



# CHARTWELL

## COUNTRY ESTATES

AUGUST 2020 NEWSLETTER

### VIRTUAL CCE AGM FEEDBACK

We had our first ever virtual online AGM, which was successfully held. 25 landowners attended, which constituted a quorum. All the necessary business and items on the agenda were attended to, amongst other things this included the election of a new CCE Board. The new CCE Board Members for 2020 to 2021 are: Bruce Warren, Warren Williams, Melonie Fick, Brain Craig, Ryan Woodley, Christopher Muller, Rob Eriksen-Miller with Jenni Brown who is the CCE Secretary. The new Board will be having their first board meeting on the 2nd of September 2020, at which time all the positions and portfolios will be allocated. Watch this space....

### CHAIRMAN'S REPORT 2019 - 2020

CCE Chairman's Report 2019  
Welcome and a big thank you to all residents for joining us for our first virtual AGM. As with most businesses and entities around the world, large facets of what the CCE does has been dramatically affected by the Covid pandemic. Fortunately with the easing of the lockdown measures, we should hopefully start to get back to a more normal situation. Despite the drama and challenges of 2020, the CCE has achieved an admiral amount and I believe that we are currently in a good position, ready to take the plans for our area to the next level over the next year.  
Here is some feedback from our various portfolios.

### Social

Socializing has been very limited in the past 6 months, but 2019 saw the return of some of the old favourite CCE social events. We saw the Fun Run, Bakkies by Candle light, Old Cogs, the Run and walk group and the sweepstake. Hopefully with the lockdown levels easing the incoming board will be able start planning some social events in the near future.

### CCE Membership

As you will be aware, in 2019 the CCE board reduced the levies by a large amount in the hope of attracting more members to help spread the load more evenly across the community. Initially we saw an increase in the numbers, but due to a combination of various factors we have seen a stagnation in the numbers at around 84 members from varying categories over the past 6 months. Despite tabling and instituting various proposals with the aim of attracting more support from the river front properties, we continue to see very few riverfront properties participating in the CCE initiatives. Unfortunately this has resulted in a number of very unpleasant security breaches along the river.  
I believe that increasing the membership base is something that the incoming board will need to address as a matter of great importance to maintain and improve our areas security, lifestyle and property values.

### The New MOI

The new memorandum of incorporation was accepted and adopted after our last AGM. As it turns out, this was very timeously instituted as one of the key factors in the MOI was the accommodation made for the holding of virtual meetings, both on a board and a public level. The past few board meetings have all been over Zoom, and here we are holding a Zoom Agm. The new MOI has also put the framework in place that has allowed for positive engagement with all residents and landowners over the past year.



## Security

As mentioned, we experienced a few horrific attacks on some of our residents along the river earlier this year, one of which resulting in the death of our dearly beloved friend and long standing resident Viv Brown.

Since these attacks, the CCE have installed a riverfront watch tower with monitored CCTV cameras and lights near Msawawa. As a short term measure, in collaboration with various river front residents we cleaned up large sections of the river front and have installed numerous security sensor sirens that act as an early warning system for residents along the river. We are still of the belief that the most effective solution to the riverfront security issues is going to be a united approach with all residents along the river working together and with the CCE to find a long term, sustainable solution.

Adt has performed fairly well in the area since being appointed as the CCE's preferred security provider in 2019. They have grown their footprint to the point that we now have a dedicated response vehicle in the area that can work in tandem with the CCTV camera system.

The CCE now receives a weekly report from ADT, highlighting any suspicious activity picked up by the CCTV cameras in the area.

The first phase of the CCTV system is fully installed and operational.

We have 4 poles with LPR and overview cameras at the various entry/ exit points to the area. As mentioned we have also erected a military spec watch tower along the riverfront near Msawawa with 4 fully monitored overview cameras, with lights and security siren attached.

The covid lockdown has meant that we have had very limited interaction with Saps over the last 6 months. Blockwatch has also been non-existent, but is set to relaunch shortly. Trss & Savika are still very active in the area meaning that

we currently have a bigger security presence in our area than ever before and that's a good thing.

We will continue to stress the importance of the continued vigilance of all residents, especially in the coming summer months.

## Financial and Contractual

We did distribute a report from our treasurer, Brian Craig on the financial performance of the CCE over the past year in the Agm document pack.

