



"For a better living....."
"Vir 'n beter lewenstyl....."

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NUUSBRIEF/NEWS LETTER: APRIL 2018

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1. Verandering van komitee lede

Gedurende 'n spesiale Bestuurskomitee vergadering wat gehou was op 23 Februarie 2018, is Frans Louwinger verkies as Voorsitter nadat Gerhard Henning as Voorsitter bedank het weens botsende belangte.

Gerhard Henning is daarna genomineer en verkies as Onder-Voorsitter.

Gerhard Koorts het bedank as Bestuurskomitee-

1. Changes in the composition of the committee

During a special Management Committee meeting held on February 23, 2018, Frans Louwinger was elected chairman after Gerhard Henning resigned as Chairman due to conflicting interests

Gerhard Henning was then nominated and elected as Vice-Chairman.

lid weens die feit dat hy genader is om 'n groot eksterne projek te behartig en dit baie van sy tyd in beslag gaan neem.

Die huidige Bestuurskomitee lede is nou soos volg:

Gerhard Koorts resigned as Management Committee member due to the fact that he was approached to conduct a large external project which will take much of his time.

The current Management Committee members are now as follows:

Voorsitter/Sekuriteit Onder-Voorsitter/ Argitektonies Tuine Klubhuis Aftree Oord	Frans Louwinger Gerhard Henning George Forssman Gielie Stander Marius Swart	082 461 4801 082 806 5439 083 785 8814 082 490 6569 083 4191996	frans.louwinger@gmail.com gerhard@lantic.net forssmang@gmail.com gieliestander@gmail.com msswart@mweb.co.za	Chair person/Security Vice Chair person/ Architectural Gardens Clubhouse Retirement Village
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Die ge-koöpteerde lede is:

De Caravel/ Grondwet/Reëls Finansiële sake	Flip du Plessis Ferris Ferreira	072 648 4713 082 551 9226	phillduplessis@telkommsa.net ferris@mweb.co.za	De Caravel/ Constitution/Rules Financial matters
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The co-opted members are:

2. Taalbeleid

In die verlede is dokumente slegs in Afrikaans en/of Engels opgestel en versprei. Die amptelike beleid is nou dat alle dokumente wat aan inwoners en eienaars beskikbaar gestel word in beide hierdie tale sal wees. Die Grondwet, Argitektoniese Riglyne en Boureëls, Gedragsreëls vir Eienaars en Inwoners asook die Gedragskode vir Bou Diensverskaffers sal vertaal word. Na alle waarskynlikheid sal dit gereed wees vir die Algemene Jaarvergadering (sien ook items 5 en 6).

2. Language policy

In the past documents were compiled in Afrikaans and/or English and distributed to stakeholders. The official policy now is that all documents sent to residents and owners will be in both these languages. The Constitution, Architectural Guidelines and Building Rules, Conduct Rules for Owners and Residents, and the Code of Conduct for Building Service Providers will be translated. This will in all probability, be finished before the Annual General Meeting (see also items 5 and 6).

3. Klubhuis

U is bewus van die geskiedenis van die Klubhuis asook die jongste verwikkelinge en inisiatiewe rondom die voorsiening van etes/versnapperinge. Ons wag nog vir terugvoer oor belangstelling van inwoners oor die gebruikmaking van die fasiliteit en sodra dit afgehandel is, kan ons die pad vorentoe verder bekyk. U sal uiteraard op hoogte hiervan gehou word.

Die geskil rondom teruggehoue heffingoorbetalings aan Monte Christo Health Care is tans in 'n stadium waar belanghebbende partye in gesprek is om 'n wedersyds-aanvaarbare

3. Clubhouse

You are aware of the history of the Clubhouse as well as the latest developments and initiatives regarding the provision of meals/snacks. We are awaiting the response from residents regarding the interest of using the facilities. As soon as this has been finalised we will explore the road ahead and obviously we will keep you informed.

