



NEWSLETTER

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This newsletter focuses on the Zwartkop Golf Estate. The newsletter is available in electronic format on the website and is published on behalf of the Home Owners Association of the Zwartkop Golf Estate.

Views and opinions expressed in articles, letters and advertisements are those of the author thereof and do not necessarily reflect those of the Zwartkop Golf Estate Home Owners Association, its directors or employees.



January / February 2010

MESSAGE FROM THE EDITOR

This is the first issue of the Zwartkop Golf Estate Newsletter for 2010.

The purpose of the newsletter is to establish a communication medium between the HOA and all home owners. We would like residents to interact with us more by sending any estate related comments, letters or photos.

The next issue will have a FREE "Small ads" section in which residents can advertise items for sale, items wanted or services rendered etc. Please send your contributions to newsletter@zwartkopgolfestate.co.za before 26 March 2010. If you want to advertise a business, contact us for our advertising fees. Ads will be placed in the newsletter as well as the website for the relevant two month period.

In this issue you will find a more thorough explanation of the **planned security upgrades**. For the keen **fishermen** out there, note our article about the specifically designated areas along the river for fishing purposes.

We look forward to a continued relationship and a prosperous 2010!

HOA SECURITY REPORT

THERMAL AND CCD CAMERAS TO SECURE ZWARTKOP GOLF ESTATE

Zwartkop Golf Estate secures 7,5 km perimeter with thermal and CCD cameras and intelligent video analytics.

The Zwartkop Golf Estate (ZGE) is situated around the prestigious Zwartkop Country Club, in Centurion on the outskirts of Tshwane, the beautiful Hennops River meanders lazily through the mature woodland and pristine manicured lawns of the Zwartkop Golf Course.

Not only does the estate offer an exceptional lifestyle, it is also a great opportunity to invest in an area that has shown phenomenal and secure investment growth.

Like many other residential estates, ZGE had

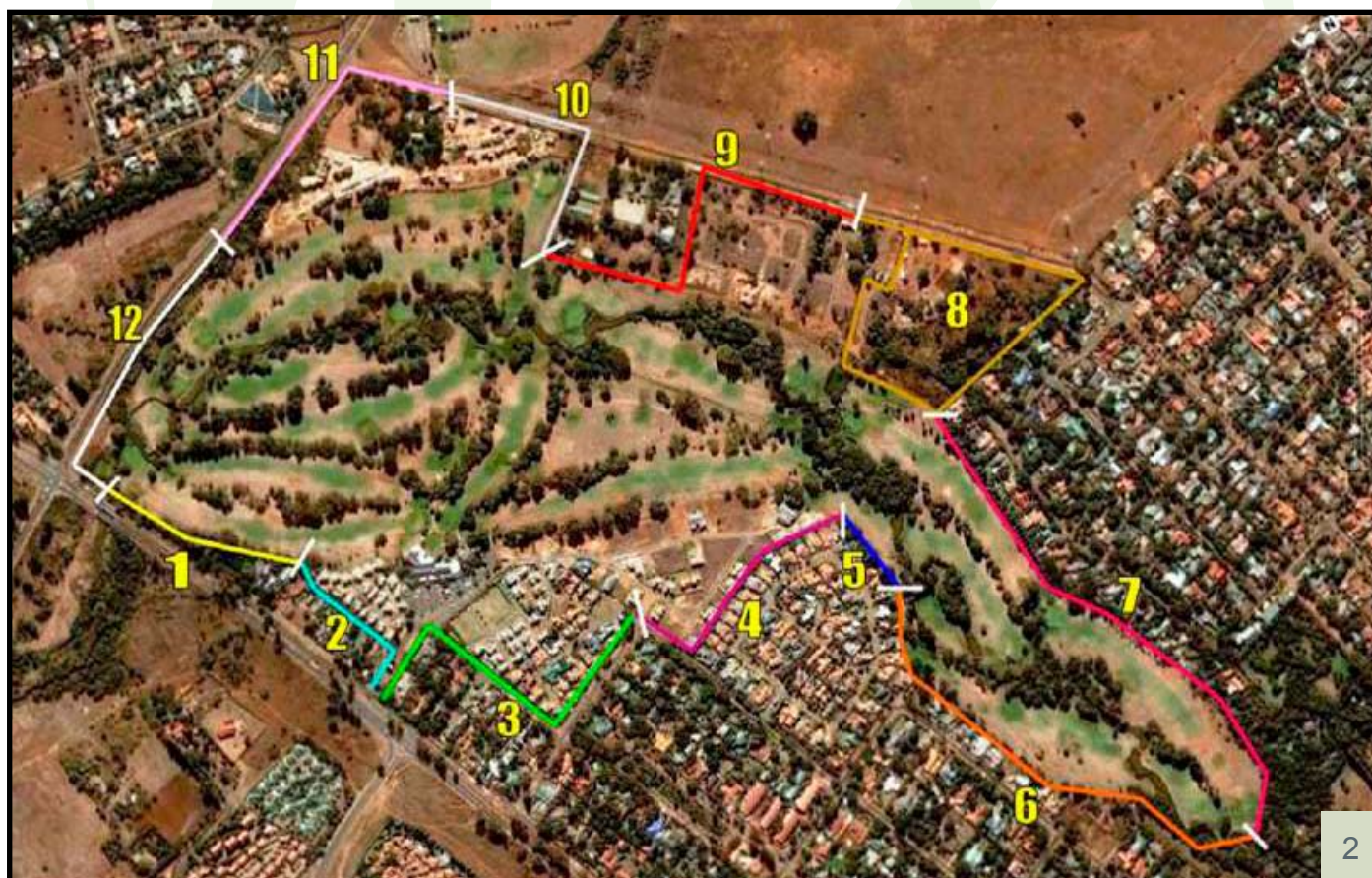
implemented conventional security measures to secure the estate, such as electric fencing with zone indication of intrusion detection, access control with biometrics, roving guards, reaction vehicles and a central control room. Whilst these are traditional methods of security, many estates are finding that these methods are NOT sufficient when it comes to detecting and preventing intrusions.

