

Finkenstein Estate *Newsletter*

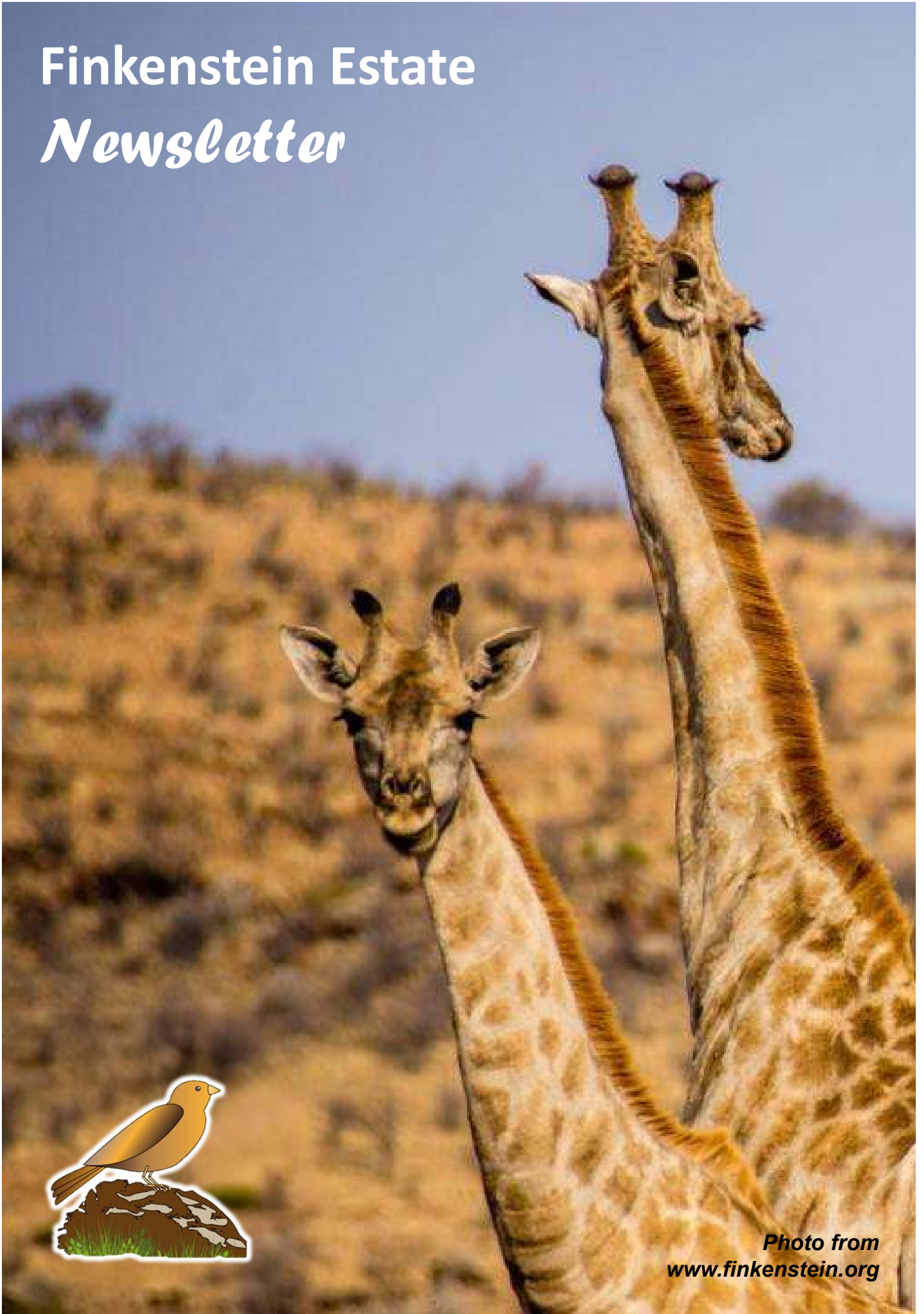


Photo from
www.finkenstein.org

Contents



From the Trustees



From Security



Hello & Goodbye



Estate News



Fauna & Flora



Events



Advertisements



From the Manager



From the Trustees

It's hard to believe we are approaching the winter season already. Summer just flew past.

The FDT (Finkenstein Development Trust) has confirmed that they will install a generator before the end of May to ensure that the Estate, Manor & Village will have sufficient electricity through the winter. This is per the directive issued by the ECB (Electricity Control Board) and will only be a temporary measure until the new transformer is installed at the Finkenstein substation. More details under the Electricity update. You may also have noticed that all minisubs have been serviced to ensure they are clean and set up for the increased winter demand.

With regards to the Erf. 100 matter, we confirm the Nieuwoudt's have posted bond for \$600,000-00 for the judgement against them for legal fees. This will remain with the attorneys until our matter is heard in the Supreme Court later this year. We will also be putting erven 5 (Eland Street) and 135 (Zebra Street) on auction to recuperate very long overdue levies. Notices will be placed in the local newspapers.

The firebreaks were graded by Kai Gorn last week and will be a good barrier around the entire estate in case of a veld fire.

We welcome Tiffany as the new office assistant and wish her a long and happy stay with the Finkenstein family. Bianca will be moving to the coast at the end of June but will remain on hand to handle all the finances.

We have also co-opted Mr. Pieter Reynecke (107 – Zebra Street) as a trustee to start the process of succession planning as Mr Markus Lubbe will retire as Trustee at the next AGM (Annual General Meeting). We will welcome any other members who would like to sit in on some of our trustee meetings should they wish to. Kindly contact Dewald to get the dates.

