

**From:** Info Woodrock  
**Sent:** Monday, 10 December 2018 20:25  
**To:** WKRRRA Woodmead & Khyber Rock Residents  
**Subject:** 2018 DECEMBER - WKRRRA Year-End Newsletter

**If you are receiving this email but have left the area, changed your address or even changed your mobile numbers – please respond to this email with the correct info so we can update the Woodrock database.**

😊 **Thanks / Wendy.**

Dear Woodrockers

Another year draws so quickly to a close . . . . .

In spite of the ups and downs of life in South Africa, those of us living in Woodrock have had a relatively SAFE and SECURE year within our own homes.

Reported incidents where 24/7 Patrol vehicles were alerted are summarised below and, although even ONE CRIME is ONE CRIME TOO MANY, we do not suffer from the crime-spates that occur in other areas of Sandton.

- Driveway Robbery with Rolex taken (Follow-home): Lincoln Street / September 14<sup>th</sup>.
- Armed Residential Robberies: Lincoln Street / February 14<sup>th</sup>; Lincoln Street / March 7<sup>th</sup>.
- Break-ins (Residential Burglaries): Lincoln Street / 18<sup>th</sup> April; KRE.S / May 11<sup>th</sup>; KRE.N / September 29<sup>th</sup> (KRE = Khyber Rock Estates / North, South, East, West)
- Attempted Break-ins (attempted Residential Burglaries): Packard Street/June 10<sup>th</sup>; KRE.S / September 14<sup>th</sup>.
- Intruder/s on premises (trespassing): Hillman Street/January 28<sup>th</sup>; Hillman Street/May 7<sup>th</sup>.
- Attempted entry by BOGUS COJ Truck: Lincoln Street / June 19<sup>th</sup>.
- Domestic Disputes: Lincoln Street/August 26<sup>th</sup>; Lincoln Street/September 16<sup>th</sup>.
- Damage to Booms: Lincoln–Motorbike / March 25<sup>th</sup>; Lincoln-Motor Vehicle / September 12<sup>th</sup>; Lincoln-Motor Vehicle / October 11<sup>th</sup>.
- Open Gates: These average 4 per week – that equates to 208 invitations for opportunistic criminals to enter our homes and create trauma and financial loss!

We attach hereto the November 2018 Monthly Report from 24/7 Security – these are always posted on the Woodrock Website [www.woodrock.co.za](http://www.woodrock.co.za) for all to see.

Upon reading these Reports you will note the great attention to detail that is expended on a day-to-day basis with our two dedicated Armed Response Vehicles.

Open gates, unknown vehicles, validation of any public-space workers, potholes, street lights, lost/found pets (and wildlife) – all these reported and monitored – and we live by the mantra **“devise a good system and ensure it works through continuous supervision and control”**.

We have an Operations what’s app group that posts all the above plus hourly reports on booms throughout each night-shift. IMvula Control room phones each boom on the hour, every hour and the Patrol Vehicles visit each boom on the half-hour, every hour throughout the night to ensure wakefulness and dedication to duties.

We have extended the 24/7 night-time patrols to include the length of Riley Road and an inspection of the two cell-phone masts which were constantly being tampered with. Since this operation become standard there have been no incidents at the cell-phone towers. These cell-phone mast reports & supporting photos are sent through to Security at CCJ daily.

We are also participants on a special security group we originally created which includes CCJ, Pinewood Office Park, the various office parks along Woodlands Drive, Country Club Estate, Gallo Manor/ZFHOA, Ashby Estate . . . . in fact all the Security & Management senior staff of the properties neighbouring the CCJ Golf Course borders.

Working together with this diverse group of people has ensured that we have jointly minimised the crime in all these areas. I personally monitor the reports on these What's App Groups on a constant basis and am proud to see how various security companies can and do work together for the benefit of all.

. . . . and here we need to digress.

WKRRRA has never before called for donations for a "Christmas Bonus" for our security staffers.

Other areas have always done so (for example) Gallo Manor/ ZFHOA which has about 290 households. [\(See insert hereunder for their Annual Collection format.\)](#)

Woodrock has 12 security staff members involved (3 staff per site due to shifts & days off . . . . 2x Boom sites + 2x Patrol cars).

The security guys from neighbouring suburbs talk amongst each other and Woodrock cannot continue to remain unappreciative of the work our security officers do.

We have 480 households in this neighbourhood – equating to at least 900 people living and/or working here. If each household donated a mere R200 annually for "Christmas" we would be able to prove to these officers just how much we respect and appreciate what they do for us.

**PLEASE CONTRIBUTE – PLEASE DO SO IN APPRECIATION – and PLEASE DO SO NOW (before you forget).**

EFT the money to WKRRRA, FNB Current Account 62005753498, Branch 260950 Weida Valley and MARK AS BENEFICIARY **"BONUS / Your Surname"**.