The perimeter of ZGE is approximately 7.5 km's and needed a system that would give instant visual verification as to the cause and location of any breaches on the perimeter without the need for additional lighting

Thermal cameras and intelligent analytics

C3 Shared Services (Pty) Ltd was the integrator of choice to provide ZGE with an impenetrable and robust perimeter security system, whilst keeping with the eco-friendly nature of the estate. In order to do this, a combination of three military grade technologies were selected – namely FLIR thermal imaging cameras (OPGAL) and intelligent video analytics (ioimage) response team to the area where the intrusion was detected.

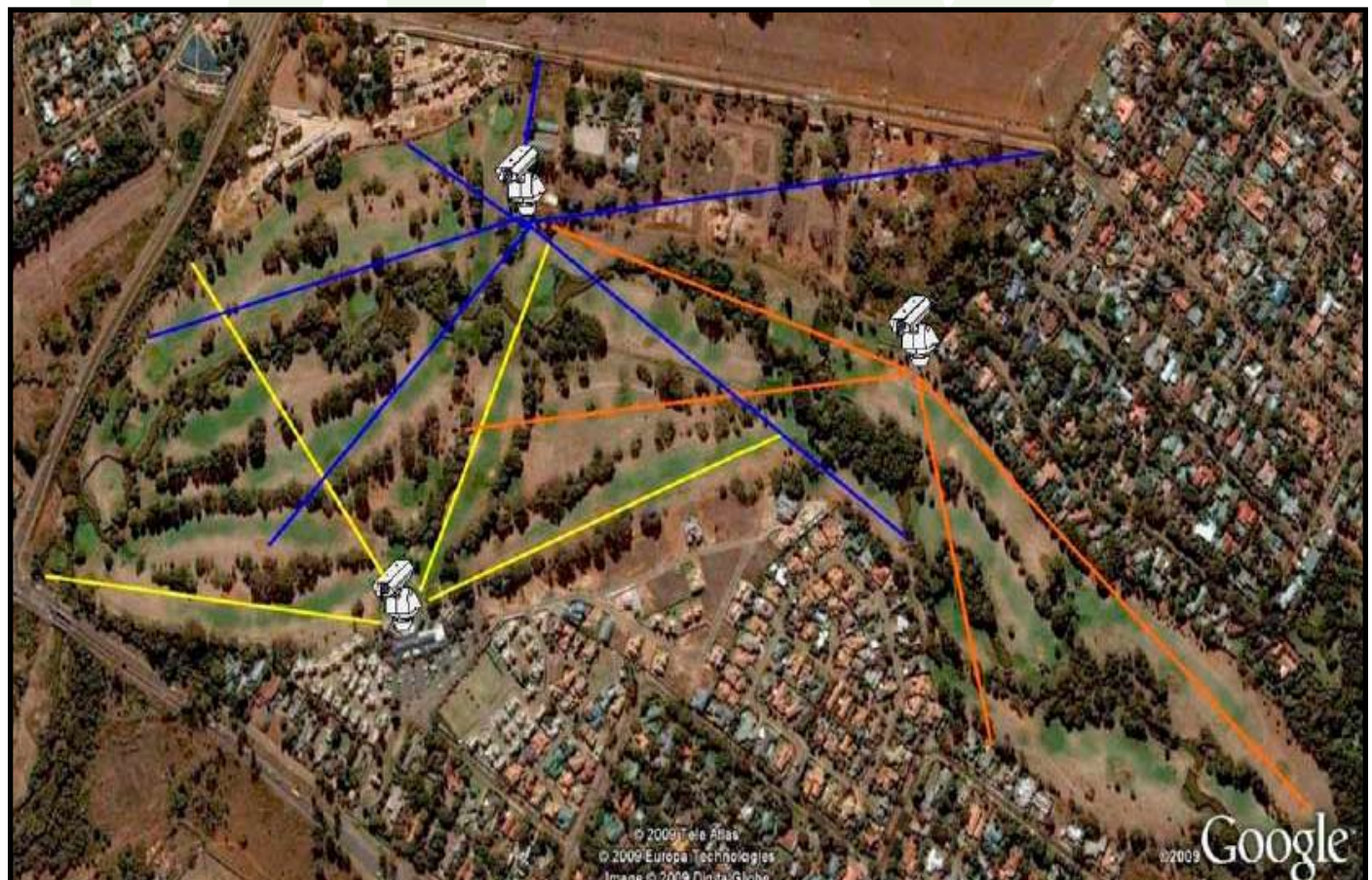
Diagram 1 - Perimeter Electric Fence Zones



The perimeter security system could now detect intruders in total darkness at distances of up to 450 meters and enable the control room operators to make the correct and speedy decision to alert a designated guard. Thermal cameras drastically cut down on power consumption as there is no need for additional lighting. Not only are they “eco-friendly” in this regard, but they are extremely efficient at detecting intruders and ongoing expenditure in terms of power consumption and monthly maintenance is also considerably lower.

It is imperative that when deploying this technology as part of your security solution, that a reputable company with several years of experience does the installation. “There are too many security companies wanting to offer a ‘quick in and out fix’ as opposed to a comprehensive working solution. The combination of thermal cameras and analytics is a highly specialized field and requires a high level of expertise in order to be deployed correctly and obtain the best results.” says Nick Grange, technical Director of C3 Shared Services.

Diagram 2 - PTZ Camera Positions



The attached diagrams indicate camera positions and give the residents a view of how the system will operate to ultimately achieve the goals set out by the HOA in the brief to C3SS i.e. to detect any possible intrusion before it actually happens as well as a virtual perimeter that allows for instant visual verification of any intrusions day or night.

38 x CCD Cameras will be monitoring the ZGE perimeter as per the static perimeter camera diagram. Each camera is connected to the intelligent analytics for constant monitoring of the perimeter. These cameras are also fitted with Infra Red Illuminators that are used by the camera to “see” at night.

3 x Thermal PTZ cameras will be fitted within the ZGE property. These cameras will provide the operators with the opportunity to zoom into an area that has triggered an alarm, to maintain visual contact on the intruder, day or night. The C3 management system integrates the perimeter cameras and the thermal cameras into one platform from which the operators can manage the system.