We will then also have a SGM (Special General Meeting) on 7 June 2023 where the following will be discussed:

1. Let's Meet – Presentation and approval
2. Camera installation for unfenced western border of the Estate
3. Strategic Plan – Presentation and discussion
4. Co-opted Trustees – Introduction and fees
5. FHA Office Storage : Steel shelf unit, Steel drawer unit, Drawing hanger unit
6. Bush Shredder : Procurement & de-bushing

Please make an effort to attend and feel free to ask any questions you may have. We welcome any suggestions too.

Best wishes

FHA Trustees

Hellmut von Ludwiger (Chairman)

Anri Parker (Dep. Chair, Comms. & Legal)

Markus Lubbe (Governance, Building & HR)

Sirk Krugel (Finance)

Andre de Jager (Infrastructure, Services & Nature)



From Security

What is Neighbourhood Watch?

A Neighbourhood Watch program is a group of people living in the same area who want to make their neighbourhood safer by working together and in conjunction with their security personnel to reduce crime and improve their quality of life.

What are the benefits of a Neighbourhood watch?

1. Deters criminal activity.
2. Creates a greater sense of security and reduces fear of crime.
3. Builds bonds with neighbours. People look out for one another, and this stimulates neighbourhood awareness.
4. Reduces the risk of becoming a crime victim and in turn reduces the physical, financial, and psychological costs of crime.
5. Instructs residents on how to observe and report suspicious activities in your community.

Finkenstein Estate currently has 169 occupied erven (76%), but when we asked for volunteers to patrol during Friday and Saturday nights it is only a handful who volunteer (10), mostly the same people. I believe we cannot only expect from these few individuals to do patrols while we all want to stay in a crime-free Estate.

Therefore I would like to encourage everyone to do their small part to assist with the patrols during weekends and the FHA will also reimburse you N\$250.00 per shift.

Domestic Workers & Gardeners

Residents are reminded of the following item Marked O. "Employees" in the House Rules:

O. EMPLOYEES

1. For the purpose of these rules, domestic employees shall be defined as "any assistant" paid by the Member to perform normal household tasks such as cleaning, dusting, sweeping, washing, ironing, cooking, security or gardening services.

2. All domestic workers must be registered and approved by the FHA. They must be registered by their employer immediately when they are employed.

3. Each resident must register his/her employee irrespective of whether they are employed by more than one resident and have already been registered.

(...to next page)



From Security

(...from previous page)

We have been made aware of two recent incidents of theft at different households by their employees. In both cases the specific employee was not registered with Security as is required by our House Rules.

Upon enquiring on one of the cases, the specific employee told the owners that she previously worked at a different house on the estate, but when this statement was followed up it proved to be false. It was later discovered that the employee was registered at a resident who relocated from Finkenstein Estate but the Security was not informed and her Finkenstein ID was still in the possession of the employee.

Therefore I would like to request all residents to collect the FHA ID from your employee when they leave your services and return it to the Security Office to prevent future incidents like these.

Furthermore we would like to request that owners accompany new employees to the FHA Office, or phone the FHA Office in advance to notify that a new employee should be registered. New employees should have their ID document with them for the registration process.

Kind regards

FHA Security

Johan Kellerman



Hello & Goodbye



Hello to

NEW OWNERS

Erf 44, Rooibok Street – Tilman & Dagmar Friedrich

NEW TENANTS

Erf 36, Eland Street – Ockert & Vikki Smit

Erf 188, Hartebees Street – ST & Leandri Barnard



Goodbye to

PREVIOUS OWNERS

Erf 44, Rooibok Street – Hans-Jürgen Wild



Death Notice....

Erf 148, Gemsbok Street – Ciska Smith



Estate News

New FHA Office Assistant

It is with great excitement that we would like to welcome our new FHA Office Assistant Ms Tiffany van Wyk! Tiffany has joined the FHA team in her role as receptionist and office administrator and will be providing accounting support to Bianca.

Bianca will henceforth fulfil a new role as the FHA Accountant. She will still be working in the Office until the end of June 2023, after which she will be relocating to Swakopmund, from where she will process and handle all account related queries.

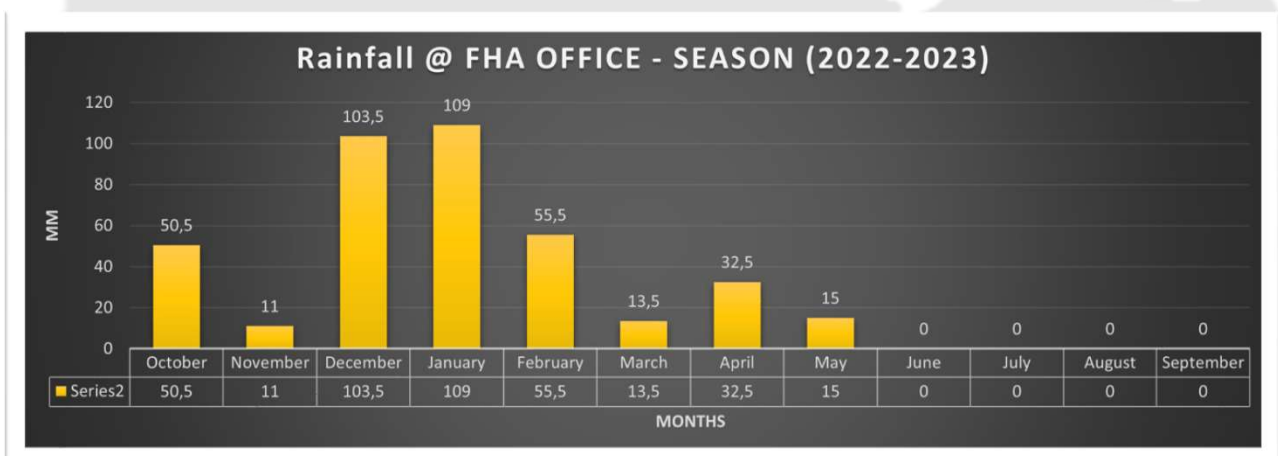
We would like to thank Bianca for all the warm welcomes handed out to each and every Member that visited or phoned the FHA Office, applaud her for her clinical administrative work ethic, and praise her for the friendly assistance to each and everyone who made enquiries or required assistance from the FHA Office. We wish her well in this new position. Rest assured that your FHA accounts will continue to be processed and communicated in the same diligent way that has been the case up to now.