In summary, we have performed well financially over the past year, recording a surplus in most months despite the challenges that the world has faced over the last 6 months.

## Estate management

KC landscaping has continued to maintain our gardens.

We still await our wayleave from council in order to embark on the pavement paving project, but it would seem that as usual, the government departments productivity has been very hard hit by the covid pandemic.

We are currently looking at some long term solutions to the decaying Cedar Road wall. Every time the wind blows too hard or a car hits it, it cost us a fair chunk of money to fix.

## Environmental & Conservancy

The CCE board has continued to engage with the various role players active in and around our area to ensure the conservation and preservation of our natural environment.

The main area of concern has been the river. We have been monitoring and adding input to the Joburg water sewer upgrade project. We have also been engaging with Joburg Water about the ongoing sewage problems that continually affect our river.

## Legal and development

The CCE continues to monitor and positively engage on the development happening in and around our area.

We note the Gautrans project involving the alignment/ upgrade of the Cedar Rd/ R114 intersection.

## Communication

We identify the importance of communication. The main communication tools that we have used over the past year have been our monthly newsletter, our various whatsapp groups, our upgraded website, Facebook and Instagram. We have been very happy with the newsletter that has been a monthly feature over the last year.

The website has been designed and developed as the main communication hub. Going forward, all information, documents and events will be directed through the website. The CCE directors have access to the live CCTV footage of all the cameras, the CCE map and other important information on the website. We have advertising pages and would like to encourage landowners with cottages, B&B's and businesses to continue to advertise on the website and in the newsletter.

## Conclusion

I would like to conclude by thanking all the board members for the time and efforts that they have put in over the last six months.

Warren Williams – Vice Chairman  
Brian Craig – Treasurer  
Rob Erikson- Miller  
Mark McClue  
Mark Warren  
Derek Warren

And a big thank you goes to Jenni who, despite going through what must have been the toughest time of her life has continued to keep things going.



INSTAGRAM

@chartwell\_country\_estates



FACEBOOK

Chartwell CCE



OUR WEBSITE

<https://chartwellcountryestate.co.za/>

## CHARTWELL ROAD SAFETY

We ask all residents to please adhere to the speed limits, stop signs and other road rules. The CCE would also like to encourage more residents to get out there and use our streets for walking, running and riding, but safety is paramount, so please join our Chartwell walking and running whatsapp groups. Contact Mark McClue on 081 262 9505 to be added.

### Basic Chartwell road rules

RESPECT every road user  
Most vulnerable road user has right of way.

### **SPEED LIMITS!**

Tar roads- Max 60 km/hr  
Dirt Roads- Max 40 km/hr  
When passing a horse rider- 10 km/hr

## MAKING FIRES

With regards to making fires on your property, in terms of the municipality by laws, it is illegal to burn any rubbish or refuse on your property. More importantly, we request that, out of respect and consideration for your neighbours, and particularly those who live in the valleys, all Chartwell residents and landowners refrain from burning any refuse or rubbish on your property. It has been proven that inhaling toxic air causes and often worsens asthma and other breathing ailments. If you have refuse to dispose of, please rather register on our website <https://chartwellcountryestate.co.za/> to participate in the CCE's recycling program, Mamma She's Recycling. They collect once a week at a nominal rate. Alternatively, get rid of your rubbish through Pikitup. Please also educate your staff in this regard.

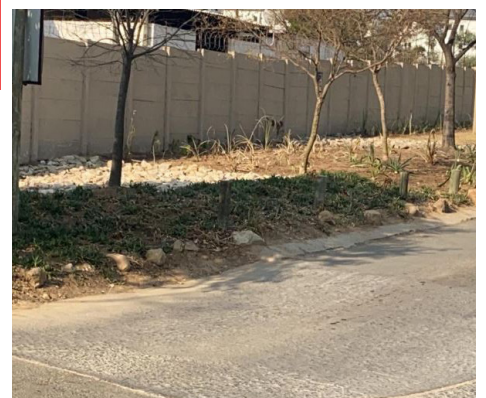
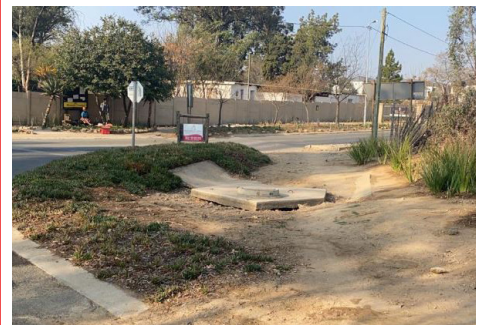
If you have a neighbour that habitually burns, please approach them in a neighborly way to try to bring it to a stop. If that doesn't work, please contact the CCE for assistance. There are unfortunately cable thieves who also operate in the area and often a cloud of smoke signals a crime in progress, please report on the relevant group. The CCE is in communication with members of the Cedar Creek residents association. They have received support from the COJ department of health who have recently installed instruments that measure the levels of pollution in the valley near Msawawa. Once the data has been gathered, a joint plan of action to try reduce air pollution levels will be formulated.