The issue surrounding the retained levy payments to Monte Christo Health Care is currently on the table and affected parties are in correspondence to ultimately seek a mutually-accepted solution.

oplossing te vind om tot 'n vergelyk te kom

4. Aansoek vir dranklisensie

Die bestaande dranklisensie vir die Monte Christo klubhuis het verval na die beëindiging van die huurkontrak met Monte Christo Healthcare. Soos u weet, is die Bestuur tans besig met die aansoek van 'n dranklisensie as deel van die doelwitte om 'n volhoubare restaurantgerief op die been te bring.

Dié proses vereis dat kennisgewing in drie tale verskaf word sodat belangstellende en geaffekteerde persone ten volle daarvan bewus sal wees en 'n geleentheid gegun word om beswaar aan te teken indien hulle dit nodig mag ag.

Hierdie kennisgewing is geplaas by die voordeur van die klubhuis en by die toegangsgebou van die landgoed. Ons nooi u vriendelik uit om uself daarvan te vergewis.

5. Algemene Jaarvergadering (AJV)

Die AJV word gehou op Saterdag 5 Mei 2018 om 10:00 in die Hartenbos Rolbalsaal. U sal mettertyd verwittig word van die sakelys. Een van die belangrikste items op die sakelys is die verkiesing van lede op die Bestuurskomitee. U kan 'n lid nomineer wat u graag op hierdie komitee wil hê. Laat intussen asseblief u gedagtes hieroor gaan.

Die huidige Grondwet (2002) het betekenisvolle gebreke en moet spoedeisend reggestel word. Byvoorbeeld (1) Slegs lede met 'n beboude erf het stemreg (Klousule 5.4), (2) Slegs drie persone is nodig vir 'n kworum op enige vergadering (Klousule 7.4), (3) Alle Reëls vorm deel van die Grondwet en as daar enige verandering daarvan is, moet die Grondwet by implikasie verander word, en (4) Die naam van die Monte Christo Landgoed verwys na 'n **Vereniging** en nie 'n Huiseienaarsvereniging (HEV) nie. Dit het regsimplikasies aangesien alle vaste eiendom by die Aktekantoor in die naam van Die Monte Christo Eko Landgoed **Huiseienaarsvereniging** geregistreer is.

Die Bestuurskomitee het die nuwe konsep

4. Application for liquor license

The existing liquor license for the Monte Christo clubhouse has lapsed after the termination of the lease with Monte Christo Healthcare. As you know, the management is currently in the process of applying for a liquor license as part of the goals of establishing a sustainable restaurant facility.

This process requires that notice be provided in three languages so that interested and affected persons be fully aware and be given an opportunity to object against this, should they consider it necessary.

This notice is placed at the front door of the clubhouse and at the access control building of the estate. We kindly invite you to familiarise yourself with it.

5. Annual General Meeting (AGM)

The AGM will be held on Saturday 5 May 2018 at 10:00 in the Hartenbos Bowling Club. One of the important items on the agenda is the election of members on the Management Committee. You can nominate a member that you would like to serve on this committee. In the meantime please give it some thought.

The current Constitution (2002) has significant shortcomings and should be rectified as a matter of urgency. For example (1) Each member will be entitled to one vote for each developed and occupied portion owned in the Eco Estate (Clause 5.4), (2) A quorum at all general or special meetings will consist of three members (Clause 7.4), (3) All Rules form part of the Constitution and by implication if any amendments are made to the Rules, the Constitution must be approved, and (4) The name of the Monte Christo Eco Estate refers to the **Association** and not the Home Owners Association (HOA). This has a legal implication because all the fixed property of the Estate has been registered in the Deeds office in the name of The Monte Christo Eco Estate **Home Owners Association**.

The Management has finalised a draft Constitution addressing these issues and it is

Grondwet voltooi en daar word in die vooruitsig gestel dat dit tesame met die ander Reëls, tydens 'n Spesiale Algemene Vergadering wat die AJV voorafgaan, bespreek sal word op 5 Mei 2018.

6. Gedragskodes

Daar bestaan tans drie stelle Reëls wat gedragskodes omvat. Dit is (1) Architectural Guidelines and Building Rules, (2) Conduct Rules for Owners and Residents en (3) Code of Conduct for Building Service Providers

Dit is lewende dokumente en word aangepas soos wat omstandighede verander. Die proses is dat sodra wysigings deur die Bestuursskomitee goedgekeur is, word dit aan alle lede vir kennisname verprei. Tydens die AJV word die dokumente weer vir kennisname aan lede voorgehou.

