

# WOODROCK 2020 YEAR-END NEWSLETTER

## What a year this has been!!!

COVID certainly took centre stage for everyone, but here in Woodrock (Woodmead & Khyber Rock) we had some big occasions as well.

<b>Summary of 24/7 Security Monthly Reports:</b>			
<b>Month</b>	<b>Open Gates</b>	<b>Crime Incidents</b>	
January	6	2	Res. Burglary/The Pass; Armed Robbery/KRE.W
February	13	1	Armed Robbery/Packard str.
March	7	0	No incidents reported
April	5		. . . . Incidents not to hand
May	7		. . . . Incidents not to hand
June	9	1	Armed Robbery/Bernardino
July	5	0	No incidents reported
August	16	1	Attempt. Burglary/Lincoln str.
September	2	1	Armed Robbery/Hillman str.
October	2	1	Armed Robbery/Khyber Rock
November	7	5	Burglaries on Hillman street from CCJ
December	5		. . . . details as at 16 <sup>th</sup> December 2020.
<b>TOTAL</b>	<b>84</b>	<b>12</b>	

Remember: "Burglary" is when perps are not seen – theft discovered later.  
 "Robbery" is when force is used on victim – gun, knife, any form of bodily harm.

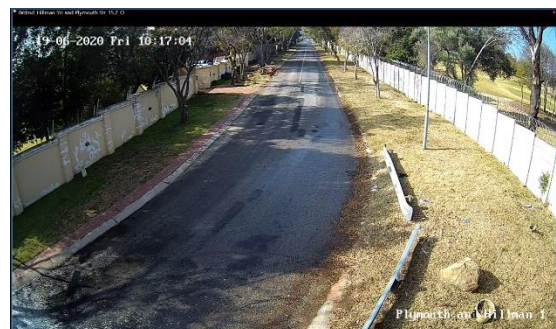
### Cameras:

Our 4 Licence Plate Recognition cameras (ANPRs) were installed in May 2020 and there have been a number of hits of wanted cars entering our area since then. Obviously, these alerts have been identified, monitored and pro-active action taken one way or another with no resultant Woodrock incident experienced via these vehicles. In future we shall keep a monthly tally of these hits and report same on the website, together with the regular monthly activity reports.

In addition, WKRRRA had 9 Overview cameras installed in May 2020 which allowed us to monitor movement in certain streets. All WKRRRA cameras are solar-powered and we have had no problems due solar-power since inception. For your info, Overview cameras are for monitoring, and ANPR's are for alerting the presence of a 'suspicious' car as listed on SAPS database.

We were fortunate enough to get a further 32 Overview cameras sponsored by The Families on various streets / intersections in July 2020, so currently there are 41 Overview cameras being monitored constantly in our area. These cameras work mainly off electrical power supplied by well sited residents, costs covered by VumaCam. 41 Overview cameras are in addition to the 4 ANPR's at the booms – a grand total of 45 cameras in constant operation.

The cameras that have been chosen are of top-quality as can be seen by the sample images below:



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## **Patrols & Boom staffing:**

Our 2x Armed Response 24/7 patrol vehicles have been supplemented by a further 4 vehicles sponsored by The Families, making Woodrock one of the safest neighbourhoods in Joburg. In addition, since September 2020, iMvula have sponsored an additional Guard at Lincoln Boom, thus allowing us to keep the Lincoln EXIT boom closed on many days of the month, which has made a positive impact.

All security personnel within Woodrock enjoy communal communication via What's App groups and we experience on average 80>90 What's Apps messages every 24 hours on the Operational group. I believe strongly in '***if it's not reported, it did not happen***'. Most W/A's are accompanied by pics. All staff details are posted at start of both day & night shifts, as well as quantity of fuel, data and current mileage. All 24/7 vehicles have on-board cameras monitoring the Guards at all times. All camera pics are posted at start of both day and night shifts to ensure all are operational.

A quick recap of the duties of the dedicated 24/7 Patrols is that via the Operational W/A group, both night-shift Patrol officers sign the OB book at the Booms & report on the half-hour, every hour on the situation at the boom gates as well as twice per night at each 24/7 Security operated complex gate. They also do a twice nightly patrol of the SANRAL land behind Packard street and on the cell-phone towers along Riley Road. In addition, they report on whether substations and transformers are locked (prevents cable-theft and power-outages) as well as any street lights not operative. Imvula Control room reports on the hour, every hour on the status of the boom guards – all this to prevent 'sleeping on the job'.

During the day, reports are received on all suspicious activity as well as lost/found pets and potholes. Open gates and utility service issues are reported as soon as they are seen, whether day or night. In addition, we monitor (and escort) every Courier vehicle that enters/delivers in our area as these are high-profile hi-jacking targets.