THE FEES

The funding structure in respect of the upgrading payable over 48 months, is as follows with effect from **1 February 2010**. –

Jones Creek, Snead Manor & Nelson Woods -
R350.00 per stand per month

Sarazen View –
1 Bedroom Unit – R 245.00 per unit per month
2 Bedroom Unit – R 280.00 per unit per month
3 Bedroom Unit – R 315.00 per unit per month

Diagram 3 - Perimeter Static Camera Positions



CONTACT NUMBERS

Estate Office: 012-654 7062
Main Gate: 012-654 9013
Gate Phase 2: 012-654 4067
Gate Phase 3: 012-654 5143
Club Office: 012-654 1144

Pro Shop: 012-654 2111
Wierdabrug Police Station
Tel: 012-685 0000
Fax: 012-654 8857
Ambulance: 10177

MONITOR NET

24 Hour Security

Emergencies 0861 117 117

CRIME BULLETIN

NEWSFLASH!

2010 is here at last, and an exciting year, full of challenges and initiatives has greeted us with a soaking wet handshake!

The rain and thunderstorms had a massive influence on security services, as well as security hardware, and besides putting extreme strain on operational staff, components felt the power of lightning, like never before. Start this year by testing your security system and making sure that all components are in a good working condition. Make it a habit of testing the system at least every two weeks, and make sure that all members of the family are acquainted in the use of the system.

It is obvious that the criminals are back on the streets after the December rest, as a sudden rise in housebreakings, armed robberies and theft has the Security providers and the Police up in arms.

Clubview, a traditionally quite area, suddenly became the hunting grounds for housebreakers and house robbers. A white Toyota bakkie (registration unknown) occupied by two white- and two black males are linked to housebreakings and a house robbery in the Clubview area. A VW Polo with registration number CA555? is also transporting loot from a house-breaking expedition, but according to Insp. Marcel van Schalkwyk, the sector manager, no information is recorded, describing the occupants.

Cable theft is an ongoing problem in the mentioned area, and although arrests have been made, many a resident still experience the frustration of power failures because of these actions. Community patrols have had a huge impact on these crimes, and the brave men and women participating in safeguarding their neighborhood surely keep the statistics in place. One can explain the fact that these crimes keep appearing when one drives through our neighboring light industrial area and note the scrap metal dealers

advertising that they "buy all types of metal at the best prices!"

Complexes and security estates were the targets of criminals entering the complexes illegally through electric fences and even digging underneath security walls. LCD televisions and computers still top the list of preferred goods stolen by housebreakers, and in the Hennops Park industrial area, where break-ins mainly occurred at business premises, computers were the only property taken, in record breaking time. Other business parks also wear the scars of these highly trained and professional PC thieves and in most of the cases, entrance to the premises was gained from the highway's side. CCTV footage, again reveals a gang of up to 12 members, violently forcing their way into the business and leaving with PC's and LCD screens.

The open veld (road servitude) between Frederik Street in Eldorainge and the R101, served as hiding place and the area from where criminals operated, during the festive period. Houses in Eldorainge were targeted from there and stolen goods were recovered in the overgrown veld.

Drugs will stay a concern and a factor that contributes to other crime, in the Centurion area. Drug dealers have made themselves at home in all the suburbs of Centurion, and addiction leads to theft, housebreaking, robbery and even murder. The victim must support an extremely costly and addictive habit and will do anything in his/her power to get that "fix". Communicate with your teenager and encourage the domestic workers to obtain information about the dealers. The dealer can be anyone. The child dressed in the familiar school uniform, sitting in the park, may just be the one committing murder amongst the youth! Dagga (marijuana), Cat, heroin and Ecstasy are the most common used substances in our community.

Operational Manager : Paul Gerber 082 880 1994
Sales Manager: Frank Grobbelaar 082 808 8955
Monitor Net Control Centre 0861 117 117
Monitor Net Emergency Line 0861 767 633

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In the last month a few incidents occurred where victims were followed from the bank where they withdrew wages, and then robbed when arriving at their destination. Do electronic transfers as far as possible and avoid carrying cash.

