



COVERS INSIGHTS

Where Nature, Neighbours, and News Meet



Photo Chantelle Kleynhans

INSIDE THIS ISSUE

- From the Estate Manager's Desk
- Installing Solar
- Project Updates
- Security Talk

- Community Events
- Secrets of the Garden
- Painting Your House
- Environmental Matters

ISSUE 10 | JUNE 2026

- Rules & Reminders
- Estate Matters
- Contact Us

From the Estate Managers Desk

Dear Covers,

As the seasons begin to change, so too does the rhythm of life at The Coves. Over the past few months, our team has been actively engaged in a wide range of initiatives across the estate, spanning infrastructure improvements, security enhancements, environmental management, and farming operations, and administrative restructuring.

The past few months have also brought several administrative changes within the estate. While periods of transition can sometimes present challenges, they also provide valuable opportunities to review processes, improve efficiencies, and strengthen the way we serve our community.

Before we dive into this month's updates, congratulations to **Chantelle Kleynhans** for winning this month's Cover Photo Competition. Thank you for capturing the beauty of The Coves and sharing it with the community. Chantelle will be contacted by the Estate Office to arrange collection of her prize.

In this edition, you can expect to read about project updates across the estate, as well as activities that are currently available within The Coves, rather than a sole focus on events. This approach aims to provide residents with a broader overview of ongoing work, improvements, and lifestyle opportunities within the estate.

While there have been many successes worth celebrating, it is equally important to acknowledge the challenges we continue to face. Not every corrective action has delivered the outcomes we had hoped for, and some projects have been impacted by equipment failures, maintenance requirements, and inconsistent operational performance. These experiences have highlighted areas where we can improve, particularly in resource management, equipment maintenance, staff development, and accountability.

As management, we believe in being transparent about both our achievements and our shortcomings.



"The secret of making progress is getting started. - Mark Twain"

Continuous improvement requires honest reflection, and there is no doubt that we must strengthen how we support our workforce, maintain our assets, and ensure that projects are delivered effectively and sustainably.

The success of any organisation depends on the people behind it. Staff morale, training, motivation, and accountability remain critical priorities, and we are committed to investing greater focus and effort into these areas moving forward. Ultimately, the responsibility for driving these improvements rests with management, and particularly with me as Estate Manager.

Despite the challenges, there is much positive progress to be proud of, and I remain optimistic about what lies ahead.

Nature has a remarkable way of reminding us that every season brings new opportunities for growth, renewal, and fresh beginnings. The same is true for The Coves.

I would like to thank every resident, staff member, volunteer, committee member, and stakeholder who continues to contribute to making The Coves such a special place to live. Your support, patience, and understanding during this period of change are deeply appreciated.

Together, we are building something truly worthwhile, and I look forward to sharing more of our progress with you in the months ahead.

Solar Installation - What you need to know

POWERING THE COVES TOGETHER:

Solar Installations and Feeding Energy Back into the Grid

The Coves has always been a community that embraces innovation, sustainability, and responsible stewardship of our natural environment. As more homeowners invest in solar energy systems, we have an exciting opportunity to collaborate to build a stronger, more resilient estate power network.

Not only can solar help reduce your monthly electricity costs and protect your home during load-shedding, but approved systems can also feed excess energy back into The Coves' electrical grid, allowing homeowners to earn credits while supporting the broader community.

Thinking About Installing Solar?

Installing a solar system is a great investment in your property and energy independence. Before installation, homeowners must follow a simple approval process to ensure compliance with estate standards and electrical safety requirements.

Step 1: Submit Your Solar Application

Complete the Coves Solar Installation Application and provide the required supporting documentation.

Step 2: Obtain Approval

Once your application has been approved, your installer may proceed with the installation. This process helps ensure that all installations meet the estate's safety, technical and aesthetic requirements and protect the integrity of our shared infrastructure

Why Consider Feeding Power Back into the Grid?

Many modern solar systems generate more electricity than a household consumes during peak sunshine hours. Rather than letting that energy go unused, approved homeowners can export excess electricity back into The Coves grid.

This offers several benefits:

- Earn credits for excess energy generated.
- Improve the overall energy resilience of the estate.
- Reduce pressure on the electrical network.
- Contribute to a cleaner and more sustainable community.
- Help create a smarter energy future for The Coves.

Every kilowatt generated locally benefits both individual homeowners and the estate.

How Do I Apply to Feed Power Back Into the Grid?

If you would like to export surplus electricity, an additional application is required.

