

# Finkenstein Estate *Newsletter*

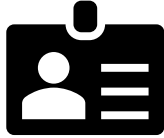


Photo by  
Birgit von Ludwiger (7 Eland Street)

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Hello & Goodbye



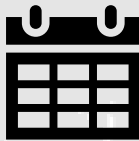
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From the Manager



# *From the Trustees*

Dear Members,

We thank all members for their continued engagement and cooperation in maintaining the high standards and strong sense of community that define our Estate.

Security remains a top priority. Concerns such as excessive dog barking and speeding within the Estate continue to receive attention. Despite ongoing reminders and fines, complaints regarding barking dogs have increased, and residents are urged to take responsible corrective measures to ensure a considerate living environment for all.

Speed limits of 40 km/h and 60 km/h, as posted, remain strictly enforced in the interest of pedestrian and road safety.

Members are reminded of their responsibility to ensure that family members, tenants, visitors, and contractors comply with Estate rules.

We also encourage rental property owners to keep access control information updated and to notify management of any changes in tenant or contact details.

We are grateful for the dedication of our staff, including John Somaeb, who recently received his 10-Year Service Award, and we warmly welcome our new team members. To further strengthen security operations, the Estate has replaced the long-serving quad bikes with new motorbikes to improve patrol efficiency.

In Estate governance matters, members voted at the SGM held on 14 January 2026 to increase the allowable building coverage from 800m<sup>2</sup> to 1000m<sup>2</sup>, with 73% voting in favour. This amendment will be reflected in the updated Design Manual. We appreciate the strong participation and decisive outcome.

We also mark a transition in management. We extend our sincere thanks to Mr. Dewald du Plessis for his dedicated service since June 2022 and wish him every success in his future endeavours. At the same time, we are delighted to welcome Mr. Schalk Krüger, who will assume the role of Estate Manager from 1 March 2026. We are confident that his experience will add value to the continued smooth operation of the Estate.

Additional updates include expanded PV solar export capacity (now increased to 700kVA across the developments), the successful cleaning of the Estate reservoir to maintain water quality, the reopening of nature trails after seasonal growth, and ongoing engagement with authorities regarding smoke concerns from neighbouring activities.



# *From the Trustees*

Finally, we celebrate the abundant summer rainfall, with 303mm recorded to date, and significantly improved dam levels across the Central Region compared to 2025.

We also extend a warm welcome to new owners and tenants and bid farewell to those who have moved on. As always, we encourage members to stay involved, attend upcoming meetings, and participate in community events.

Thank you for your continued commitment to making Finkenstein Estate a secure, vibrant, and thriving community.

## ***FHA Trustees***

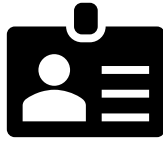
***Hellmut von Ludwiger*** (Chairman, Security, Village/Manor Liaison, CoW, FDT)

***Anri Parker*** (Deputy Chair, External Affairs, Legal and Governance and Human Capital)

***Pieter Reyneke*** (Strategy and Building)

***Sirk Krugel*** (Finance)

***Andre de Jager*** (Infrastructure, Services & Nature)



# *Security Matters*

## **Barking Dogs**

Complaints relating to excessive dog barking have increased significantly over the past year despite fines being issued. Residents are reminded of the impact that persistent barking can have on the community. Excessive noise caused by barking dogs may result in:

- Increased stress and anxiety

- Sleep disruption and fatigue

- Heightened frustration and irritation

- Potential long-term health concerns, including headaches, weight gain, and increased risk of heart disease

- Possible hearing damage due to prolonged noise exposure

## **Recommendation**

Owners of persistently barking dogs are strongly encouraged to take appropriate corrective measures. One option to consider is the use of humane bark-control collars.

Modern bark-control systems offer adjustable settings such as sound (beep), vibration, and optional static correction. Many devices feature smart bark-detection technology to prevent false activation and ensure corrections are measured and appropriate.

Residents are urged to select solutions that prioritize humane training methods and the well-being of their pets while ensuring consideration for neighbours.

## **Rental Properties – Access Control**

Owners who rent out houses or flats are reminded to inform the Security Manager when tenants move out of the estate.

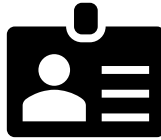
This ensures that former tenants can be promptly removed from all access control systems for security purposes.

## **SMS Module – Visitor Gate Access**

Residents using the SMS or “call-to-open” system for visitor gate access are reminded to notify the Security Manager when changing their registered phone number.

Please note: A new number will **not** function unless it has been properly registered on the system.