Goodbye Bianca & Good luck Tiffany!

Seasonal Rains

Finkenstein Estate has been blessed to receive a late spell of summer rainfall over the past few weeks. At the FHA Office we have recorded rainfall from October 2022 to date which totals 390,5mm.

See graph below indicating total rainfall for the season to date:





Estate News

Finkenstein Electricity & Peak Demand

Following the ECB ruling of 11 November 2022, which instructed that the FDT (Finkenstein Development Trust) should upgrade the Finkenstein Substation transformer from 1MVA to 2MVA to cater for the gradual load growth and winter season's peak, two follow-up meetings were held at the ECB Office on 9 February and 20 April 2023.

We can confirm that at the meeting held on 20 April, the ECB informed us that the FDT submitted an application to Nampower to add an additional 1.5MVA transformer to the Finkenstein substation, for which Nampower will provide a quotation within the next 30-days, if not sooner. Only when payment is received from the FDT will Nampower be able to advise on the timelines applicable.

At the same meeting of 20 April the ECB informed the FHA that they approved a short term solution by the FDT to install a 150kVA standby generator on the Finkenstein distribution network before the end of May 2023. The generator will cater for the periods in which peak demand is reached, and will automatically be activated during such times. The generator will be located in the vicinity of the sewer pumpstation, directly opposite Finkenstein Village.

The FHA is aware of the fragile electrical supply at Finkenstein during peak demand times and will continue to work in closely with the ECB and Nampower to resolve the status quo.

Electricity – Minisub Maintenance

For the past few weeks the FHA has been working together with Megatron (electrical service provider) to perform maintenance work on all of the minisubs and electrical kiosk boxes inside the Estate. This maintenance is required to ensure that our electrical distribution network inside the Estate functions optimally. We are aware that the power outages during the maintenance periods was at some times of great inconvenience. It was however required for the technicians to safely work with the electrical components. Maintenance should be completed by Wednesday 10 May 2023.

Roads – Maintenance Plan

The FHA wants to report that Bicon Namibia (Engineering Consultants) has recently performed an inspection of the Estate roads. The report captures the status of our roads, it provides recommendations on what type of maintenance should be done over specific timeframes and provides cost estimates in this regard as well.

This report is of great importance as it allows the FHA to budget more accurately for the maintenance of our roads over the short, medium and long term. All Members are welcome to view the report at the FHA Office.



Estate News

FHA - Special General Meeting (SGM)

The FHA would like to invite all Members to attend a SGM (Special General Meeting) on 7 June 2023, at Heja Lodge. This meeting is called for under the FHA Constitution, sub items 12.2.1 and 12.2.3.

Items to be discussed and voted upon will include:

1. **Let's Meet** : Presentation and approval
2. **Camera installation** for unfenced western border of the Estate
3. **Strategic Plan** : Presentation and discussion
4. **Co-opted Trustees** : Introduction and fees
5. **FHA Office Storage** : Steel shelf unit, Steel drawer unit, Drawing hanger unit
6. **Bush Shredder** : Procurement & de-bushing

Representation at the meeting is of critical importance to the FHA, and can be done in person or by proxy. Kindly familiarise yourself with clauses 12.1.2 (Quorum) and 12.1.3 (Voting) of the FHA Constitution in preparation for this meeting.

Snakes!!!

The past few weeks has seen an increase of snake encounters on the Estate. Knowledge about our snakes can be of great help when confronted with a snake. Should you however not be able to identify a snake or need assistance to remove a snake, please contact one of the following persons that may assist:

Johan Kellerman (Office Hours) – 081 284 6562

Peter Keil – 081 124 9578 (127 Zebra Street)

Harald Keil – 081 262 9587 (127 Zebra Street)

All Members should note that FHA staff are not obliged to assist with the removal of snakes, but may do so at their own risk.



Estate News

Green Earth Environmental Consultants (BID documents)

Green Earth Environmental Consultants recently submitted two BID (Background Information Documents) for two proposed projects to be developed on adjoining portions of Farm Finkenstein, which can be summarised as follows:

1. **“The construction and operation of a fuel storage facility for a silent standby generator and communication mast on erf 1 of portion 233 of Farm Finkenstein no. 526”**

“The facility will be a type of data centre where equipment, space, and bandwidth are available for rental to retail customers.”