SIMPLY COMPLETE:

The Coves Estate Solar Taking Back Power from Homes Application and Indemnity

and submit it to the Architectural Review and Aesthetics Committee (ARAC) for approval.

WHAT EQUIPMENT DO I NEED?

Approved Inverter

Your inverter must:

- Be certified to the NRS 097-2-1 standard.
- Appear on the approved list recognised by your local authority (either Eskom or your municipality).

Qualified Installation

The installation must be completed by a registered electrician, who will issue a valid Electrical Certificate of Compliance (CoC).

Bi-Directional Meter

A smart bi-directional meter is required to measure accurately:

- Electricity consumed from the grid; and
- Electricity exported back into the grid.



Choosing the Right Inverter

Not all solar inverters are designed to export electricity back to the grid. To participate in the feed-in program, homeowners need either:

Grid-Interactive Hybrid Inverters (Recommended)

These are the most popular systems in South Africa because they do:

- Supply power to your home.
- Store energy in batteries.
- Continue operating during load-shedding.
- Export surplus electricity to the grid when available.

For most homeowners, this is the ideal balance between energy independence and maximising the value of their solar investment.

Pure Grid-Tied Inverters

These systems export electricity directly to the grid but lack battery storage.

While highly efficient, they automatically shut down during a power outage for safety reasons, so your home will not have power during load-shedding unless a separate backup solution is installed.

Popular Approved Inverter Brands

Your installer will be able to advise on the best solution for your specific needs. Popular approved options include the following:

- Sunsynk Hybrid Inverters
- Deye Hybrid Inverters
- LuxPower Tek Hybrid Inverters
- Victron Energy Inverters



What Will I Earn for Exported Electricity?

Homeowners currently receive a feed-in credit of: **R1.10 per kilowatt-hour (kWh)** for approved electricity exported back into The Coves grid.

While this tariff may be adjusted from time to time, it offers homeowners the opportunity to derive value from energy that might otherwise go unused.

Can I Disconnect Completely from the Grid?

Yes. South African regulations allow homeowners to disconnect from the electrical grid if they choose to do so.

However, homeowners should be aware that:

- A utility administration fee will apply for disconnecting the connection.
- A compulsory monthly network charge remains payable to support the shared electrical infrastructure.
- A reconnection fee will apply if you wish to reconnect at a later stage.

For this reason, many homeowners find that staying connected while benefiting from solar generation and feed-in opportunities offers the greatest flexibility and long-term value.

Building a More Sustainable Coves

The growing adoption of solar energy within The Coves is a positive step towards a cleaner, smarter and more resilient future. Every homeowner who invests in renewable energy helps reduce our collective reliance on traditional power sources and strengthens our community's energy security.

If you are considering a solar installation or would like to join the feed-in program, we encourage you to contact the HOA office for guidance. Together, we can make The Coves a leading example of sustainable estate living.

YOUR SOLAR PANELS AREN'T JUST POWERING YOUR HOME — THEY'RE **PUTTING MONEY** STRAIGHT BACK INTO **YOUR POCKET!**



THE REALITY AT THE COVES

Only **46** out of **417** homes
are feeding electricity back
into the estate grid.



A benefit within reach
for many more!



HOW IT WORKS

Residents receive

R1.10

for every kilowatt (kWh)
of excess electricity fed
back into the estate grid.



IT'S ALREADY WORKING!

MAY HIGHLIGHTS



46 HOMES
earned a combined
R18,413
in credits through
Impact Metering.



1 STANDOUT HOME
racked up an incredible
R2,116
in a single month!



TURN EXCESS POWER
INTO MONTHLY
SAVINGS



HELP POWER A MORE
EFFICIENT, SUSTAINABLE
ESTATE



STRENGTHEN THE COVES
GRID & REDUCE OVERALL
STRAIN



BUILD A SMARTER ENERGY
FUTURE FOR OUR
COMMUNITY



IF YOU ALREADY HAVE SOLAR INSTALLED,
YOU COULD BE EARNING TOO.



GET CONNECTED TODAY!

EMAIL: admin@thecoves.co.za

TO APPLY AND START TURNING YOUR EXCESS ENERGY
INTO **REAL REWARDS.**



A quick update on maintenance and ongoing projects to keep you informed

ACCESS AND INFRASTRUCTURE

Following the unfortunate taxi incident that damaged our main entrance gate, the team invested significant time and effort in repairs and restoring access.

The silver lining is that the incident provided an opportunity to improve the entrance layout. A dedicated access point for motorcycle deliveries has now been created, which will improve traffic flow and overall efficiency at the gate. The boom mechanism has already been purchased, and only the final electrical and biometric installations remain before the project is complete.