We appreciate the cooperation of all residents in maintaining a safe, respectful, and secure living environment within the estate.



# Security Matters

## Speeding Fines

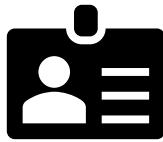
Speeding remains a serious concern within the estate, despite ongoing reminders and the issuing of fines. All residents and visitors are reminded that vehicles may not exceed the posted estate speed limits of **40 km/h or 60 km/h**, as indicated by traffic signage. These regulations are in place to ensure the safety of pedestrians, children, cyclists, and other road users:

Kindly see staggered fine list below, as approved at the AGM held on 22 November 2018:

40km/h Zone		
Speed (km/h)	Fine	Increment
40-45		
46-50	N\$250	
51-55	N\$300	N\$50
56-60	N\$400	N\$100
61-65	N\$550	N\$150
66-70	N\$750	N\$200
71-75	N\$1,000	N\$250
76-80	N\$1,300	N\$300
81-85	N\$1,650	N\$350
86-90	N\$2,050	N\$400
91-95	N\$2,500	N\$450
96-100	N\$3,000	N\$500
101-105	N\$3,500	N\$500
106-110	N\$4,000	N\$500
111-115	N\$4,500	N\$500
116-120	N\$5,000	N\$500
121-125	N\$5,500	N\$500
126-130	N\$6,000	N\$500
131-135	N\$6,500	N\$500
136-140	N\$7,000	N\$500
141-145	N\$7,500	N\$500
146-150	N\$8,000	N\$500
151-	N\$8,500	N\$500

60km/h Zone		
Speed (km/h)	Fine	Increment
60-65		
66-70	N\$250	
71-75	N\$300	N\$50
76-80	N\$400	N\$100
81-85	N\$550	N\$150
86-90	N\$750	N\$200
91-95	N\$1000	N\$250
96-100	N\$1300	N\$300
101-105	N\$1650	N\$350
106-110	N\$2050	N\$400
111-115	N\$2500	N\$450
116-120	N\$3000	N\$500
121-125	N\$3500	N\$500
126-130	N\$4000	N\$500
131-135	N\$4500	N\$500
136-140	N\$5000	N\$500
141-145	N\$5500	N\$500
146-150	N\$6000	N\$500
151-	N\$6500	N\$500

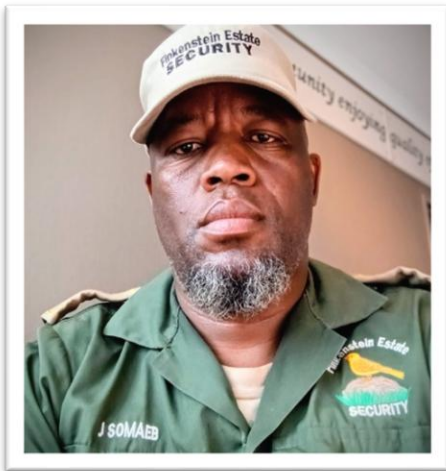
Members are reminded of **FHA House Rule B3** – *“It is the sole responsibility of the Members to familiarise themselves with the Constitution and all other policies, manuals, rules, regulations and procedures emanating from it and to ensure that their families, lessees, visitors, friends and contractors or service deliverers comply with these.”*



# Security Matters

## Staff Recognition

We proudly acknowledge and thank our dedicated team members for their continued service and commitment.



**John Somaeb** – Congratulations on receiving your **10-Year Service Award**. Your dedication and loyalty to the estate is greatly appreciated.

## New Team Members

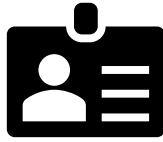
We extend a warm welcome to our newest team members:



**Abednego Uiseb**



**Kreigor Tjingoma**



# *Security Matters*

## **Purchase of New Motorbike**

After 12 years of continuous 24/7 service, it was necessary to replace the Honda 250 quad bikes. The first of the new motorbikes has been received and patrol operations are running smoothly. This upgrade will enhance mobility, efficiency, and overall patrol effectiveness within the estate.



## **Neighbourhood Watch Patrol**

Following the resolution taken at the 2025 Annual General Meeting (AGM), we would like to formally inform all residents that the Neighbourhood Watch patrols will be discontinued effective from the end of February 2026.

As many of you will recall, the patrol initiative was originally implemented in 2010 in response to a significant increase in housebreakings within the estate. Over the years, this initiative has played an important role in strengthening community vigilance and enhancing overall safety.