2. **“The construction and operation of a 5 MW photovoltaic plant, storage facilities and underground powerlines on portion a of portion 237 of Farm Finkenstein no. 526”**

“The electricity required for the operation of the data warehouse will thus be supplied from the PV Plant of 5 MW and battery storage with the capacity of 1.75 – 2.5 to be erected.”

The FHA has registered as an interested party to the proposed developments. This is in preparation for their submission of an EIA (Environmental Impact Assessment) to the MEFT (Ministry of Environment, Forestry and Tourism) for approval on behalf of the proponents DCN (Pty) Ltd and Spiranti Investments (Pty) Ltd, respectively.

The FHA can report that it received sufficient feedback from its Members to provide comprehensive comments and concerns to the Consultants. A response to the FHA document was received and shared with the Members. Should you wish to obtain any of the documentation relating to this process, please contact the FHA Office.

We will inform you of any new developments in this regard to keep all Members updated.





Estate News

Namibia Bird Club : Finkenstein Estate

On Sunday 23 April 2023, one of our own, Ms Marisa Kelly of 214 Zebra Street, organised a bird watching outing for interested residents from Finkenstein together with the Namibia Bird Club. The outing was a resounding success with 22 people attending in total, which included Club Members and interested Members from the Estate and the Manor.

Below is a list of the 56-bird species seen on that morning at the Estate, in the order in which they were observed/heard:

1. Grey-backed Camaroptera, 2. Crimson-breasted Shrike, 3. Grey Go-away-bird, 4. White-browed Sparrow-Weaver, 5. Speckled Pigeon, 6. Red-billed Spurfowl, 7. Chestnut-vented Warbler, 8. Cape Wagtail, 9. Laughing Dove, 10. Southern Grey-headed Sparrow, 11. Southern Masked Weaver, 12. Red-billed Quelea, 13. Rosy-faced Lovebird, 14. House Sparrow, 15. Great Sparrow, 16. African Red-eyed Bulbul, 17. Rattling Cisticola, 18. Pale-winged Starling, 19. Black-winged Kite, 20. Egyptian Goose, 21. Yellow-bellied Eremomela, 22. Pirit Batis, 23. Black-chested Prinia, 24. Rock Martin, 25. Little Swift, 26. Green-winged Pytilia, 27. Barn Swallow, 28. Red-headed Finch, 29. Greater Striped Swallow, 30. Cape Starling, 31. Acacia Pied Barbet, 32. Yellow Canary, 33. Scarlet-chested Sunbird, 34. Blue Waxbill, 35. Scaly-feathered Weaver, 36. Black-throated Canary, 37. Barred Wren-Warbler, 38. Marico Sunbird, 39. Long-billed Crombec, 40. Blacksmith Lapwing, 41. Fork-tailed Drongo, 42. Kalahari Scrub Robin, 43. Ashy Tit, 44. White-backed Mousebird, 45. Burnt-necked Eremomela, 46. Helmeted Guineafowl, 47. White-rumped Swift, 48. Common Scimitarbill, 49. Lark-like Bunting, 50. Black-faced Waxbill, 51. Familiar Chat, 52. Gabar Goshawk, 53. African Palm Swift, 54. Brubru, 55. Verreaux's Eagle, 56. Cardinal Woodpecker.

For more information please contact **Ms Marisa Kelly** at 081-127-1741 / marisak@iway.na or follow the link to the **Namibia Bird Club** website : <https://www.namibiabirdclub.org>.



(Avid Bird Watchers traversing the Estate - photo by Ms Marisa Kelly)