WATER AND UTILITY INFRASTRUCTURE

Additional maintenance and upgrades have been completed at the water purification plant, improving reliability and efficiency.

At the same time, AJV Irrigation's water treatment upgrades have significantly improved our ability to monitor and collect operational data. Although some of the underlying infrastructure is ageing, our maintenance team continues to replace and upgrade components as required.

Work is currently underway at our Oyster sewer plant to increase our capacity at the sewer works and to ensure compliance. New flow-meters has been installed and 2 additional overflow tanks are being installed.

Work in the barn precinct remains on hold pending direction from the precinct project team.

One area still requiring attention is the missing section of the boom gate beneath the R512 bridge, which remains a priority.

LOOKING AFTER OUR ENVIRONMENT

Environmental management remains one of our top priorities.

Some of our most experienced team members, including **Vincent Moloto** and **China Mokale**, continue to deliver exceptional work in tree felling, clearing, and chipping operations. Their experience and commitment have made a noticeable difference.

Work continues at Bass Dam to combat invasive alien plant species. Encouragingly, our environmental specialist, Kyle, believes the efforts already undertaken should start to show visible results within the next six weeks. We remain committed to the programme and look forward to sharing positive updates in future editions.



China Mokale



Vincent Moloto

FACILITIES AND COMMUNITY SPACES

Maintenance work on the football pitch is ongoing and will help improve the quality and usability of this important recreational space.

Plans for additional bathrooms and storage facilities are also under consideration and will be reviewed during the next budgeting cycle.

FARMING UPDATE

After an exceptionally wet rainy season and several weather-related setbacks, we are pleased to report that crop harvesting is back on track.

The farming team has worked hard to make up lost time, and operations are now progressing well.

MARINE OPERATIONS

We are pleased to report that the large barge is back in service after engine repairs and is once again supporting operations across the estate.

The smaller rowboat has also been repaired and is now in use on Bass Dam to support environmental management activities.

PLANNING FOR THE FUTURE - RED LINE

A major milestone has been reached with AJV's completion of the first two phases of the Red-Line Project.

Phase 1 - Plover Cove - Completed

Phase 2 - Fish Eagle and Oyster Cove - Completed

Phase 3 will start in July 2026 that will provide water to Olive Tree Cove and Bass Cove

This work provides valuable clarity for future infrastructure planning and helps guide long-term development decisions across the estate.



Progress is not achieved by luck or chance, but by effort, consistency, and the courage to keep going even when it feels slow. - Zach Mostert

PEDESTRIAN WALKWAY

Residents may have noticed the ongoing work on the pedestrian walkway at the main entrance.

Progress has been steady, although occasional TLB availability has caused some delays.

Interestingly, reducing the workforce from five to two has improved productivity, resulting in more paving being installed each day when the TLB is available.

SECURITY IMPROVEMENTS

Security remains one of our top priorities. The new Security Control Room upgrades are nearing completion, with cabling and electrical work finalised. The installation of furniture is the final step.

Our service provider, Deltrolux, continues to strengthen our security network by installing additional cameras and implementing system enhancements.

Recent security incidents at neighbouring properties remind us that vigilance remains important. We continue to engage with surrounding communities and stakeholders to strengthen collaboration and, wherever possible, improve security measures.

Ongoing upgrades and maintenance of the perimeter fence have also delivered positive results and continue to reinforce the importance of maintaining robust physical security around the estate.

WINTER PADEL RATES

GREAT GAMES. COOL PRICES.
ALL WINTER LONG.



MONDAY TO
THURSDAY

R100

PER HOUR



FRIDAY -
SUNDAY

R180

PER HOUR



WHEN BOOKING THROUGH
THE SECURE ACCESS APP

**THE COVES
PADEL**

NEED AN
EXTRA PLAYER
OR TWO?



JOIN THE **THE COVES PADEL
WHATSAPP GROUP**
AND FIND PLAYERS FAST!

GOOD VIBES. GREAT RALLIES. SEE YOU ON COURT!



Keeping Our Estate Secure: NEW IMPLEMENTATIONS

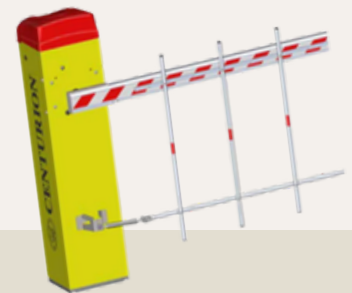
Sports boom at the Main gate

You may have noticed work taking place at the main gate, where a new sports boom is currently being installed. This dedicated access point will be used by cyclists and scooter delivery drivers, helping to reduce congestion and improve the flow of visitor traffic entering the estate.