## PLANT REQUEST

If anyone has any succulent, indigenous or Aloe plants, and large brown pebbles or any loose 40x40 pavers, that they will be willing to donate to the Chartwell gardens, it would be greatly appreciated. We would love to keep our gardens and paths looking beautiful and full of life.

Any donations are welcome. Please contact Karen Cox on 076 380 1256

Pickups can be arranged.



CHARTWELL COUNTRY ESTATES  
contemporary country living



# MEET THE NEW CCE BOARD MEMBERS

## 2020 - 2021



### BRUCE WARREN

I have lived in Chartwell for 48 years. I have fond memories of fishing and swimming in the Jukskei river, hunting and exploring in the forest along the wetland and riding my bicycle around the area with my siblings. I now live in Chartwell with my beautiful wife and four lovely daughters. I own Warcon Projects which is a development and construction company that provides turnkey solutions to the higher end of the residential and commercial market. I currently own numerous properties in Chartwell. Although Chartwell and its surrounds have evolved over the years, I am a firm believer that, despite our various challenges it's still one of the hidden gems of the north. For that reason I decided to once again get involved in the CCE homeowners association, to play my part in helping our area reach its full potential in terms of community building, lifestyle and property values.



### WARREN WILLIAMS

I have lived in Chartwell for 12 years, married to Gayle with 2 kids being Mitchell and Kyla, work for a property management company, served 6 years previously on CCE. My goals for the year ahead are to help develop our community spirit, improve security and improve property values.



### MELONIE FICK

I'm Melonie Fick and we've been living in Chartwell since December 2009. We reside on 2nd Road with my husband and 2 kids, our boerboels, chickens and Alpine milk goats. I love my day job as an accountant at one of SA's big banks but I also enjoy my hobby of goats cheese making. I enjoy cycling and running and most times I'm out of my depth with swimming. My vision for Chartwell is that we have greater community participation in making Chartwell a safe and secure neighborhood where our kids can run, cycle and play freely. Would also like to see the preservation/increase in our property values.



### CHRISTOPHER MULLER

I have lived in Chartwell for the past 16 years, after a short stint where I left to go work in New York I found my way back here as home is where your heart is.

I worked in engineering consulting for 13 years and now own my own plumbing company.

I am very passionate about this community and Chartwell as a whole and I am always willing to lend a helping hand and hope to bolster the

same approach from other Chartwell residents. My vision for Chartwell would be a safe space where people can breath a breath of fresh air. I am also very involved in the security aspect of Chartwell and feel that as a community we stand strong. The spirit of Chartwell community is seldom found nowadays and it is something we all need to work at maintaining and nurturing. I feel very privileged to have been voted into the CCE board and I look forward to serving my community.



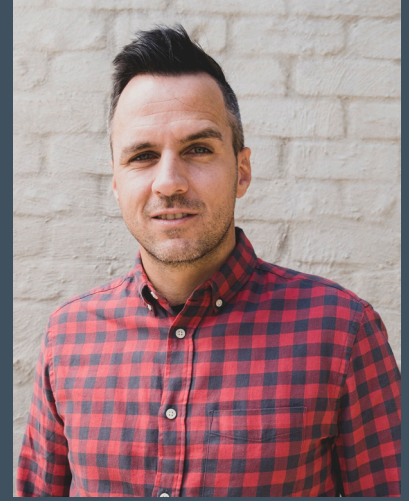
## ROB ERIKSEN-MILLER

I am the owner of REM Landy Repairs on Runnymede Ave. I have been in Chartwell since 2002 and my kids have grown up here. My vision for Chartwell is a safe and secure environment for families to grow and where our kids feel safe enough to ride their bikes to their friends' houses like my kids did. I would like people to feel like that they want to move here because it has the country charm with the community feel. Where neighbours are friends and where we all pull together. Most of us are like-minded people with the same vision and are already making a difference to our beautiful area. We have a beautiful area with all the amenities right at our doorstep but still "live in the sticks" Together we are making Chartwell the safest and most desirable place to live.