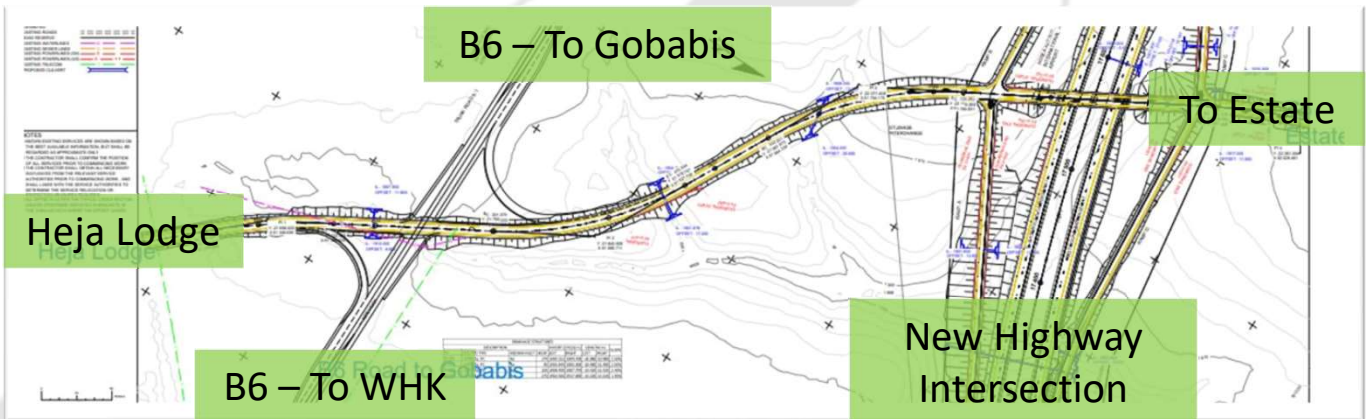


Estate News

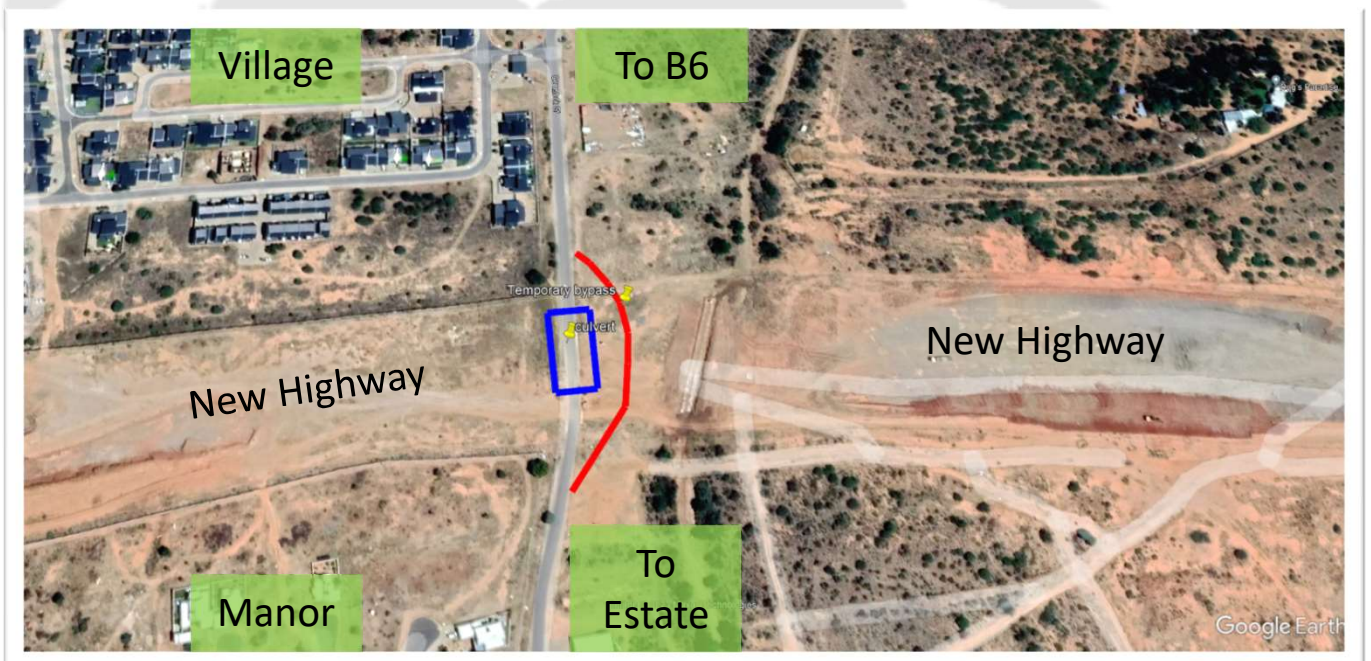
New Highway - Update

Construction on the new highway has been progressing at a slower rate than what was initially planned for.

The new highway will cross over our existing access road in the area between the Manor and Village. For this reason the contractors will have to construct a culvert (BLUE) over the existing road for future traffic through and underneath the highway. The road contractors has advised that they will construct a temporary bypass (RED) during May in order to first complete the culvert construction. It is unknown until when we will make use of this temporary bypass.



(New Finkenstein intersection, currently under construction)



(Aerial view of new culvert position on existing access road and temporary bypass around)



Estate News

Protect your plants from frost this Winter!

Certain parts of Namibia and South Africa can reach extremely low temperatures in winter, which can kill many plants and vegetable crops. Frost does not necessarily occur in freezing temperatures; it can occur between zero and two degrees Celsius.

Here are a few strategies to protect your plants from frost this winter:

1. Bring delicate plants indoors. Bring susceptible plants inside if possible. Potted plants, small container gardens and plants still in their nursery containers are usually easy to relocate indoors. It is not always important to have a heated area, but smaller plants should not be left outside on a very cold night. In most cases, an unheated garage or garden shed will suffice.

2. Cover your plants to prevent frost. If you have any bedsheets, old blankets or towels, place them loosely over your outdoor plants. Use sticks to keep the cover off the plants and make sure it stretches down to the ground to form a small canopy of insulation. If it is windy outside, anchor the fabric to the ground with bricks or other heavy objects. It is better to use woven fabric than plastic sheets, as these are more breathable – but if you want extra protection from the cold weather, cover the fabric with a plastic sheet. Remember to remove the cover before midday to ensure your plants do not wilt from the heat.

3. Use a cloche. A cloche is a rounded cover that functions as a mini-greenhouse. These are easy to make, or they can be purchased at a reasonable price. Simply cut the bottom of a three-litre jug and place it over a small plant to create a makeshift cloche. Be sure to push the bottom of the jug about three centimetres into the soil. You can even tie the handle of the jug to a nearby pole or tree to prevent it from blowing away. Keep the lid closed at night for protection and remove it during the day so the plant can breathe.

4. Water the soil in the mornings. It may sound counterintuitive but moist soil can hold more heat than dry soil. Moisture in the soil conducts heat to the soil surface, warming the region around the plant by two to three degrees. Water your plants in the morning to thaw any frost that has built up overnight, and to allow the sun to warm the damp soil throughout the day.

5. Mulch can prevent frost. Pour mulch (shredded tree bark or compost) over the soil and around the base of plants. This will protect and insulate the ground and plants from frost. Mulch also helps to keep moisture in the soil by reducing evaporation.