Once operational in the first week of July 2026, we kindly request that all cycling residents use the sports boom when exiting the estate. Bicycles are often too light to trigger the loop detector at the standard boom gate, which can prevent the boom from closing properly and create a potential security risk.

The sports boom will operate daily from 06:00 to 18:00 during the winter months, with operating hours adjusted during summer. After 18:00, the access gate to the sports boom will be locked, and residents will need to use the standard boom gate for both entry and exit.

We appreciate your cooperation and look forward to the improved traffic flow and enhanced security that this addition will bring to the estate.



Winter Fire Safety

As winter temperatures drop, many households rely on fireplaces, heaters and gas appliances for warmth. Here are a few safety precautions to keep you safe.

Fire Safety at Home

- Never leave fires, or naked flames unattended.
- Keep children away from unsupervised fires.
- Keep heaters clear of furniture, and other flammable materials.
- Switch off portable heaters and gas appliances before going to bed.
- Keep a fire blanket and suitable fire extinguisher readily available, especially in the kitchen.

Fireplace Safety

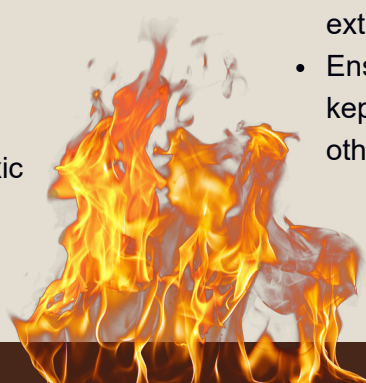
- Ensure fireguards are secure and in place.
- Have fireplaces and chimneys inspected and cleaned regularly.
- Never store flammable materials near a fireplace.
- Ensure rooms are well ventilated and avoid burning treated wood, which can release toxic fumes.
- Keep a fire extinguisher nearby for emergencies.

Electrical and Gas Safety

- Install smoke alarms and test them regularly.
- Check plugs, cables and extension leads for damage.
- Avoid overloading electrical outlets.
- Inspect gas pipes and fittings for leaks.
- Close gas cylinders and unplug electric heaters when not in use.

Braai Safety

- Never use flammable liquids to start a fire.
- Never leave a lit braai unattended.
- Keep braais in well-ventilated areas and clean them regularly to prevent flare-ups.
 - Keep water, sand or a fire extinguisher nearby.
 - Ensure braais and open flames are kept well away from thatch roofs and other combustible materials.



LIVE AT OAKS – A COUNTRY MUSIC EXPERIENCE NOT TO BE MISSED!



Get ready for an unforgettable afternoon as a celebrated South African singer, songwriter, and hunter takes the stage live at OAKS on Saturday, 18 July.

Known for his deep storytelling, powerful stage presence, and unmistakable Johnny Cash-inspired sound, he delivers a performance that keeps audiences singing along from the first song to the last. Expect an atmosphere filled with country soul, great energy, and unforgettable live music.



Ticket Prices

- R225 per person
- R120 for children aged 10–16
- Children under 10: Free
- <https://www.quicket.co.za/events/376776-adam-tas-live-at-oaks#/>

VIP Experience

Make the day extra special with VIP tables for 10 people, perfect for groups wanting a more exclusive and comfortable experience while enjoying the show.

Bring your friends, bring your family, and settle in for a relaxed afternoon of great vibes, live country music, and unforgettable memories at OAKS.

Events to look forward to

WINE DINNERS AT OAKS

3 July – Muratie Wine Estate

Discover What's Happening Inside The Coves

With many new residents joining, it's a great time to highlight the activities and services in our community. The Coves is more than a place to live—it's where people connect, stay active, and share passions.



Pilates with Joelene Klitzner

Build strength, flexibility, and wellbeing with classes every Tuesday and Thursday within The Coves. Contact 061 299 3272



Fitness & Life Coaching – Chantelle Kleynhans

Support your health, fitness, and personal goals with tailored coaching to help you stay balanced and motivated.

Contact 083 463 2687



Soccer for Kids and Dads

Join the weekly social game every Tuesday at 17:30 on the soccer field—fun, active, and family-friendly.



Padel WhatsApp Group

Connect with other players, find matches, and stay updated on all things padel in the estate. Residents can contact the office for the WhatsApp link to join.