Taxis using this area as 'through-runners' are monitored & recorded and are reported to the various Taxi Associations, as Woodmead Khyber Rock is NOT a designated taxi route. Taxis servicing iMvula and CCJ are allowed, but not 'through-runners'.

Finally, we record time / date / call-sign or reg.# of each SAPS and JMPD vehicle that enters our area and these report-sheets are shared at the monthly CPF meetings (ZOOM) and (prior COVID) the monthly Ward Committee meetings. This structure thus monitors the commitments that the authorities have made to the communities and allows these authorities to realise this community holds them accountable. For your info, SAPS pass through our area on average once daily – JMPD once monthly.

## **Fencing:**

Cochrane Steel have sponsored and erected a high, strong, security fence stretching from Riley Boom gate to Lincoln cul-de-sac alongside the Western Bypass (N1 Highway).

SANRAL has been pleased to endorse this and commit to maintaining the area by a monthly cutting of vegetation which will eliminate all hidey-holes in that area. Not only will this allow our Packard street residents greater safety but will prevent a squatter camp cropping up there overnight.



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Obviously, any entry into any home in Woodrock puts not only that homeowner at risk, but also impacts on the neighbours as well, as these thugs clamber over walls, and also attempt an entry to another victim or an escape via the streets.

Being very aware that **EACH RESIDENT IS RESPONSIBLE FOR HIS OWN SAFETY**, we have negotiated a special discount with Cochrane Steel for all Woodrock residents wanting to improve their security with first class fencing and the Hillman street residents have been the first to take advantage of this special offer regarding their various perimeters along the CCJ boundary.

If **YOU** want to benefit from this offer, please contact me for further details.

Fencing-wise, the Chrysler Park area at c/r Singer/Wolseley has now had the rusty, damaged fencing removed and new fencing installed, giving both greater security as well as a good appearance.

## Opportunistic crime:

These are mainly the 'follow-homes' and the allowing of bogus persons onto your properties – and a HUGE PROBLEM in this area is the number of **OPEN GATES** that we constantly monitor – 84 in this past year, with certain residents being ongoing culprits.

**This casual attitude towards serious, life-threatening crime is totally foreign to me.**

I simply do not understand why people cannot keep their gates closed and why they cannot check their gates when both departing and entering their homes.



Open gates also allow pets to go into the street, which becomes a near-death experience every time. Putting it bluntly, in Woodrock this year we have had at least **EIGHTY-FOUR OPEN INVITATIONS for thugs to come in and steal, rape, murder and kill.**

## Lighting:

To add to the effectiveness of the additional overview cameras, The Families have sponsored solar-powered street lighting within some of our darker spots that the City of Joburg have not been able to cater for. These additional lights are currently at Wolseley Street and within the Lincoln cul-de-sac. There will soon be additional solar lighting installed in other areas that lack this facility, with the boom surrounds being top of this list.

## Service delivery failures:

Our 2 most pressing and debilitating problems in this area are sewage spillages and Eskom power outages (as opposed to load-shedding).

We have had in excess of 17 sewage spillages this year that needed urgent, and sometimes constant attention; 8 Eskom Power problems (which does not include load-shedding); numerous street light outages (which are immediately reported by 24/7 Patrols and generally fixed by City Power within 3 days) and hundreds of potholes.

The general condition of some of our roads as well as the pot-holes on every road has been a serious problem which City of Joburg has not been able to address due to the fact of (a) COVID and (b) their tar-making factory was not producing.

None-the-less, The Families once again came to the rescue and sourced a 3<sup>rd</sup> Party who fixed all Woodrock's potholes, and also attended to 3 really large potholes on Woodlands Drive.

We have registered for full resurfacing on Packard street and lower Lincoln with the COJ via the Ward Committee and IDP (COJ Budget) which hopefully will happen 'when things return to normal'.

Sewage is a real problem as we are still running on the original 'peri-urban' system that was put in place when Woodmead was declared a township in 1966. Woodrock is geographically downhill to the office blocks & residential developments that have taken place in Woodmead x8, which also include the commercial area of Woodmead Retail Park and surrounds.

We simply CANNOT afford any further DENSIFICATION of this area, and that is why we OBJECT so strongly to new-comers buying up property and proposing developments of 8 or more homes per erf. 8 additional homes mean 16 additional vehicles, and the general consensus is that each home has 5



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persons living or working in it, which gives 40 additional people sharing the existing under-supply of power, water, sewage, roads, etc. which utilities are scarcely meeting our own current needs.