7. Sekuriteit

Ons het verskeie probleme ondervind met die funksionering van die sekuriteitsstelsel. Dit het ingesluit die skandeerders wat versuim het om data na die rekenaar te stuur, asook die identifisering van persone met lae kwaliteit vingerafdruk-identifikasie.

Na verskeie vergaderings met die senior personeel van G4S en die stelselverskaffer, is hierdie probleme nou grootliks opgelos en is die volgende regstellings gedoen:

- (1) Die meeste persone met swak vingerafdruk-identifikasie hoef nou slegs die eerste gedeelte van hul kode in te sleutel (sonder om eers die IN of UIT sleutel te kies), gevvolg deur hul vingerafdruk-identifikasie. 'n Unieke identifikasie van die persoon word sodende bewerkstellig.
- (2) Daar sal waarskynlik in uitsonderlike gevalle nog persone wees met problematiese vingerafdruk-identifikasie. Hierdie persone sal voorlopig nog steeds van die huidige kodestelsel gebruik moet maak, totdat verdere stelselaanpassings (indien

envisaged that the "new" Constitution will be discussed at a Special General Meeting preceding the AGM on 5 May 2018.

6. Codes of Conduct

Currently there are three sets of Rules that encapsulate codes of conduct. It includes (1) Architectural Guidelines and Building Rules, (2) Conduct Rules for Owners and Residents and (3) Code of Conduct for Building Service Providers.

These are living documents and the operational practice is that when amendments are necessary, the Management Committee sanctions it and the document is then circulated to members for notification. At the AGM these documents are again tabled for notification.

7. Security

We experienced several problems with the functioning of the security system. This included the scanners which failed to send data to the computer as well as the identification of persons with low quality fingerprint identification.

After several meetings with the senior staff of G4S and the system provider, these problems have now been largely resolved and the following corrections have been made:

- (1) Most people with poor fingerprint identification now only need to enter the first part of their code (without first selecting the IN or OUT key), followed by their fingerprint identification. A unique identification of the person is thus realised.
- (2) In exceptional cases, there will probably still be persons with problematic fingerprint identification. These persons need to use the current code system until further system adjustments are made (if necessary) which will grant these persons access by a card or tag system.

- nodig) gemaak is om toegang aan hierdie persone, d.m.v. 'n kaart of "tag" sisteem, te verleen.
- (3) Aanpassings aan die sagteware is ook gemaak en die kommunikasieprobleem tussen die skandeerders en die rekenaar is nou opgelos.
 - (4) Daar is ook taalprobleme ondervind met sommige van die wagte. Hierdie is ook aangespreek en ander wagte sal aangestel word wat beide Afrikaans en Engels magtig sal wees.
 - (5) Die skuifhek was vir sommige inwoners ook 'n probleem. Aangesien hierdie hek in die toekoms nader aan die ingang verskuif sal moet word a.g.v. die moontlike toekomstige ontwikkeling langs Monte Christo, wil ons geen onnodige uitgawes nou aangaan om hierdie hek te integreer met ons biometriese stelsel nie. Om dié rede kan die hek slegs oopgemaak word met u ou afstandbediener. Indien u dit nie meer besit nie, kan u dit nog steeds aanskaf, of alternatiewelik, gebruik maak van die interkomstelsel by die hek. Vir u veiligheid, het die wagte opdrag gekry om nie die hek oop te maak nie alvorens positiewe identifikasie verkry is.

Die Bestuur het wel verwag dat daar 'n leerkurwe sal wees met die instelling van die nuwe sekuriteitstelsel, maar ons het nie hierdie bykomende slaggate verwag nie. Ons vra u daarom om veskoning vir enige ongerief wat dit mag veroorsaak, en versoek u weereens vriendelik om geduldig te wees en nie die wagte te konfronteer nie. Hulle is daar om u te beveilig en volg net ons opdragte uit.

8. Internet verbinding

Die bestuur ondersoek tans verskillende opsies om die spoed van data kommunikasie in Monte Christo te verhoog. Die opsies wat tans ondersoek word is draadloos, optiese vesel, asook 'opgradering van huidige telefoon netwerk na n hoë spoed stelsel.