This will allow Alan to easily allocate the necessary funds to the correct cause. If you feel that what these guys do is worth far more than an annual R200 from your family, please feel free to make a higher contribution . . . . and we all know there will be those living in this affluent area who can't - or even won't - contribute at all. 😞

[\*\*ZFHOA ANNUAL SECURITY GUARD COLLECTION \(excerpt from Newsletter dated 10<sup>th</sup> Dec.\)\*\*](#)

*We have to date received just over R49,030 in DONATIONS for the fourteen Security Personnel who serve our Community.*

*On FRIDAY, being the 14<sup>th</sup> of December 2018, we will make the first of two payments to those Security Personnel in the total amount of R40,000.*

*In January 2019, the second and final payment will be made just in time for all those Back-to-School and post-holiday expenses ....*

*The donations are distributed amongst 14 Recipients on behalf of the entire community on the following basis;*

<i>Performance</i>	<i>80%</i>	
<i>Years of service to the ZFHOA Community</i>	<i>15%</i>	
<i>Years of service within the Security Industry (ADT / Coin)</i>	<i>5%</i>	<i>i.e. experience</i>

Whilst we are talking money, **please also check YOUR monthly contributions to the WKRRRA (Woodmead & Khyber Rock Residents Association).**

If they are not up-to-date **PLEASE PAY UP** so that we can collect all the outstanding funds prior to our year-end in February 2019.

The fees are R330 per month per stand-alone home and R220 per month for a home within a gated complex – and for those operating legal business from home, the fee is R550 per month.

These fees increased slowly to the current structure – previous increase was in August 2015 and then latterly in March 2018.

Two small increases in the past eight years!! This has to be one of the lowest fee structures in the whole of Sandton.

You will note from the Financials – which are posted monthly to the Website – that our Expenses outweigh our Income every month.

I believe that the WKRRRA proves its worth over and over again in various ways . . . . .

- a safe, secure neighbourhood with TWO dedicated Armed Response vehicles here on a 24 hour > 7 days-a-week > 52 weeks-of-the-year shift;
- clean streets minus all the horrible adverts and posters you see everywhere else;

- a neighbourhood where you can walk and/or walk your dogs, jog or simply stroll in both safety and serenity;
- a neighbourhood where people care for and look out for each other;
- a neighbourhood where problems like potholes and non-working street lights are taken care of, including regular mowing of the Park, etc;
- a neighbourhood that goes the extra mile by including our domestic staff (house & garden) in communication, training and respect;
- continuous communication to residents via What's App or SMS or Newsletters, also via our Facebook page and our Website.

This is also a neighbourhood where we get together to fight against uncontrolled densification, speeding through-drivers, disregard of By-Laws and a host of other negative aspects that beset other areas and degrade the value of their properties.

**We may not win them all, but we surely do fight to uphold the Rights of all Residents in this area.**

## **PLEASE, PLEASE, PLEASE CONTRIBUTE.**

**We need this funding to be able to continue.**

We attach hereto a Debit Order Form for your signature and return - or pay via EFT to:

Bank: First National Bank.

Current Account No: 62005753498

Branch: Wierda Valley / Code: 260950

Name: Woodmead Khyber Rock Residents Association

Please use Beneficiary Reference as **"Your Surname / Your Street or Complex"**

(We truly prefer Debit Orders as these are much easier to reconcile on a monthly basis – very important as this time-consuming work is done on a volunteer basis by Alan & myself).

A word or two on our communication systems.

### **What's App Groups:**

1. The Residents' what's app groups are used for important daily alerts / messages and allow for minimal 'chit-chat'.  
Not all our residents are listed on these groups by their own preference. Please note that What's App provides this service free of charge.  
Here we handle issues like lost/found pets, reminders of Power & Water disruptions, Traffic alerts impacting on our residents, etc.  
We have 3 groups - mainly because when we started What's App only allowed for 100 members each so we gradually expanded into three and when W/A changed the membership to 250 per group I was not about to edit the 300+ entries on my mobile to accommodate this change. I thus re-post anything important and copy/paste all relative messages/responses between the three groups as well as keep family members on different groups as a safety net should I fail.
2. In addition we have a "MAD ARMY" what's app group which serves our domestic staff, keeping them abreast of important issues and encouraging them to act as EYES & EARS of the neighbourhood. They do know what's happening and also know the people who work here and those strangers who seem suspicious – and their Alerts are always acted upon with positive results. Our "MAD Army" (**M**aking-**A**-Difference) will meet again on the last Thursday of January (i.e. 31<sup>st</sup>) at the iMvula Training Offices in Packard Street at 12.15 pm. Please allow your staff to attend these lessons – everyone benefits. . . . . and a BIG THANK YOU to iMvula for the free use of their facility!

3. Finally we have a “Monday Group” for operational issues where myself, iMvula Control Room, 24/7 Control Room, iMvula and 24/7 Operational & senior managers and the 2x Patrol Cars are participants. This Group manages to communicate with each other on average 40/70 times within a 24-hour period.

#### **SMS:**

These are “bulk-send” communications through a third-party, limited to 150 characters (including spaces) and are sent out when a message is deemed to be “important to all”.