Bird Watching Group

For bird enthusiasts, there is an active bird watching group within the estate. Residents can contact the office for the WhatsApp link to join.



Pam Gibbs' Homemade Goodies

Enjoy delicious homemade treats made by Pam Gibbs—perfect for special occasions or everyday indulgence. Contact 083 680 0512

Secrets of the Garden

ADVICE FROM **DI GOODWIN**

Walking through the estate it is obvious that many of the gardens are not winter dull and brown, but rather warm and welcoming with bursts of colour from poppies, petunias, pansies and primroses and our common areas are glowing with red and orange flowering aloes and intricate flowering succulents with colourful foliage.

In July, most of our deciduous plants are in a state of rest, even our lawns are resting but the bulbs are starting to peak through the soil. Our camellias and azaleas are starting to bloom, and our citrus is forming fruits so enjoy the change that is occurring in your garden space no matter how slow it might be..... Patience is one of the virtues of a great gardener!

This month is usually one of our coldest and we tend to spend more time inside and, on our patio, so ensure you have a healthy indoor environment by adding plants to your different rooms. One of the most beautiful and easy to care for indoor plants is from the Ficus family (that is once they are happily settled in their new home). There is a variety for each space. You have the bold, large-leafed Ficus Lyrata (Fiddlewood Fig) which has been trending for a few years now or the more colourful Ficus robusta (Rubber plants) varieties. My favourites are from the Ficus Benjamin family with their smaller leaves and shades of yellow, white and green foliage - I feel I am creating a forest indoors!

Beautify your patio by planting up pots. I think that by using a variety of different plants in a pot it creates interest and reflects your personal taste. I recently read that building a potted garden was like making lasagna, you add layers which allow different plants to have the spotlight at different times.

Winter in Harties means bright, sunny days followed by freezing night-time temperatures. Water early in the morning so the soil dries before the freezing nights and water less frequently.

Layer organic mulch or fallen leaves to keep roots warm and conserve moisture. Leave a small pile of logs in a quiet corner for overwintering bugs. Check out our owl boxes. July is nesting season for Spotted Eagle-Owls!

Avoid heavy pruning of summer-flowering shrubs until the frost danger passes. We will deal with pruning next month.

You can still grow your own food in July! Just focus on frost-hardy crops such as spinach, kale, carrots, and peas. Keep your compost heap active by turning it weekly to generate internal heat. Continue adding raw vegetable scraps, avoiding cooked food to deter unwanted pests.

This was your friendly guide to keeping your garden thriving, sustainable, and wildlife-friendly this month. Stay warm, enjoy the crisp air, and happy gardening!

P.S. Please be mindful of how rapidly it becomes dark in the evening. It is scary driving home to see how many walkers, runners and cyclists start becoming invisible at dusk. Reflective clothing or a head light would be a great asset!

Dr. Di Goodwin
082 5573242
dgoodwin@peeblesplants.co.za



I AM PAM.
ONE OF
A KIND

Award-Winning Property Professional
Magalies Golf Estate, The Coves, Westlake & Leloko

Heidi Van Niekerk

Registered with the PPRA - Full Status FFC

083 658 9701



Planning a Fresh Coat of Paint This Winter?

Winter is the perfect time to tackle those long-overdue maintenance projects around the home. With the cooler weather and generally drier conditions, many residents take the opportunity to repaint, repair, and refresh their properties.

One of the most common questions the Estate Office receives during this time of year is: "What are the approved house colours for The Coves?"

To simplify the process and help residents make informed choices, Water Mark has made the approved colour palette easily accessible.

The approved colours have been painted directly onto the squash court wall, allowing residents to view the shades in natural light and get a better idea of how they will appear on a home. beforehand.



In addition, Watermark has created a convenient QR code that can be scanned to access the full list of approved colours. This makes it quick and easy for homeowners, contractors, and painters to ensure they are selecting colours that comply with estate guidelines before any painting project begins.



If you are planning to repaint your home this winter, be sure to consult the approved colour palette first. A little preparation can help avoid delays, unnecessary costs, and ensure that your home continues to contribute to the beautiful and consistent aesthetic that makes The Coves such a special place to live.

ESTATE RULE: 5.1. PLAN SUBMISSIONS

“5.1.1. All designs will be subject to the submission of a Set of Plans to be approved by the ARAC.”

Understanding Plan Submission

Whether you are planning to build a new house, make alterations, construct a boundary wall, install a swimming pool, or add a solar system, submitting your plans for approval is a crucial step that should never be overlooked.