- (3) Adjustments to the software have also been made and the communication problem between the scanners and the computer is now resolved.
- (4) There were also language problems with some of the guards. This has also been addressed and other guards will be appointed who will be proficient in both Afrikaans and English.
- (5) The sliding gate was also a problem for some residents. Since this gate will be moved closer to the entrance in the future, due to the possible future development next to Monte Christo, we do not want to incur unnecessary costs now to integrate this gate with our biometric system. For this reason, the gate can only be opened with your old remote control. If you do not have one, you can still purchase it, or alternatively, use the intercom system at the gate. For your safety, the guards have been instructed not to open the gate unless positive identification has been obtained.

Management has expected that there will be a learning curve with the introduction of the new security system, but we did not anticipate these additional problems. We therefore apologise for the inconvenience caused, and again request you to be patient and not confront the guards. They are there to secure your safety and just follow our instructions.

8. Internet connection

Management is currently investigating various options to increase the speed of data communications in Monte Christo. The options currently being investigated are wireless, optical fibre, as well as upgrading of current telephone network to a high speed system.

Sodra hierdie ondersoek voltooi is, sal die inligting en aanbeveling aan alle lede gestuur word.

9. Webblad

Die huidige webblad is verouderd en ons is in die proses om 'n nuutskepping te laat herleef. Hierdie vernuwing is tans in werksproses. Die gedagte is om twee teikengehore te hê, naamlik, belangstellendes wat nie 'n eiendom hier besit nie en natuurlik inwoners en eienaars. Vir die laaste groep sal ons die webblad gebruik om die gedragskodes en ander riglyne beskikbaar te stel.

Die Landgoedbestuurder kan ook hierdie as 'n kommunikasiemedium gebruik deur sy kennisgewings hierop te "pos". Hierdie Nuusbrief kan selfs deel vorm van die inligtingsaanbieding. Moontlik sal ons tydens die AJV vir u die webblad kan wys.

10. Kleingeluk

In Oktober 2016 is inligting ontvang ten opsigte van die verdere hersonering van landbougrond na mynbou by 'Kleingeluk Quarry'. Dit is aan die westelike kant van Monte Christo landgoed. MnR Rudi Malan en me Denise Barnes het 'n versoekskrif van ongeveer 150 inwoners van Monte Chrsito ingedien teen die sonering wat basies gegrond daarop was dat lede se belange nie in ag geneem is of bekerm word nie.

Nadat die voorlopige hersonering deur 'n Tribunaal goedgekeur is, is appéel en beswaar daarteen aangeteken. MnR Gerhard Koorts van die Monte Christo Bestuurskomitee het toe gesprekke met die Mosselbaai Munisipaliteit gehad en besoeke deur hulle amptenare is ter plaatse afgelê. Daar is selfs gereël dat die Munisipaliteit se Raadslid vir ons wyk die situasie alhier evaluateer.

Die finale beslissing van die Munisipaliteit word ingewag maar ons wil intussen net baie dankie sê aan mnR Malan, me Barnes en die besorgde groep lede wat die versoekskrif onderteken het vir hulle aktiewe betrokkenheid om ook die breë Monte Christo landgoed se belange en langtermynbeeld in ag te neem met hierdie aksie. Ook aan Gerhard Koorts vir sy aandeel

Once this investigation has been completed, the information and recommendation will be sent to all members.

9. Web site

The existing Web site is outdated and we are in a process to revamp it. This renewal is currently under construction. The intended purpose is to serve two target audiences, namely, interested persons who do not own a property here and current residents and owners. For the latter we can include all codes of conduct and other guidelines.

The Estate Manager can also use the site as a communication vehicle by posting important notices on the site – we can even post Newsletters like this on the site. Hopefully we will be in a position to show you the new site at the AGM

10. Kleingeluk

During October 2016 it transpired that a further rezoning of land (from agricultural) to mining) at 'Kleingeluk Quarry' was in process. The land is situated to the western side of Monte Christo Estate. Mr Rudi Malan and Ms Denise Barnes were instrumental in obtaining 150 signatures from owners in the Estate to petition against the rezoning. The rationale being that members' interests were not considered or protected.