Please be aware of the following lookouts, provided by SAPS Wierdabrug:

- Charcoal coloured Chev sedan – Housebreaking in Rooihuiskraal
- Black Nissan Nivara – Various housebreakings and robberies in Centurion, Midrand and surrounding areas. False registration plates. Last seen with reg: WYF650GP
- White Atos Hyundai reg: YPP619GP – House breaking
- White Nissan Sentra, no registration – Housebreaking Valhalla
- Black VW Golf5 – no registration. 5 Black males – House robbery Raslouw
- Black VW Jetta reg: XZZ907GP & Silver Toyota Quantam, no registration – Armed robbery. Followed victim from ABSA Mall@ Reds
- Red/Maroon Tata Indica reg: WVT197GP – Attempted housebreaking, Leviton street, Wierda Park

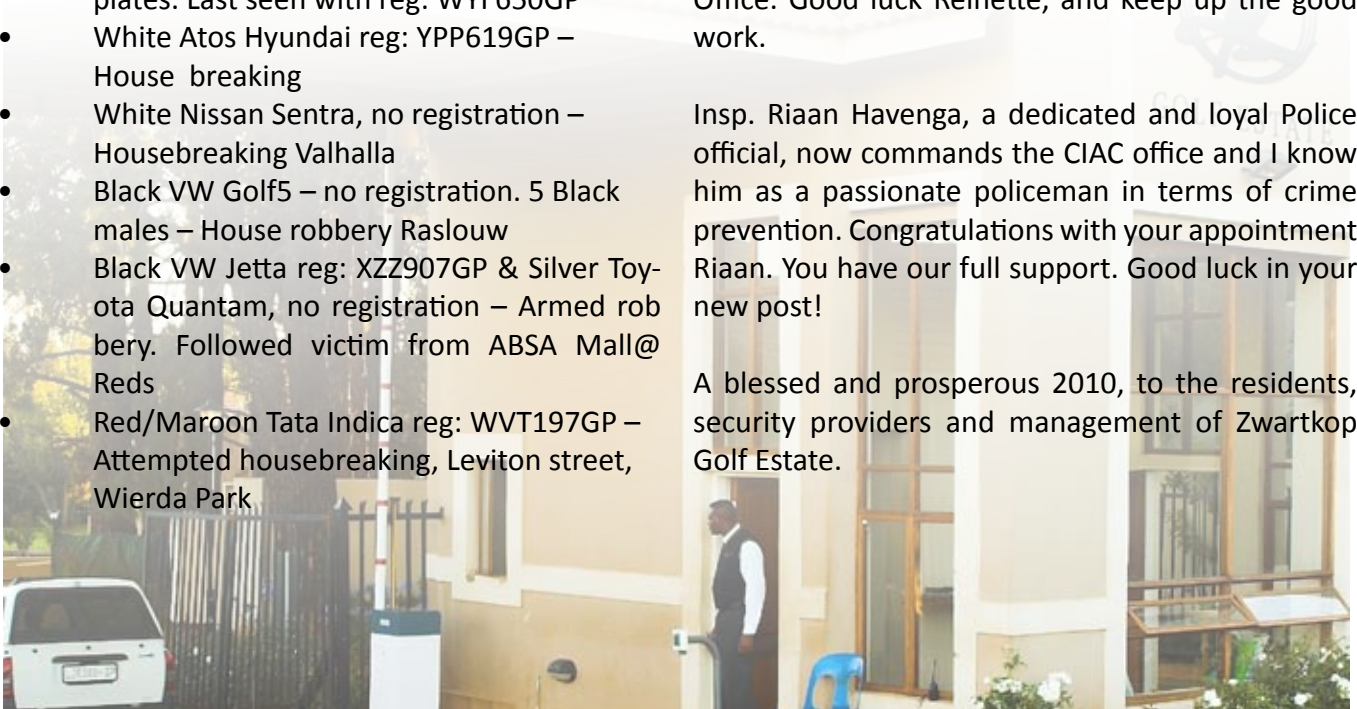
- White Toyota pick-up, no registration. 2 White males and 2 Black males – House robbery Clubview
- White VW Polo reg: CA555? – Housebreaking Clubview

Congratulations to Captain Reinette Coetzee, the Crime Intelligence lady at SAPS Wierdabrug and our source of information. Captain Coetzee was promoted from the rank of Inspector to that of Captain.

Unfortunately for us, the promotion went hand in hand with a transfer to Crime Intelligence Head Office. Good luck Reinette, and keep up the good work.

