre
- 20&23 Feb Riders of the Storm at Atterbury Theatre
- 20-21 Feb Expo 4 Brides at the Tshwane Events Centre
- 21 Feb Kurt Darren - Platinum Treffers Toer at the Atterbury Theatre
- 25 Feb The Deloitte Pretoria Marathon - 42.2km run and 10km run/walk. Phone Hennie Oosthuizen on 072 774 7070 for more
- 29 Feb VerSRIKKELIK Snaaks - a comedy at the Atterbury Theatre
- 29 Feb Ballet Gala South African Ballet Theatre at Brooklyn Theatre
- 10-17 March Bravo Opera Africa at the South African State Theatre



#### happening in february and march

- 08 Feb Talk on Heart Care by Dr. Phil Meyer from Intercare Silver Lakes. The talk starts at 10:00, with a tea thereafter. Everyone is welcome
- 07 March Talk on Stroke Rehab by Lizl Retief, an Occupational Therapist from Balance Therapy Centre. The talk starts at 10:00, with a tea thereafter. Everyone is welcome
- 21 March Rugby and Netball Day at Curro Hazeldean Primary School

#### Need office space?

Construction of the R60 million Intercare Day Hospital is well underway and completion is still scheduled for 01 August 2012.

[www.abland.co.za](http://www.abland.co.za)



#### Protecting the environment

#### Some easy ways to go green at home:

- Plant an herb garden
- Create a homemade compost bin
- Use reusable bags instead of disposable bags
- Buy an inexpensive reusable water bottle and stop buying plastic disposable water bottles.
- Wash laundry in cold water instead of warm water
- Drive the speed limit and combine errands to lessen trips
- Turn off your computer completely at night
- Pay as many bill as possible online
- Put a stop to unsolicited mail - you will save paper
- Reuse scrap paper

- Line dry your laundry
- Lower the temperature on your hot water heater
- Unplug unused chargers and appliances
- Collect rainwater and use it to water your houseplants and garden
- Shorten your shower time
- Use matches instead of lighters
- Go to a car wash instead of washing your own care - it will save water
- Buy rechargeable batteries



#### Hazeldean Sales Team



#### Residential:

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#### Retail:

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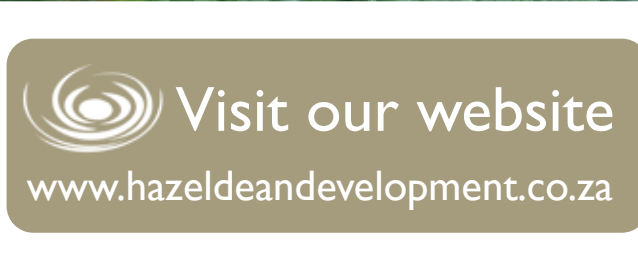


#### Commercial:

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