Submitting plans for approval through ARAC ensures that all developments comply with building regulations, and safety standards. These rules are in place to protect homeowners, neighbours, and the broader community.

Key reasons why plan submission is important:

Legal compliance

All structural changes or new builds must be approved by ARAC. Without approved plans, the structure may be considered illegal, which can result in fines or required removal.

Safety assurance

Plans are reviewed to ensure that construction is safe and structurally sound. This reduces the risk of future hazards such as structural collapse, electrical faults, or water damage.

Property value protection

Unapproved structures can negatively impact the value of your property and may create complications or delays when selling or transferring ownership.

Insurance validity

Many insurance companies may reject claims related to unapproved structures. Having approved plans ensures your coverage remains valid.

Community and aesthetic standards

Especially in estates and residential communities, approved plans help maintain consistent standards and protect the overall appearance and harmony of the area.

Future expansion flexibility

Once plans are properly approved and recorded, future renovations or extensions become easier and more straightforward.

Common projects that require plan approval include:

- New residential houses
- Home alterations and extensions
- Boundary walls and fencing
- Swimming pools and pool enclosures
- Solar panel installations and structural mounting systems
- painting of your house/ boundary walls

Submitting building plans is not just a formality—it is a vital process that ensures safety, legality, and long-term value for your property. Always consult with the estate office before starting any construction project.



MEET THE COVES' RESIDENT YELLOW MONGOOSE FAMILY:

— Our Little Runway Neighbours —

If you've ever driven into The Coves and spotted a small, golden-brown creature darting through the grass by the runway, you've likely encountered one of our resident yellow mongooses.

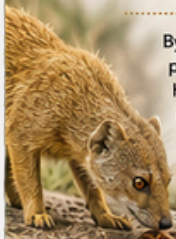
These charismatic little animals have become familiar sights around the estate. Living within the pristine Magaliesberg UNESCO Biosphere, they are a wonderful reminder that we share our home with abundant wildlife. Although small in stature, they play an important role in our ecosystem and have earned a reputation for being vigilant lookouts and keen observers of nearby aviation activity.



NATURE'S PEST CONTROLLERS

Yellow mongooses are opportunistic feeders with a surprisingly varied diet. Their favourite foods include insects such as locusts, beetles, and termites, though they will also hunt small rodents and occasionally eat birds or their eggs.

By helping to keep insect populations under control, these hardworking little mammals make a valuable contribution to the estate's natural balance.



FAMILY LIFE

Unlike many wild animals, yellow mongooses are highly social and live in small family groups. A typical group comprises a dominant breeding pair and their offspring, who work together to defend their territory and look out for one another.

If you've watched them for a while, you may have noticed their constant communication through soft calls, alert sounds, and expressive body language. Their close-knit family bonds are fascinating to observe from a safe distance.



HOME SWEET BURROW

The mongoose family has established itself near our runway, where it uses underground burrows, often adapting dens originally dug by other animals.

These burrows provide shelter from the weather, protection from predators and a safe place to raise their young. The Coves' open grasslands and sandy soils create the ideal environment for these resourceful residents to thrive.



ALWAYS ON ALERT

Life in the wild brings its challenges. Yellow mongooses must remain vigilant against predators such as eagles, hawks, and jackals. Their keen senses, speed and agility help them avoid danger, but they are constantly aware of their surroundings.

As entertaining as they are to watch, it's important to remember that they are wild animals. Residents, especially children, should admire them from a distance and never attempt to approach or feed them.



A NOTE ON SAFETY

Although yellow mongooses often appear curious and approachable, they can carry diseases, including rabies.

Parents are encouraged to teach children to appreciate these animals from a distance and to avoid direct contact.

Respecting their space helps keep both people and wildlife safe.



**THEY ARE WILD. KEEP A SAFE DISTANCE.
OBSERVE, DON'T APPROACH.**



A VALUABLE PART OF OUR BIODIVERSITY

Yellow mongooses are perfectly adapted to the grasslands and semi-arid landscapes that characterise The Coves. Their presence is yet another example of the remarkable biodiversity that makes life in the Magaliesberg UNESCO Biosphere so special.

More than just charming neighbours, these little creatures are integral to our natural ecosystem. By understanding their role and respecting their wild nature, we can continue to enjoy the privilege of sharing The Coves with them for generations to come.



DID YOU KNOW?



Yellow mongooses are well known for their upright "sentinel" behaviour. Like meerkats, they often stand on their hind legs for extended periods, scanning the surroundings for potential threats. This lookout duty helps keep the family safe from predators.