We would like to extend our sincere appreciation to all residents who generously volunteered their time and effort to participate in the patrols. Your commitment and dedication to safeguarding our community, in collaboration with the Finkenstein Security Unit, have been invaluable and deeply appreciated. Should you have any questions regarding this matter, please feel free to contact the Security Manager.

Kind regards

***FHA Security Manager***

*Johan Kellerman*



# *Hello & Goodbye*

Since the last Newsletter in November 2025, we would like to welcome new owners and tenants in the Estate and also say farewell to previous owners.



## **Hello to ....**

### NEW OWNERS

**PTN 52, Eland Street – Jasper & Martha Coetzer**

**PTN 74, Koedoe Street – Mulungeta Erko & Rebecca Shilengudwa**

**PTN 193, Gemsbok Street – Guido & Cornelia Vekemans**

**PTN 195, Hartebees Street – Merwe Gerhard Erasmus**

### NEW TENANTS

**PTN 62, Gemsbok Street – Dr. Jan Girnus & Dr. Mekondjo Kaapanda**

**PTN 64, Rooibok Street – Barend & Wiandri van den Berg**



## **Goodbye to ....**

### PREVIOUS OWNERS

**PTN 52, Eland Street – Benjamin & Hanli Jacobs**

**PTN 74, Koedoe Street – David Nghipunduka**

**PTN 195, Hartebees Street – David Nghipunduka**



# Estate News

## SGM – Increased Building Coverage

Following a hung vote at the 2025 AGM regarding the proposed increase of building coverage allowed at the Estate, an SGM was convened on 14 January 2026 to vote on the matter. In total a 141 votes were counted, with 103 (73%) in favour of the increase and 38 (27%) against the increase. The results were conclusive and in favour of increasing the existing building coverage from 800m<sup>2</sup> to 1000m<sup>2</sup>. The increased allowance was updated in the FHA Design Manual accordingly.

Thank you to all members who attended, participated and voted at the meeting.

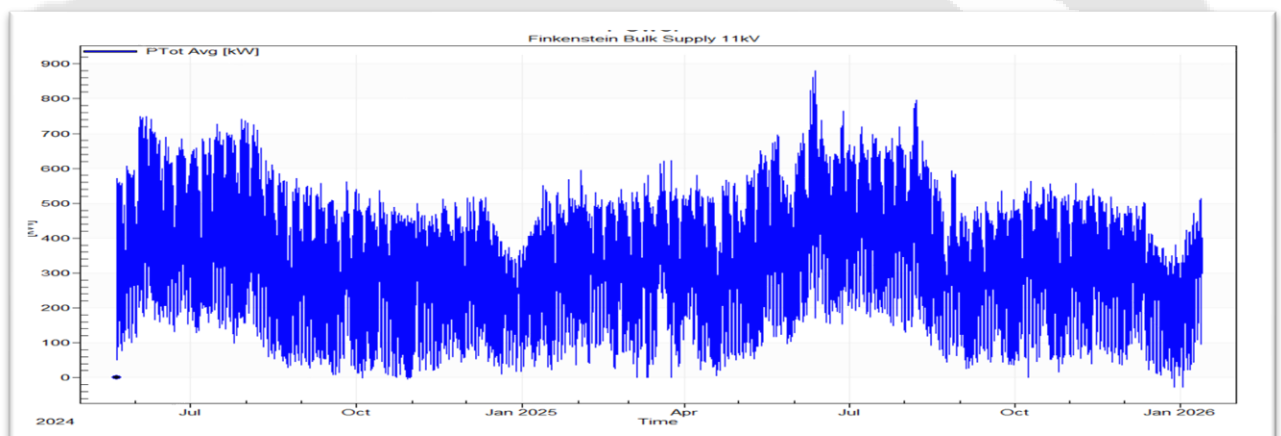
## New Estate Manager

We are delighted to introduce our new FHA Estate Manager to everyone, **Mr. Schalk Kruger**. Schalk will be commencing with his duties on 1 March 2026. Feel free to come and say hello to Schalk, as he will be your first point of contact and assistance at the FHA Office. We are confident that he will slot into his role as Estate Manager with ease and add significant value to the day-to-day operations of the Estate.

At the same time we would like to make use of this opportunity to say farewell to Mr. Dewald du Plessis who has been our Estate Manager since June 2022, and who has provided everyone in the Estate with the highest degree of managing service. We wish him well on his future endeavours.