An appeal was lodged after a preliminary rezoning was approved by a Tribunal. Mr Gerhard Koorts of the Monte Christo Management committee then had discussions with personnel at the Mossel Bay Municipality and organized a visit by them on site. Furthermore, the Council member of our Ward also visited the site to familiarise herself of the status quo.

The final decision of the Municipality is awaited but in the interim we would like thank Mr Malan, Ms Barnes and the concerned group who signed the petition sincerely for their active involvement in this issue – through their actions they have served the interests of the broader Monte Christo and protected the image of the Estate. Also a thank you to Mr Koorts for his

in die hantering van hierdie kwessie.

11. Tuinvullis

Samesprekings het onlangs plaasgevind met "Hiland Enviromental", en het dit aan die lig gekom dat die beringing van tuinvullis binne Monte Christo nie voortaan meer mag plaasvind nie.

Daar is intussen tyd reëlings getref vir 'n "Skip" by die stoor waar tuinvullis voortaan weggegooi kan word.

12. Tuine

Sedert die laaste Nuusbrief het die tuine ontwikkel en het ons nuwe aanplantings hulle kleure begin wys.

Die waterfontein by die ingangshek het begin lyk of dit huis voel by ons indrukwekkende ingang met "Monte Christo" duidelik as verwelkoming aan die bokant.

Ons het deurlopend nuwe planne om ons Landgoed te verfraai om sodoende die inwoners trots te laat voel.

Ons is verbind daartoe om die tuine te beplan in ooreenstemming met die omgewingspraktyke om water te bespaar. Die toekomsbeplanning is onderhewig aan ons beskikbaarheid van water. Ons bron van water vanaf ons buurman Dreyer van Zyl staak einde van die jaar (hy mag nie meer vir ons water verskaf nie). Ons is dus aangewese op alternatiewe water en ons ondersoek tans ondergrondse bronne.

U sal ook opmerk dat deur bas in te werk gegoog word om vog te bewaar, onkruid te bekamp en grondstruktur te verbeter. Die praktyk sal deurgaans gehandhaaf word.

Ons sypaadjie vind groot aftrek by mense, honde en kinders wat almal veiliger voel omdat hulle uit die verkeer is. Deel van die beplanning is om die sypaadjie in Blue Crane Weg eersdaags verder te verleng tot en met ERF 5465.

Toekomsbeplanning. Die kinders en kleuters is vir ons baie kosbaar. Om hierdie rede is 'n

involvement in this matter.

11. Garden refuse

Discussions have recently taken place with "Hiland Enviromental", and it has come to our attention that the storage of garden refuse within Monte Christo cannot take place in future anymore.

In the meantime, arrangements have been made for a "Skip" near the store where garden refuse can now be discarded.

12. Gardens

Since the last Newsletter, the gardens have evolved and our new plants have begun to showcase their colours.

The water fountain at the entrance gate really blends in with our impressive entrance with "Monte Christo" clearly as a welcome message above.

We constantly have new plans to decorate our Estate in order to make the residents feel proud.

We are committed to plan the gardens in accordance with environmental practices to save water. The future planning is subject to our availability of water. Our source of water from our neighbour Dreyer van Zyl terminates at the end of the year (he is no longer able to provide us with water). We are therefore obliged on alternative water and we are currently investigating underground resources.

You will also note that we have worked bark into the flowerbeds in order to conserve moisture, control weeds and improve soil structure. The practice will be maintained throughout.

Our pavement seems to be very popular with residents, dogs and children who all feel safer because they are out of the traffic. Part of the planning is to extend the sidewalk in Blue Crane Road further to ERF 5465.

Future Planning. The children and toddlers are very precious to us. For this reason, an exciting

opwindende nuwe speelpark cum kuierplek in die vooruitsig. Sentraal geleë naby die dam. Kinders sal kan baljaar op swaaie en "klimdinge" terwyl ouers die uitsig kan waardeer op die see en dark sommer daar braai. Die boonste speelpark kry 'n splinternuwe baadjie.