On all service faults reported, please get a ref.# with every complaint and advise WKRRA of same. As Ward Committee member, I cannot escalate any problems to COJ management without a ref.# so please pass this on to me immediately that you report faults.

We create a log of these ref.# and when we are at COJ Tribunals these become an important part of our Objection process. Any mention we make of service delivery problems has previously met with the Chairman scoffing at our complaints and answering that these are '*mere community exaggerations*'. His side-kicks at City Water etc agree and the only defence we now have is a list of reference numbers with dates, site position and details of problem. Accompanying pics are also a great weapon in our arsenal.

Whilst talking on City matters, please note that the empty land next to the Woodmead Dump belongs to JPC (Joburg Property Company) and that a Reservoir Tower is planned for that site. It could happen within the next 18months. That site has been reported and escalated to top COJ, JPC & PikiTup management with regards the vagrants living there, burning plastic and rubber and general uncleanliness and suspected criminal behaviour. We trust that 2021 will see some action being taken.

## **Gardening, general maintenance & beautification:**

It is with great pride and pleasure that we thank both CCJ and ClearVu for taking 'ownership' of the tract of land corner Lincoln/Woodlands Drive. The removal of alien vegetation, restructuring a garden and the erection of a fence has made this entrance into Woodrock something to be admired and enjoyed by all who live and/or visit here. CCJ maintain this area at no cost to Woodrock.

Our own gardening team continues to maintain the Riley Boom area as well as the opposite side of Lincoln Boom and in general keep the sidewalks, kerb-strips and storm-water drains cleared of vegetation and litter.

City of Joburg Parks department have us on their 21-day schedule for cutting grass in the Chrysler Street Park and our own team also trims around those trees, not only for a well-manicured look, but more importantly to prevent 'baddies' hiding and/or camping in the foliage.

### **Kerb-strips untended**



### **Storm-water drains**



Once again, I appeal to residents to keep their pavements & kerb-strips clear, as City Joburg do not have the resources to maintain these areas which fall under their portfolio.

The 'kerb-strips' are where the cement kerb meets the tarmac of the road. If grass/weeds are allowed to grow there, the road itself becomes undermined and that adds to general deterioration of the neighbourhood.

Please don't say '*it's not my job*' – just get down and do it on a regular basis.

The same applies to storm-water drains near your property - please keep these free of vegetation and rubbish, so that rainwater can flow freely and cleanly into the Sandspruit River.

None-the-less, please note that all vegetation on pavements belongs to the City – and in particular do not cut/prune pavement trees without written permission from City Parks. COJ will fine you heavily.

A 2021 Project we have committed to is to 'somehow' make the Riley Road/Bowling Drive entrance to our area more acceptable. Currently the community is plagued by taxis parking there, uncontrolled rubbish dumping, area being used as a storage site for someone's skips, illegal 'movable' adverts and by vehicles short-cutting between Riley and Bowling and illegally and suddenly 'appearing from no-

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where' into the face of oncoming traffic. Workers coming from Pinewood Office Park are constantly mugged on their way to the Sunninghill Taxi Rank and it is a mere time-issue before a squatter camp starts mushrooming there. For your info, nearby Squatter camps are currently at Sandspruit Bridge (near Witkoppen Taxi rank) and opposite Megawatt Park gates (Witkoppen & Maxwell vicinity). I certainly believe in the New York's 'broken window' philosophy and that **GRIME INVITES CRIME**.

## **Walking our streets:**

Woodrock's streets are, in general, clean and safe to walk and/or jog on.

Whilst walking your dogs, please take a plastic bag/gloves with and remove your doggie's poo so that other pedestrians don't have to watch where they put their feet. Also please note that City By-Laws state that no dogs can be out on a public space/road unless on a leash. Not only are some dogs out and terrorising neighbours & pedestrians but they pose a huge threat to traffic – either causing accidents or being killed by the highspeed chasing that goes on in this area.

It would be nice to know that all the dog-walkers, joggers & pedestrians are folk who contribute financially to the WKRRRA – it is WKRRRA who have provided a clean and safe area to exercise in.

Whilst walking (or driving) our area you will note an absence of posters . . . . whether these be small and handwritten or large printed posters. This is because we remove all illegal posters constantly – the only ones allowed are those with the official COJ Yellow sticker affixed to each one.

Estate Agents boards are another eyesore – and the By-Laws regarding these are posted to the Website [www.woodrock.co.za](http://www.woodrock.co.za) under City of Joburg > By-Laws.

In general Estate Agents are only allowed a maximum of 5 boards per house on show-day and all must be removed by 17h00 of that Sunday. Thereafter one 'For Sale' or 'To Let' board can be placed in front of the property for a longer period. Note that all boards must be placed parallel to the property perimeter and within 1 meter of that boundary – not at right angles to the street, on the street.