They are also surprisingly fast runners, capable of reaching speeds of up to 30 km/h when fleeing danger or pursuing prey.



Another fascinating feature is their bushy tail, which serves multiple purposes. Not only does it help with balance when changing direction at speed, but it can also be used as a visual signal to communicate with other members of the group.



Perhaps most remarkably, yellow mongooses are among the few small mammals that have adapted exceptionally well to living alongside people, provided their natural habitat is respected. Their continued presence at The Coves is a positive indicator of a healthy, functioning ecosystem.



“

Next time you spot one of our runway-side residents standing proudly on patrol, take a moment to appreciate one of The Coves' smallest yet most important custodians of the natural environment.”





**POWER YOUR HOME.
SAVE EVERY
MONTH.
EARN BACK.
KEEP SAVING.**



SOLAR
INSTALLATIONS



ELECTRICAL
SERVICES



SOLAR PANEL
CLEANING



CERTIFICATES
OF COMPLIANCE



RELIABLE.
PROFESSIONAL.
TRUSTED.



WE FINANCE YOUR SOLAR PROJECTS!

PAY WITH THE MONEY YOU EARN BACK FROM YOUR PANELS.



GET APPROVED
QUICKLY &
EASILY!

HOW IT WORKS: YOU EARN. WE HELP YOU INSTALL.



THE REALITY AT THE COVES

Only 46 out of 417 homes are feeding electricity back into the estate grid.



A benefit within reach for many more!

⚡ THE BENEFIT TO YOU

Residents receive

R1.10

for every kilowatt (kWh)
of excess electricity fed
back into the estate grid.

IT'S ALREADY WORKING!

MAY HIGHLIGHTS



46 HOMES
earned a combined
R18,413
in credits through
Impact Metering.



1 STANDOUT HOME
racked up an incredible
R2,116
in a single month!



**BIG SPECIALS
NOW ON!**
GET QUALITY SOLAR
INSTALLED FOR LESS!

- ✓ Reduce your monthly bills
- ✓ Increase your property value
- ✓ Protect your family from rising electricity costs
- ✓ Be part of a smarter, greener community



**FINANCE TODAY.
SAVE TOMORROW.
LIVE BETTER.**

LET US HELP YOU POWER
YOUR HOME AND
YOUR FUTURE.



ELECTRICAL

063 940 3299

Installations, Cleaning & COC

GET CONNECTED TODAY!

✉ **EMAIL:** admin@thecoves.co.za

TO APPLY AND START TURNING YOUR EXCESS
ENERGY INTO **REAL REWARDS.**

Why Do We Pay Levies – And Where Do the Funds Go?

It's a question that arises regularly across many homeowners' associations: "Why do we pay levies, and what happens to the money?"

As a non-profit company, The Coves Homeowners Association relies almost entirely on levy income to maintain the services, facilities, and infrastructure that we all enjoy an benefit from every day. Unlike a business that generates profits from sales, the HOA depends on members' levy contributions to fund its operations and ensure the estate remains a place we are proud to call home.

Every year, the Board of Directors carefully reviews and approves a budget to meet the estate's operational needs. This covers everything from maintaining common areas and gardens to managing critical infrastructure and planning future maintenance projects.

Many residents may not realise the scale of the services operating behind the scenes. One of the largest ongoing expenses at The Coves is the maintenance and operation of our water treatment plant, which supplies high-quality water to all residents. We also operate two sewage treatment plants that require continuous monitoring, maintenance, and strict compliance.

In addition, levy funds support security services, road maintenance, landscaping, staff salaries, equipment maintenance, insurance, and many other essential services that help keep the estate running smoothly.

At the end of the day, every homeowner has invested in The Coves and wants to see that investment safeguarded. The well-maintained appearance of the estate, the quality of our facilities, and reliable infrastructure all help preserve and increase property values over time.