## PV Solar Electricity

On 27 November 2025 the developer informed the FHA that an additional capacity of 150kVA will be made available for EXPORT across all three developments at Finkenstein (Estate / Manor / Village). This will increase the allowed export from 550kVA to 700kVA. Members wanting to install solar PV systems are encouraged to make contact with the FHA office in this regard.





# *Estate News*

## **Nature Trails**

With the abundant rains over the past few months came a flourish of growth in our veld. Our overgrown nature trails on the Estate and on the Moltkeblick farm has however been trimmed open by our sterling maintenance team, and everyone is encouraged to make use of the trails for exciting walks, hikes and adventurous rides with their mountain bikes.

All trails are marked with boards to indicate a map of the specific trail, as well as the approximate distance and time that it will take to complete. Kindly report any issues noticed or experienced on our trails to Estate Management.

## **Reservoir Cleaning**

The FHA reservoir was successfully cleaned on Wednesday 11 February. The yearly task does not fail to deliver its challenges, with significant coordination involved between FHA management, Namwater, and management from the Manor/Village. A clean reservoir will ensure that our drinking water at Finkenstein Estate remains of the highest quality. Water quality inside Finkenstein Estate is tested by Analytical Laboratories twice a year to ensure that water quality received from Namwater are up to standard.

## **Smoke in the Air**



Estate residents have been exposed to irregular smoke in the air over the past few months. Upon investigating into the source of the smoke, it became known to the FHA that the neighbouring Farm Finkenstein is burning wood to make charcoal. This was confirmed by a letter from the farm owner. The prevailing wind direction has caused this smoke to become a severe nuisance and potential health risk to the community.

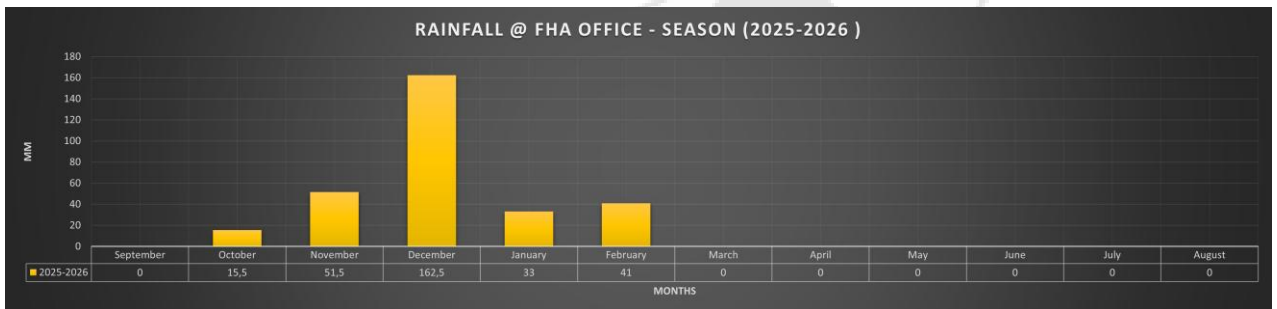
The FHA is therefore in the process to confirm that all regulatory compliance requirements have been met by the farm owner and that these activities are above board. We will continue to discuss the matter with permit holder to ensure minimal impact on the Estate.



# Estate News

## Summer Rain & Dam Levels

Over the past few months Finkenstein Estate was blessed with average rainfall. To date as much as 303mm has been measured at the FHA Office. See attached rainfall chart with figures shown from September 2025 to March 2026. Also see attached table with figures of all three major dams supplying water to the Central Region of Namibia.



	2026 Level	2025 Level
Swakoppoort Dam	79,9%	24,3%
Von Bach Dam	73,1%	24,6%
Omatako Dam	16,4%	4,4%
<b>Sub-Total Central Region</b>	<b>61,6%</b>	<b>18,8%</b>

*\*Data supplied by Namwater (23 February 2026)*





# Fauna & Flora

## Aardwolf (*Proteles cristatus*)



**Introduction:** The name aardwolf (*Proteles cristatus*) is Afrikaans for earth wolf, and was given because the animal lives in a burrow in the ground. It is really an unusual type of hyena and whereas Hyaeninae have powerful jaws and strong teeth, the aardwolf's are small, weak and cone-shaped.

The aardwolf is unlike other hyena because it has 5 toes on its front feet, and 4 toes on each back foot. It is also smaller. They live alone, in pairs, or in family groups with 2 to 4 young. The aardwolf has a mane along the back, which it can raise to make itself look larger. They growl or roar when frightened and are predominantly nocturnal, making them very difficult to observe.