## BRIAN CRAIG

My wife Bronwen and I are both originally from Cape Town and moved up to Johannesburg in the early 1990s. We have been residents of Chartwell since 2003. Our daughter Lauren was born in Johannesburg in 2004. I have worked in corporate finance and banking since leaving University, and I am the CEO of a private equity fund. I do have a slightly irreverent personality unlike the normal finance chap. I love the eccentric characters who make Chartwell their home – even the irritating ones who shall remain nameless have a certain charm. I have grown to love the charm of living in Chartwell and enjoy the freedom of the space and lifestyle.



## RYAN WOODLEY

The Woodley's moved to Chartwell first in 1981 and have been involved in community projects all over South Africa since. Ryan spent a few years in the US and recently moved back home. He was working with NGOs and non profits with humanitarian campaigns, drug awareness and human rights. A life long passion has been helping others. The emphasis is on community. Being mindful of the human stresses we are currently under, we have come up with a way to help connect people in a resourceful and knowledgeable way. Ryan has at heart the belief that if you don't like something you need to do something about it and that the change starts with you. An author said: "what is important is how much service you can give the world and how much you can get done and how much better you can make things" -LRH



## JENNI BROWN

Chartwell Country Estates has been my home since 1991. My late husband Viv and I moved here when our youngest daughter was just 2 months old. A couple of years later our son was born and our family of 4 children had the wonderful opportunity of growing up on a large 7 acre property – a privilege few are granted. Being in the IT industry and offering accounting services to small and medium companies, in 1998 I was offered the job of running the

Chartwell Administration Office for CCE. The last 22 years have seen such change in Chartwell and our surrounding area – growth in the Fourways node that I doubt any of us expected back then. However the one thing that does not change is the friendship and community spirit of Chartwellians. I am blessed to be involved in such a wonderful community. My vision for Chartwell is to see it as one unified family, enjoying a secure, well maintained and beautiful suburb where families can enjoy the peace and tranquillity of a rural residential area.



# Aunty Maureen tells:

## "RIETVALLEI FARM"

By Maureen Dalglish

When the M1 was built through Parktown, the Albu family had a large portion of their "Northwards" land on which were the stables and paddocks expropriated. Their home, a beautiful mansion designed by Sir Herbert Baker which still stands on its much diminished stand, is now a conference venue today.

Sir George Albu already owned a vast stretch of land north of Johannesburg and had built a small "Club" house on the banks of the Klein Jukskei River. Every weekend he arranged for boys from the poorer parts of Johannesburg to spend time there in the country, fishing and playing in the river. The "Boys' Club" was still in existence when much of the land from the western slope of the river to the present Rietvallei Farm House was subdivided and sold.

It was in the mid 1950s that Sir George and Lady Albu and their family of five moved to the present Rietvallei Farm House. Lady Albu was a keen farmer and pigs were her speciality. The children all had horses in the beautiful stables which were fitted with wooden sides and wrought iron fittings which had been brought to Chartwell from "Northwards".

Some time after Lady Albu passed away, Sir George took a holiday in Mauritius where he met Eve, who was to become his new wife and who eventually settled in Chartwell with him and his notoriously unruly family.

Pig farming was gradually replaced by Black Magic Compost and small groups of workers, along with their families and their trucks, were frequently parked all over the land down to the river.

There were trees around the "Boys'

Club" at the river and a few that had been planted around the farmhouse. The rest of the land as far as one could see, was just grassland. The river could be crossed on horseback in the drier season and Farmall residents would have to exit along tracks either towards Rietvallei Road (now Cedar Road) or travel west past the Lion Park property.

The Rietvallei Farm property which now stands on a much reduced 10ha of land is surrounded by a high wall with a grand entrance gate. The driveway is tarred and the trees have grown.