As seen from the points above, this is a good thing when trying to prevent frost. In addition to these frost prevention techniques, homeowners can seek guidance from their garden maintenance providers.

Do not let your garden die this winter.

(<https://neweralive.na/posts/protect-your-plants-from-frost-this-winter>)



Estate News

Eland at 37 Rooibok Street



This Eland with a broken horn was spotted by Ms. Wilma Swartz from 37 Rooibok Street while licking salt at their water hole. Apparently this Eland is known as "One-and-a-Half". The Farm Manager from Moltkeblick is aware of the broken horn on the animal.

Pearl-spotted Owlet at 58 Duiker Street



This Pearl-spotted Owlet was spotted by Ms. Elna Irish from 58 Duiker Street while enjoying its lunch, which in this case happens to be a striped grass mouse.

Moltkeblick climb



This stunning photo was captured by Mr. Johan Orffer from 11 Eland Street who managed to hike all the way to the top of the Moltkeblick mountain from Farm Finkenstein side. It is interesting to note that the peak of Moltkeblick is at 2479m above sea level.



Fauna & Flora

Camphor Bush (*Tarchonanthus camphoratus* L.)



This interesting small tree with its attractive grey foliage is particularly suited to tough conditions. It was a very variable and widespread species occurring from the South African coast to dry inland areas. However, the species was split into 5 different species in 2002. *Tarchonanthus camphoratus* is the tree of dry inland gardens in the north of the country and *Tarchonanthus littoralis* grows on the coast of South Africa. Please see *T. littoralis* for more details of the reclassification..

Description : *Tarchonanthus Camphoratus* grows from 2-9 m high. It is a semi-deciduous small tree that grows mostly in large uniform groups, but it grows larger and more densely when it grows alone among other trees in the bush. The branches and foliage make a V-shaped canopy. The stem is covered with pale brown bark. Leaves are grey green above and pale grey and felted underneath, with prominent venation on the underside. The leaves are narrow, with entire or finely toothed margins. The creamy-white flowers are borne in a branched inflorescence on the terminal end of the branch. The fruits are covered with fluffy cotton wool-like hairs, and are produced mostly in March to November. These woolly, white fruiting heads are strongly scented and most attractive. Male and female flowers are borne on separate trees.

Conservation Status : According to the Red List of South African Plants, *Tarchonanthus Camphoratus* is assessed as Least Concern (LC).

Distribution and habitat : *Tarchonanthus Camphoratus* is widely distributed in a variety of habitats, including thickets of bushveld, grassland, forest and semi-desert, in the northern part of southern Africa from Namibia, Botswana, Limpopo, North-West, Gauteng, Free State and Northern Cape as well as in tropical and north Africa and the Arabian Peninsula.

See *Tarchonanthus littoralis* for more information on the distribution of the species that make up the *T. Camphoratus* complex.

(...to next page)



Fauna & Flora

(...from previous page)

There are 7 species of *Tarchonanthus* in South Africa, and of these, *T. littoralis* and *T. trilobus* are also in cultivation. The genus occurs in Africa and Arabia. It is closely related to *Brachylaena*, which also provides attractive, grey-leafed, small trees for the garden. See *Tarchonanthus littoralis* for updated taxonomic information on this genus.

Ecology : Animals such as kudu, giraffe, impala and springbok browse the leaves of this tree, but only in times of need or drought. This tough tree can shoot from the base after fire.

Uses : The camphor bush is used for medicinal purposes. Problems such as blocked sinuses and headache can be healed by inhaling the smoke from the burning green leaves. Drinking boiled mixture of leaves and water can help to treat coughing, toothache, abdominal pain and bronchitis. Leaves can also be used for massaging body stiffness and also as a perfume. The cotton wool-like seedheads were used to stuff cushions.

Growing Tarchonanthus Camphoratus : This tree can be used in the garden for areas with severe frost and drought. It is also an excellent tree for creating tall hedges or windbreaks in coastal gardens and for binding sand dunes. It provides a good shape and it can be also used as a bonsai specimen. Propagate this tree from seed, which may take 8 weeks to germinate. It may also be propagated by softwood cuttings. Young plants transplant fairly easily. The tree requires no special nurturing

(<https://pza.sanbi.org/tarchonanthus-camphoratus>)



Fauna & Flora

Fork-tailed Drongo (Dicrurus adsimilis)



It is a clever, trickster, red-eyed bird with entirely black plumage and a narrow tail that fans like a fork, for which it is named. Pairs or solitary birds frequent various habitats, such as woodland, savannas, and farmlands, while absent in arid zones. It is a loud, vocal bird, often singing uncanorous notes, sometimes copying other birds' calls. This bird is feisty and fearless, attacking larger birds if their nest or offspring are threatened.

What is a Fork-Tailed Drongo?

Fork-tailed Drongo (*Dicrurus adsimilis*), also known as the African drongo, savanna drongo, or the common drongo, is a bird species belonging to the family Dicruridae, a group of Old World passerine birds. It is common and spread throughout the tropics, subtropics, and temperate regions of sub-Saharan Africa, previously deemed to occur in Asia, but their Asian counterparts are now considered as a separate species.

Its seven levels of classification are as follows:

Kingdom: Animalia
Phylum: Chordata
Class: Aves
Order: Passeriformes
Family: Dicruridae
Genus: *Dicrurus*
Species: *D. adsimilis*

Fork-Tailed Drongo Physical Description

Fork-tailed Drongos are medium-sized passerine birds, growing 9.8 inches or 25 centimetres, and weighing about 50 grams. Adult males mainly sport a glossy black plumage, but subtle on the wings. Females are also entirely black, though less shiny than males. They have a large head, red eyes, and a short black and hefty bill. Its rectrices splay outwards, producing a forked tail, where the species got its name.