We constantly contact Estate Agents requesting them to comply – failing which we will either remove & destroy or call JMPD who can levy a R1000 fine per board.

. . . . as you will note, our well-maintained neighbourhood does not 'simply happen' but is the result of continual monitoring, with daily supervision and control.

## **Communication:**

We have the following communication avenues – all CLOSED & available to Woodrock Residents only:

- **Website:** [www.woodrock.co.za](http://www.woodrock.co.za)  
Financial reports & list of contributing residents; City Joburg notices & By-Laws; CPF + SAPS + 24/7 monthly reports & newsletters; history of the area and other interesting 'long-term' stuff.
- **Facebook:** **Woodrock Community Group**  
Notices, reports & updates from various service providers, quick news and/or 'short-term' stuff.
- **What's App:** In total there are 9 W/A groups. **W1 + W2 + W3** are dedicated ALERT Groups for paying residents; also **W\*** which is for non-paying residents and only minimal info is shared; There is a special **WOODROCK COMMUNITY** group which is for social issues; resident services provided; goods for sale; referrals and/or staffing requests. We also have a W/A group solely for our **Domestic Workers** as well as one dedicated to **COVID** issues. The COVID Group is an 'OPEN' group – all others are CLOSED. The above groups are all available at residents' request & are supported by 60% of residents.  
We have a dedicated **Operational Group**, which includes all security personnel & management. In addition, we run a **CCJ Ops Group** which includes CCJ management & security and all security companies & community leaders in suburbs encircling CCJ's perimeter.
- **SMS:** Used only for serious crime alerts or similar top priority issues. When this mode of communication is used, it goes out to everyone on the database. It is a 'no-reply' service. SMS and Website costs are sponsored by **TPN (Tenant Profile Network)** – do use this company to safeguard yourself, should you be renting out property.

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- **eMail:** [info@woodrock.co.za](mailto:info@woodrock.co.za) this email service is used for distribution of the Newsletters and also for regular administrative issues. It is manned by both Wendy & Alan and is an OPEN communication service.

## **Financial:**

The Security Industry historically imposes increases in September each year, negotiated on a national basis by the Unions. To date these tend to be finalised in the region of 8.5%.

It is suggested that you Budget for a 10% increase in all costs effective 1<sup>st</sup> September of each year. We make a special appeal to COMPLEXES to include this in their annual Budgeting and their AGM Agendas as we most sincerely and importantly need your financial support.

WKRRA receives / negotiates much free and/or sponsored services and this allows us to keep our costs to a minimum. Unfortunately, and in spite of this, we still have 'free-loaders'.

The following fees are effective as from 1<sup>st</sup> September 2020 into 2021.

- R430-00 p.m. per household for stand-alone homes
- R275-00 p.m. per household for homes within Complexes
- R660-00 p.m. where legal businesses operate within the area
- By arrangement special rates can be negotiated for Seniors



Fees are to be paid directly to the WKRRA, monthly in advance, preferably by Debit Order as we do not have the staff to administer Credit Control processes every month.

Please contact us directly for a Debit Order form or lift one off the Woodrock Website.

However, EFT's are also welcome and our Banking details are as follows:

- Name: Woodmead Khyber Rock Residents Association NPC
- Bank: First National Bank. Current Account No: 62 00575 3498
- Branch: RMB Private Bank Branch Code: 26 12 51
- Account Type: Business Call Account (Savings Account)
- Please use as 'beneficiary ref.' your Surname / Street or Complex.

Please note our Fiscal year is March to February – we truly need all outstanding accounts to be brought up-to-date by end January.

## **In conclusion . . . . .**

Through this rather lengthy Year-End Newsletter we have attempted to cover the many facets that make up this fantastic community we fondly call 'Woodrock'. I sincerely trust that you have a better understanding of what goes on behind the scenes to make Woodrock the great neighbourhood that I believe it is. I am convinced we all have a deep love of this area and this community and want it to prosper and move forward – otherwise why would we have chosen to live here?

Alan and I take this opportunity to wish all residents a safe, healthy and happy 2021.

May this 'new normal' be positive and if we all play our part, perhaps our planet will recover and our future shall be brighter, healthier and happier having gone through the tribulations of 2020.

Best wishes

*Wendy*

Wendy Robertson  
083 700 2401

**Please take special note of what is done in this area free-of-charge or on a 'sponsored' basis and voice your appreciation loud and clear. An important way to show your appreciation would be by paying your monthly WKRRA fee, to so allow us to continue to do what we do.**