Why Paying Levies on Time Matters

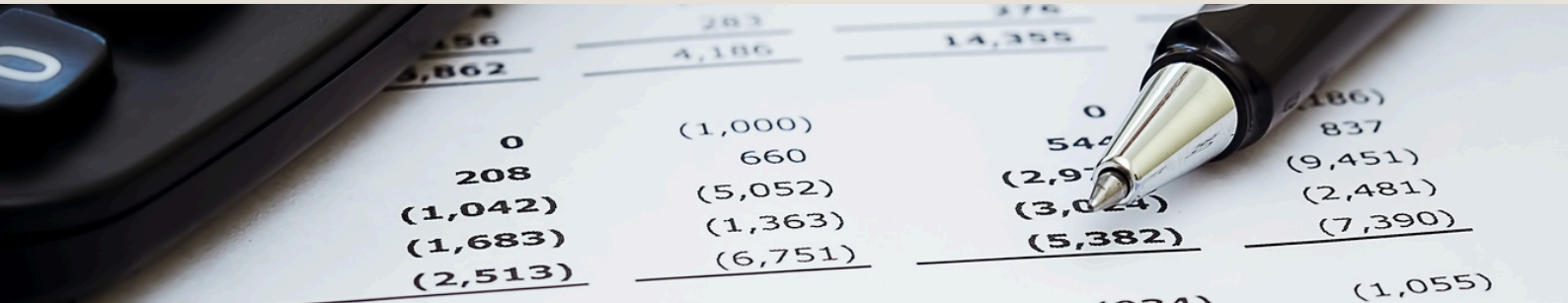
Levies are payable in advance on the first day of each month. To ensure that The Coves HOA can continue providing these services, it is important that all members pay their levies on time.

When levy payments fall behind, it creates financial pressure on the estate and can ultimately affect the services and maintenance that benefit everyone. In a sense, members who pay their levies faithfully end up carrying the burden for those who do not.

We understand that life can sometimes bring unexpected financial challenges. When members encounter difficulties and contact management, every effort is made to find a practical solution and, where appropriate, to arrange a payment plan.

Open communication goes a long way, and the HOA is always willing to work with members who engage proactively.

However, when levy accounts remain unpaid, and there is no communication from the member, the HOA is responsible for following up and taking reasonable steps to recover outstanding amounts. This responsibility is not only to protect the estate's financial health but also to ensure fairness for all members who continue to meet their obligations.





Contact us

CONTROL ROOM
012 207 1561

DUTY MANAGER
082 382 3073

SECURITY SITE MANAGER
082 768 0424

REGISTRATION TIMES
Registration is done at the HOA office
everyday between 08:00 - 15:00.

HOA OFFICE
012 207 1465

MONDAY - FRIDAY
07:30 - 16:00

Please send the document via email
beforehand community@thecoves.co.za

OFFICE

Estate Manager	 Michael Kapp manager@thecoves.co.za
Technical Operations Manager	 Zach Mostert technical@thecoves.co.za
Financial Manager	 Helena Oosthuizen finance@thecoves.co.za
Community and Administration Manager	 Jean-Mari van Deventer community@thecoves.co.za
Admin	 Laetitia Frederik admin@thecoves.co.za
Maintenance	 Cas Badenhorst maintenance@thecoves.co.za

Secure Acess App

You can log a ticket under the Support tab in the app

INFRASTRUCTURES AND UTILITIES ISSUES

REPORT TO HOA OFFICE / SECURE ACCESS APP:

Water leaks

Common properties and before your water meter.

Electrical problems

In your home Impact Metering

012 763 8200 Common properties HOA

Defective Streetlights - HOA

Damaged estate infrastructure (paving, walls, buildings, gates, etc) - HOA

AFTER HOURS:



Duty Manager: 082 382 3073



Technical Operations Manager

082 451 5975



Maintenance Manager

060 636 0006

WILDLIFE & ENVIRONMENTAL HAZARDS

REPORT TO HOA OFFICE / SECURE ACCESS APP:

Snakes - Duty Manager

Blocked stormwater drains or overgrown vegetation - HOA

Dead animals - HOA

Bee Removal - Honey Hub 079 881 7948

AFTER HOURS:



Duty Manager: 082 382 3073



Technical Operational Manager

082 451 5975



Maintenance Manager

060 636 0006

SAFETY AND SECURITY CONCERNS

REPORT TO SECURITY, HOA OFFICE / SECURE ACCESS APP:

- Suspicious persons or vehicles
- Noise disturbances after hours
- Any criminal activity or offense
- Rule infringements



EMERGENCIES

REPORT DIRECTLY TO EMERGENCY SERVICES AND SECURITY FOR ASSISTANCE



MEDICAL EMERGENCIES

10177

private ambulance Services

HEMS: 082 695 1240

NECSA: 012 305 3333



FIRE EMERGENCIES

NECSA: 012 305 3333

Madibeng: 012 250 2222



POLICE EMERGENCIES

10111 (SAPS EMERGENCY LINE) / HARTBEESPOORT

SAPS: 060 987 5533

GENERAL ENQUIRIES / NON-URGENT MATTERS

REPORT TO SECURITY, HOA OFFICE / SECURE ACCESS APP:

- Suggestions or complaints
- Community Notices