(to next page...)



Fauna & Flora

(...from previous page)

Where can they be spotted?

Fork-tailed Drongos occur in much of sub-Saharan Africa, only absent in extremely arid zones. Large populations can be found in Botswana, Mozambique, Namibia, Zimbabwe, and South Africa, preferring woodland and savannas. They can also be seen in tree plantations, farmlands, gardens, forest edges, grassland with sparse trees, and parks.

Interesting Facts You Should Know About the Fork-Tailed Drongo

Fork-tailed Drongos are highly-adaptable birds, feeding on various animal prey, mostly insects, and small birds, lizards, and fish. These aggressive and fearless birds are renowned for being bullies and for their kleptoparasitic behaviour. They habitually steal food from other animals, diving and pecking on their victims, forcing them to flee and leave their food.

What's remarkable is that these birds have the distinct ability to copy and mimic other animals' calls, using it to create a distraction. They can be seen perching on trees, keenly waiting for meerkats, or mongooses to find food. Once these mammals catch prey, Fork-tailed Drongos mimic their alarm call, snatching up the mammals' hard-earned food items left behind or dropped amid the confusion. These don't just play their tricks on smaller animals. They hate when large predators roam around their area and will do their best to ward them off. It will make alarm calls to annoy leopards and other big cats of Africa. Birds of prey also don't deter these gutsy drongos. They will mob, harass, and peck raptors, forcing them to move out of their territory. They will also become aggressive if they feel their nest or young are threatened.

Fork-tailed Drongos are monogamous birds. The egg-laying season takes place from August to January, peaking from September to October. The nest is characterised by a thin shallow cup, made of leaves, stems, and twigs, suspended between tree branches. The female will lay 2 to 4 eggs, which the pair will incubate for about 15 to 18 days. After hatching, both parents will feed the broods, leaving the nest in about 16 to 22 days.

These birds are common and spread throughout its vast range. The species is currently listed as Least Concern (LC) under the IUCN Red List of Threatened Species.

(https://wildlifesafari.info/fork-tailed_drongo.htm)



Events



Important Dates

- 14 May - Mother's Day
- 18 May - Ascension Day (Public Holiday)
- 25 May - Africa Day (Public Holiday)



Pizza Nights *(Contact Lise Sorensen @ 081-609-6387)*

- 18 May - Roberto's Pizza @ Luv Earth Bush Stall
- 22 June - Roberto's Pizza @ Luv Earth Bush Stall
- 20 July - Roberto's Pizza @ Luv Earth Bush Stall



Bush Market *(Contact Carina Engels @ 081-222-8849)*

- 13 May - Bush Market



MTB Cycling

- 13 May - Hollard G&D Otjiwa Eagle Ride @ Otjiwa Lodge
- 5 July - Hollard G&D Sundowner Race 6 @ Heja Lodge
- 19 July - Hollard G&D Sundowner Race 7 @ Heja Lodge



Meetings *(Contact Tiffany van Wyk @ 081-143-4820)*

- 31 May - Trustee Meeting 17h30 @ FHA-Office Boardroom
- 7 June - SGM (18h00) @ Heja Lodge



Advertisements

Finkenstein
BUSH MARKET



MOTHER'S DAY MARKET

FINKENSTEIN ESTATE

Saturday 13 May

ENTRANCE FREE

08:00 - 13:00

ENTERTAINMENT FOR THE WHOLE FAMILY
FOR STALL ENQUIRIES CONTACT CARINA 0814773041





Notices



blue
TELECOMMUNICATIONS

BlueAirFibre
"high speed wireless broadband at your fingertips"

Available now at Finkenstein!

Uncapped !

<i>Download/Upload speed Mbps (up to, best effort)</i>	<i>Monthly Subscription (excluding VAT)</i>
10 / 4	N\$ 750.00
15 / 7	N\$ 950.00
20 / 10	N\$ 995.00
25 / 15	N\$ 1090.00

VAT on subscription is not applicable on residential accounts

Standard Installation Costs

36 Month contract: The standard * installation cost is **FREE of charge**

24 Month contract: N\$ 1500.00 excl. VAT

12 Month contract: N\$ 2200.00 excl. VAT

No contract: N\$ 3500.00 excl. VAT

Contact us: 061 448013
blue@re.com.na

blue
TELECOMMUNICATIONS

BlueFFTX
"high speed wireless broadband at your fingertips"

Available now at Finkenstein!

Uncapped !

<i>Download/Upload speed Mbps (up to, best effort)</i>	<i>Monthly Subscription (excluding VAT)</i>
25 / 25	N\$ 1100.00
35 / 35	N\$ 1500.00
50 / 50	N\$ 2100.00

VAT on subscription is not applicable on residential accounts

Standard Installation Costs

36 Month contract: The standard * installation cost is **FREE of charge**

24 Month contract: N\$ 1500.00 excl. VAT

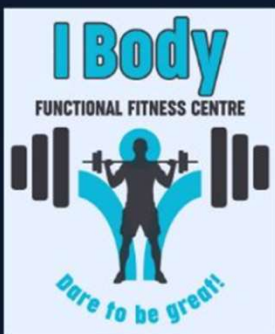
12 Month contract: N\$ 2200.00 excl. VAT

No contract: N\$ 3500.00 excl. VAT

Contact us: 061 448013
blue@re.com.na



Notices



START TRAINING TODAY

**N\$600.00
PER MONTH**

- Weight loss
- Overall Fitness
- Strength & Toning
- Group Facilitated



Contact us:

Andre: 081 637 2009

Eloise: 081 157 2744

*411 Kameeldoring
Finkenstein Village*





Notices



Finkenstein Estate



Finkenstein Village



Finkenstein Estate



Finkenstein Estate



Finkenstein Estate



Finkenstein Estate



Finkenstein Estate



Herboth's Blick



Finkenstein Estate

Yolanda van Rooyen
081 620 0674
yvr.realtors69@gmail.com





From the Manager

Bring on the Winter!