We have 780 mobile-numbers listed on this database. It takes me about 30minutes to prepare and send out such a message. Please DO NOT RESPOND DIRECTLY to that sending number, rather use 083.700.2401 or [info@woodrock.co.za](mailto:info@woodrock.co.za) instead. These SMS’s are sponsored by TPN – Tenant Profile Network – a company that, amongst other things, adds value to any property owner who rents out to third-parties. They support us – please support them.

#### **Facebook:**

“Woodrock Community Group” – this is mainly for important but non-critical and non-time-sensitive messages and/or long messages. Much of the **COJ (City of Joburg)** Notices are placed herein. Residents can also use this facility to ask for recommended service providers or advertise their own services (no long or convoluted advertising please). “For Sale” items are also listed as well as other issues thought to be of interest to our small community. Photos of our MAD Christmas Party and the children’s HALLOWEEN Trick-or-Treat Walk are also posted on our Facebook pages. To enjoy all this you must log in and request to be added as a member.

#### **Website:**

The Woodrock website [www.woodrock.co.za](http://www.woodrock.co.za) has recently been redesigned by Alan Williams (our Treasurer & TPN Director) and the website contains the more permanent communications to the Residents. This includes background information such as the History of the area and the legal status of WKRRRA.

It also most importantly contains the monthly Area Reports by 24/7 Security; CPF (Community Police Forum) matters; Annual Crime statistics issued by SAPS; certain COJ By-Laws that particularly relate to Woodrock; historic information on our Precinct Plan; historic information on our School Project, and the like.

Most importantly it contains the monthly FINANCIALS so that everyone can see where our money is going – and who is contributing. Transparency is key.

#### **Email & Newsletters:**

All emails to Woodrock (Alan and myself) come through [info@woodrock.co.za](mailto:info@woodrock.co.za)

Newsletters are emailed to residents ‘as and when important’. It was previously felt that the once-per-month Newsletter was an intrusion and other electronic methods (as above) have now taken over much of the day-to-day matters. With both Facebook and the Website YOU personally chose when to view the contents therein. It is REALLY IMPORTANT that you keep us abreast of any email or mobile or address change so that we can continually update our database. With 900-odd line entries this is a challenging task, especially as all work done in this regard is by myself.

**ALL COMMUNICATION FORUMS LISTED ABOVE ARE ‘CLOSED GROUPS’ WITH ONLY GENUINE WOODROCK RESIDENTS ALLOWED TO PARTICIPATE**

**ALL DATA IS CONFIDENTIAL TO ONLY ALAN WILLIAMS & WENDY ROBERTSON AND IS NEVER SHARED WITH THIRD PARTIES.**

Our **TRAFFIC CALMING** issues and **RE-APPLICATION FOR ROAD CLOSURE** are works-in-progress and will certainly call for additional funding in the very near future.

We need to appoint (and pay for) a traffic assessment before either can go much further. (Hence our Appeal for all to contribute a minimal amount monthly).

Traffic Calming does not necessarily mean speed-humps, but can be chevrons, re-marking of roads, speed limits dropped to 40/50 kph, centre rumble-strips, traffic circles, traffic cameras, etc.

In my opinion the Traffic Calming processes need to take priority along “lower” Lincoln and along Packard . . . and probably Riley as well.

Parts of Plymouth & Hillman streets and ‘upper’ Lincoln already have speed-humps so not much additional work to be done there.

Traffic calming within our area has been put onto the Ward 106 IDP (2019/2020 COJ Budget) but this is not the 1<sup>st</sup> year it has appeared there – we are hoping that it will finally receive attention by COJ as this application has again been passed by the Ward 106 Committee with the support of our Ward 106 Councillor.

In addition we have included a request for better pedestrian facilities, better speed control and better security for those workers using Riley Road – mainly the staff working at Pinewood Office Park.

### **Summary of other feedback:**

- On a weekly basis we employ our local resident’s garden service “Over The Top” to maintain the boom areas and the cul-de-sac and when time allows to clean the kerbs throughout the area.
- Our “Over The Top” Garden Team has also now planted up an indigenous garden at the entrance of the Riley boom – any contributions of rocks, plants, bricks, etc. most welcome.
- City Parks (COJ) have Woodrock scheduled for a Chrysler/Packard Street ‘WOODMEAD PARK’ mowing every 21 days.
- Cochrane Steel is constantly assisting Woodrock with maintenance of the ClearVu fencing at the cul-de-sac as well as the fencing at the Riley/Hillman corner as well as the security fencing around the Bowling Road Bridge. In addition they assist with other maintenance in the neighbourhood as and when requested.
- We have negotiated with CCJ that they assist us by keeping the pavement along Plymouth Street mowed as well as the verge along Riley Road and the field between Riley/Bowling mowed.
- We are also working with ‘the powers that be’ to get that field between Riley and Bowling better secured, maintained and the removal of that particular illegal taxi rank to be permanent.
- CCJ (and others) together with COJ are embarking on a beautification project for the field area at the Lincoln boom entrance, bordering on Woodlands Drive – it will be indigenous and beautiful.

Watch all these spaces !!

That’s all folks.

TAKE CARE OUT THERE.

Yours sincerely

Wendy M. Robertson

Director - WKRRRA

Woodmead Khyber Rock Residents Association

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