Insp. Riaan Havenga, a dedicated and loyal Police official, now commands the CIAC office and I know him as a passionate policeman in terms of crime prevention. Congratulations with your appointment Riaan. You have our full support. Good luck in your new post!

A blessed and prosperous 2010, to the residents, security providers and management of Zwartkop Golf Estate.



PS: A BIG Thanks to Paul Gerber from Monitor Net who diligently put together these crime reports for the Newsletter! - Ed

MONITOR NET

24 Hour Security

Operational Manager : Paul Gerber

Sales Manager: Frank Grobbelaar

Monitor Net Control Centre

Monitor Net Emergency Line

082 880 1994

082 808 8955

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salesman@monitornet.co.za



CLUB NEWS

THE FOLLOWING SPECIALS
ARE AVAILABLE AT THE CLUB:

Book your **VALENTINE'S DAY**
lunch with us on Sunday
14 FEBRUARY!



Breakfast, Lunch & Dinner @ The Halfway House is open from 7:00 until 17:00 and serves breakfast and light meals all day. On Sundays we serve a full breakfast buffet up to 11:30 at a cost of R40 per person. Great food, great prices and great views of the golf course.



Diarise next **Saturday 6th of February's** competition, which is the **Old Mutual International Pairs Qualifier** – This is the regional qualifying event. You can either enter with a partner or just pair up on the day. The R50 entry fee will be a compulsory competition fee on this day.

Saturday 13 February - Otway Hayes Trophy Day
Wednesday 17 February - ZCC Company Challenge presented by the Bay Golf Estate

The **2010 Knock-Out** will be a **Double Knock-out** - Men's Singles and Ladies Singles. Anyone who is interested in taking part must either contact Hanneke Lindeque on 082-769-2526/ h.lindeque@yahoo.com or put their names on the lists in the locker rooms. Entries close on Fri, 26th February.

BOWLS



Did you know that Zwartkop also has a Bowling Section using two well maintained bowling greens which can be compared with the best in Pretoria? The members of the Bowling Section are very well organized, regularly participating in competitions in Gauteng North and also meet at least three times weekly for social bowling. Moreover, well trained coaches are continuously coaching **new and existing members** with the aim of improving the bowling skills of any member that wishes to do so. **Homeowners** are invited to come and demonstrate your sportsmanship on the bowling green in a **beautiful and tranquil** environment and to experience the enjoyment and challenge that this very popular sport offers.

For more information please phone Frik on 083-267-1370 or Wim on 082-821-1958.



Zwartkop Golf Estate has partnered with
Butcher Boys Centurion and invites you to
join the

Butcher Boys
Royalty Reward Program



FISHING

The Golf Club Management decided to grant access to residents to catch fish in the river. Two specific areas are designated for this purpose with the following regulations:

1. Fishing will only be allowed between the trees next to the **8th Fairway**;
2. between the trees left of the **5th Fairway**;
3. Fishing may only take place **after 17h00** at these designated areas as from **February 2010**;
4. Fishing may only take place on a **“Catch & Release”** basis;
5. Signs will be placed at these two allocated areas within due course;



Please contact the Estate Office for more information.



ACCREDITED ESTATE AGENTS

The following Estate Agents are accredited
to do sales and letting on the Estate:

SALES



CHRISTEL BASSON 0833810411
TANYA VAN DEN BERG 0844602019



KOBUS BADENHORST 0832351084



ENGEL & VÖLKERS

WIKKIE FERREIRA 0834948220
DILLIEN STRAMROOD 0832751207



WINKY BESTER 0726987954
HENK VIJJOEN 0715628695



GLENDAL WOLTER 0842400658



LYNETTE DEWING 0832256903

PROPERTY PRINCIPAL GROUP

DIANNE VAN RENSBURG 0823647946



LINDA BREEDT 0825665662
MARIANDL PELSER 0823384814

ZELVIA EIENDOMME 0828559530
JJ COETZEE



MIENTJIE RENS 084 880 9988



JEANETTE GROENEWALD 0832767536

CITYSIDE REALTORS 0829248447
PIERRE GROENEWALD

EARLY LIGHT PROP INV 082 259 0370
NAAS SWART