Gone are those long summer days and late evening sunsets...aargh! Instead Finkensteiners are starting to brace themselves for early Winter evenings indoors to spend more time around warm fires and under warm woolly blankets.

This time of the year inevitably brings about colder temperatures, dryer weather and different electrical and water usage patterns, all of which affect our wellbeing and health.

1. Preparing your home for Winter

Last year we recorded a low of -11°C for the season at the FHA Office. Now although the office is located in a low lying area next to a riverbed, temperatures in the Estate regularly plummet below 0°C during our winters. Here are a few tips to prepare your home for winter:

(<https://www.b2bcentral.co.za/how-to-prepare-your-home-for-winter/>)

1.1 - Seal draughty openings

Make sure your home is well insulated to keep the heat inside and stop cold winter air from making its way through any gaps in window frames and doors. A draughty house is expensive to heat and hard to keep cosy. Even a small draught can make a room a lot colder, so find and seal leaks. If you can see daylight around a door or window frame, there's a leak. To spot smaller air leaks, especially around windows, hold a lit candle to the area – if the flame flickers, a draught is near. Add inexpensive weather seals to doors to draught-proof them and use acrylic sealant to fill small holes or cracks between window frames and the surrounding walls

1.2 - Check ceiling insulation

Good insulation reduces the rate at which heat is lost from a house, which is significant if you consider that 25 percent of a home's heat can be lost through the ceiling. If a roof is well insulated, it will improve its efficiency, saving you money on heating bills in winter and helping your home stay cooler in summer by preventing hot air from coming in. A word of caution here – even if you're an avid DIY-er, this is truly one area where it pays to get a professional in. Not only will they give you advice on what kind of insulation best suits the unique needs of your home, but they're experts in handling the tricky job of installing ceiling insulation properly. If you have existing roof insulation, now is the time to have it checked for breaks, cracks, tears or other signs of age degradation

1.3 - Clean your fireplace

There's nothing as cosy as a warm, crackling fire on a winter's night — but before you spark up the first fire, make sure your fireplace and chimney or flue are in good working order. Whether gas, electric, or wood-burning, a poorly maintained fireplace can cause house fires or other dangers. Now is the time to schedule a professional to clean the chimney or flue of soot and any debris. They'll also check the fireplace is in good working order and address any issues before they become hazardous.

(...to next page)



From the Manager

(...from previous page)

1.4 - Fix your outdoor lights

Leaving for work early or arriving home after sunset? With winter evenings drawing in earlier and the sun coming up later, it will probably be dark outside when you do. Make sure that all outdoor lights are working so that your house has a well-lit exterior – a great security feature, especially on dark winter nights. A few solar lights around your property will ensure the exterior stays lit. Mount them along walkways to illuminate the route to your car, or on the wall outside your front door – and place the solar panels in a sunny location. If you're good at DIY, mounting lights will be an easy task, but if you need help, find a trusted professional.

2. Wild Fires

With the seasonal rain now almost a thing of the past, the veld has already started drying. This inevitably implies that the natural environment that the Estate is located in will be more prone to wild fires. Kindly take note to be cautious when working with fire outside, always take the wind into consideration as well as vegetation in your immediate surroundings. Note that no open fires are allowed outside of your fenced-in area. When working with electrical tools outside, be cautious of sparks that might ignite a fire when launched into dried grasses or bushes.

3. Water & Electricity

Colder temperatures means that more households will be using electrical heating devices, people will be using more hot water for longer periods, and geysers will be working more frequently to keep the temperature of water hot. In order to minimise the affect of cold weather on your hot water supply, ensure that your geyser is covered with an insulation blanket, hot water pipes are not exposed to the elements, and the ones that are be covered with insulation foam. These insulation items can be readily procured from a DIY shop in town. Freezing temperatures outside also means that your water meter and exposed water supply pipes are vulnerable to frost. Ensure that your water meter is insulated and/or placed inside a suitable water meter box to prevent the costly exercise of replacing your meter.

4. Prepare your body for Winter

1. Increase Vitamin D intake; 2. Work out to stay warm, 3. Take care of your skin; 4. Boost your immune system; 5. Add fruits, vegetables and spices to your diet.

"Winter must be cold for those with no warm memories." - Deborah Ker

Kind regards

FHA Estate Manager

Dewald du Plessis



Contact Details

***FHA Estate Manager**

Dewald du Plessis
081-146-9110 / em@finkenstein.org

***FHA Estate Security**

Johan Kellerman
081-284-6562 / johan@finkenstein.org

Control Room
081-612-0772

***FHA Estate Admin Office**

Tiffany van Wyk
081-143-4820 / info@finkenstein.org



What did the tree say
after a long winter?

What a re-leaf!