Ons wil graag ons tuinspan aan u bekend stel wat sorg dat Monte Christo "great" is om in te bly: Jonathan, Niklaas, Chicken, Sidney, Andre en Jason in hul nuutste uniform wat elke weeksdag 'n ander kleur hemp insluit om die trots vir Monte Christo met u te deel. Ons waardeer jul toewyding.

new playground cum venue is in the planning phase. This will be centrally located near the dam.. Children will be able to play and enjoy themselves on the swings and "jungle gyms", while parents can appreciate the view of the sea and maybe just enjoy a braai. The top play park will also receive a facelift.

We would like to introduce you to our parks and garden team who makes Monte Christo "great" to live in: Jonathan, Niklaas, Chicken, Sidney, Andre and Jason in their latest uniform, which includes a different colour shirt each weekday to share the pride for Monte Christo with you. We appreciate your dedication.



13. Goeie buurmanskap

Daar bestaan reëls ten opsigte van aanvaarbare en beskaafde gedrag van inwoners op die Landgoed. Vir Bestuur is dit nooit aangenaam en wenslik dat reëls afgedwing moet word nie. Daarom weereens 'n vriendelike beroep aan almal om binne die raamwerkgrense van die reëls te bly. Hier word gedink aan spoed en onooglike voorwerpe wat esteties nie aanvaarbaar is nie.

Waar daar sonde met die bure is soos

13. Good neighbourliness

Conduct rules exist regarding acceptable and civilised behaviour of residents on the Estate. It is never easy and even desirable for Management to confront residents and enforce rules. We would therefore again like to appeal again on you to stay within the confines of the rules. What comes to mind is for instance, speeding and unsightly objects on erven that are not aesthetically acceptable.

Trouble with neighbours such as in the form of

onwettige parkering, hoë geraasvlakte van musiek of blaffende honde word u asseblief versoek om as eerste punt van kontak die aangeleentheid beskaafd met hulle te bespreek en oor te dra hoe u die steurnis ervaar. Dikwels sien die oortredende party in dat hulle aanvaarbare toleransies moontlik oorskry het, en word die saak so opgelos.

14. Posbusse

Die installering van die posbusse by die hoofingang is voltooi en inwoners kan by die Landgoedbestuurder aansoek doen om 'n posbus te huur. Die huurkoste beloop tans R 150.00 per jaar asook 'n eenmalige sleuteldeposito van R 250.00, welke deposito terugbetaalbaar is by opskorting van die huur.

Vanaf 1 April 2018 sal die sekuriteits-personeel dus nie meer enige pos ontvang en aan inwoners uitdeel nie.

15. Algemeen

Ons versoek kinders om nie by enige bouperseel betrek te word of daar te speel nie en om dit ten alle koste te vermy.

Hier is ook heelwat kinders met fietse op die landgoed, dus pleit ons by alle ouers om te verseker dat hul kinders die nodige fietsry beskerming het of helmets sal dra.

Daar is ook 'n toenemende aantal kinders wat gedurende spitsyne saamdrom met hulle fietse buite die hoofingangshek. Dit hou 'n risiko in veral met die toeloop van swaarvoertuie-en ander verkeer. Ons vra dus dat ouers ook aandag hieraan sal gee.

illegal parking, high noise level as a result of music and barking dogs, can be resolved by first talking to them about how you experience the disturbance. Often the offended party realises that they have possibly exceeded acceptable tolerances, resulting in the matter being resolved.

14. Post boxes

The installation of the post boxes at the main entrance has been completed and residents can now apply to the Estate Manager to rent a post box. The rental will amount to R 150.00 per annum with a once off key deposit of R 250.00, which deposit is refundable at the termination of the rental agreement.

With effect from 1 April 2018 the security personnel will no longer accept any post and deliver same to residents.

15. General

We ask children not to get involved or play at any building site and to avoid these premises at all times.

There are currently many children with bicycles on the Estate, and we urge parents to ensure that their children wear the necessary bicycle protection or helmets.

There is also an increasing number of children gatherings outside the main entrance gate during peak times. This poses a risk in particular during traffic congestion (especially heavy vehicles). We therefore ask that parents also pay attention to this.