What happened to the "Boys' Club"? Well after her husband, Sir George, passed away, his widow, Eve, tried rather unsuccessfully to interest a couple of the younger men who had moved into the area to organise activities for the boys, but to no avail – they were all too busy either digging French drains or planting trees on their own new properties so their weekends were fully occupied and they had no time to spare.

The main Rietvallei house on 2nd Road was sold after the children had married and moved elsewhere but then a couple of years later was again sold to its present owner.

# CHARTWELL TRIBUTE

## TREVOR SHAW

**April 5 1944 - August 10 2020**

Trevor was a creator. Where others saw emptiness, he saw potential. Trevor could not look at a building or piece of land without wanting to change something or build something- right to the very end he was working on improving his legacy. His work was his passion, his obsession, his life and his vision shaped and changed the lives of many.



In the diamond business, integrity is everything and he built a flawless reputation as a man of honour.

Trevor didn't always win first time every time, like anyone who builds anything worthwhile, he also had his share of failures, mistakes and those who let him down but he never gave up. He persisted until he succeeded.

The world has fundamentally changed this year. Nothing will ever be the same. As we set off into uncharted waters, may the lessons you taught all of us serve as an inspiration and a guide.



# BUSINESS DIRECTORY

<p><b>Symbolic Ware (PTY) LTD</b>                  Manufacturers of: metal &amp; plastic name badges; cufflinks; tie slides; key rings; medals; school badges.                  Tel: 011 792 8777                  Email: <a href="mailto:info@symware.co.za">info@symware.co.za</a></p>  <p><b>SYMBOLIC WARE</b>  <small>THE BADGE PEOPLE</small></p>	<p><b>Maureen Dalglish Real Estate</b>                  Professional Principal Agent (NQFS)                  Tel: 083 228 1753                  Office: 011 708 328 3297                  Email: <a href="mailto:dalglishm@mweb.co.za">dalglishm@mweb.co.za</a>                  Website: <a href="http://www.dalglish.co.za">www.dalglish.co.za</a></p> 

## CLASSIFIEDS

<p><b>Sirius Electronic Systems CC</b>                  For all your bookkeeping needs: from the box of invoices to Trial Balance.                  Contact Jenni Brown on 082 950 2335 or <a href="mailto:jenni@binary.co.za">jenni@binary.co.za</a></p>
<p><b>Blue Leaf &amp; Co.</b>                  Graphic design company. Newsletters, flyers and any printing and stationery needs.                  Contact Hannah Warren on 071 199 7754 or <a href="mailto:blueleafandco@gmail.com">blueleafandco@gmail.com</a></p>
<p><b>The Fitness League Gym Class</b>                  Venue: the dance studio, Runnymead Road                  Day: Monday and Thursday                  Time: 8:30 am                  Contact Maureen on 083 228 1753                  FUN FITNESS FRIENDSHIP</p>
<p><b>Gardening</b>                  Looking for a part time gardening job.                   Contact Leonard on 062 066 4552</p>
<p><b>Electric Fencing</b>                  Installation and repairs.                  Compliance Certificates                   Sarel 084 487 7171</p>

**TO ADVERTISE  
 contact  
[blueleafandco@gmail.com](mailto:blueleafandco@gmail.com)**



**CHROMSPEC** cc

BASIC

---

**CANNABIS TESTING**

---



Basic Cannabinoids

**Chromspec is proud to announce that we now offer basic tests on marijuana and marijuana-based products and derivatives; including oils, rosins and "medibles".**

**This test includes basic cannabinoids ( CBC, CBD, D8THC, D9THC, CBG, CBN)**

- Quick and simple.
- Laboratory Grade Analysis.

We are unable to test for the following: Pesticides, Residual solvents, Terpenes, Heavy metals, Mould, Mycotoxins.

**Prices start at R500 per individual analysis\***



**SRI Instruments**  
 Custom Gas Chromatographs

\*Tests subject to availability. Terms and conditions apply.  
 Larger quantities of samples may qualify for a discount.

FOR MORE INFORMATION PLEASE VISIT  
[WWW.CANNABIS-ANALYSIS.CO.ZA](http://WWW.CANNABIS-ANALYSIS.CO.ZA) | [NIGEL@CHROMSPEC.CO.ZA](mailto:NIGEL@CHROMSPEC.CO.ZA) | 078 842 9636