**Distribution:** They are widely distributed in Namibia, except in the coastal Namib Desert.

**Diet:** The aardwolf feeds chiefly on termites, which it laps up with its broad, sticky tongue.

**Colouring:** The background colour of the body varies from pale buffy to yellowish-white, although some individuals show more yellow than others. The hairs of the mane show as a broad, black band down the mid-back.

**Breeding:** Litters vary from 2 to 4 cubs, with the majority born during the warm, wet summer months from about October to February. Females litter down in holes in the ground that they adapt for their own uses.

**Size:** In outline the aardwolf is higher at the shoulders, some 51cm, than at the hindquarters. They measure about 90cm from the tip of the nose to the end of the tail. Females are slightly taller, but lighter.

(<https://namibian.org/nature-wildlife-info/mammals/insect-eaters/aardwolf>)



# *Fauna & Flora*

## Skew-Leaved Elephant Root (*Elephantorrhiza suffruticosa*)



This many-stemmed shrub or tree is easy to recognise, due to its unusually large feathery leaves quite similar to those of the Jacaranda tree.

In spring – from September to December – long, bright yellow flower spikes decorate the bare, smooth, reddish-brown branches. They are very conspicuous at this time when the rest of the vegetation is still dry and grey. Large pods, distinctly raised above the seeds and turning dark brown when ripe, develop from March onwards. They split open and curl up from the tip while the strong ‘threads’, which form a thickened margin, separate from the pod and stand away. Remaining on the plants for many weeks, they are a useful aid to identification. The skew-leaved elephant-root usually is a shrub of about 3m but may become a tree of up to 8m.

Characteristically the midrib of the leaflets runs along the extreme inner edge of each leaflet instead of in the middle, hence the English common name ‘skew-leaved’ sumach bean.

**Names:** G Gerbwurzelstrauch; A looiwortelboom; H otjite, omundjoze; Ky omunbalandongo; Nd omunbala ndongo; D/N //ana gâb, nunib. The botanical name *Elephantorrhiza* means ‘elephant root’ and *suffruticosa* also refers to the large underground rootstock of this species.

The skew-leaved elephant-root occurs from about Rehoboth right up to the Kunene and the Karstveld, but is absent from the Namib, the Kalahari and Namibia south of Rehoboth. It is quite common on the hills around Windhoek and also occurs on plains.



# ***Fauna & Flora***

(...from previous page...)



**Uses:** As implied by the German and Afrikaans common names, meaning ‘tanning root’, the large root of this shrub is used for tanning. The roasted seeds are said to be used as a coffee substitute.

Reference to tanning is frequently made in descriptions of plants in Namibia. Almost all plants contain tannins in various concentrations in their roots and their bark, and also in pods and leaves, where they serve to protect the plant from fungi and germs by causing tissue and pores to contract. The astringent taste of strong black tea that has been brewed for a long time is an example. Black tea as well as teas made from the bark of many tannin-rich plants cause the insides of the intestines to contract and kill germs and fungi thereby relieving pain and discomfort. Similarly, skins soaked in tannin-rich brews contract, germs are killed, the skins do not rot and the resultant leather becomes water tight or at least water repellent.

**Cultivation:** the skew-leaved elephant-root makes a pretty shrub for an indigenous garden. In spring the long yellow flower spikes show off well against the smooth brown bark, while the large feathery leaves are very decorative in summer. Seedlings are available from the nursery of the National Botanical Research Institute in Windhoek – contact Number 061 202 2014.

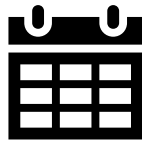
*Elephantorrhiza elephantina*, commonly known as elands-bean, H omundjoze; A elandsboontjie; G Gerbwurzel, with very similar leaves, flowers and fruit only reaches a height of about 1m and is confined to the greater Gobabis district.

*E. goetzii* is only found in the Caprivi, *E. rangei* is known from one site in the Karas Mountains while *E. schinziana* has only been found in the Otavi Mountains.



# *Pictures from Members*





# Events



## Important Dates

21 March – Namibia Independence Day

3 April – Good Friday

6 April – Easter Monday

1 May – Workers Day



## Running & Cycling

7 March – Rössing Marathon, Running, Swakopmund

7-8 March - Point Break, Open Water Swim, Lake Oanob Resort

4 April - The Moonlandscape Race, MTB, Swakopmund

5 April - Run for Bibles, Running, Windhoek

11-12 April – Two Oceans, Running, Cape Town

9 May - Friedenau Challenge, MTB, Khomas

25 July - Na/a'an ku sê, MTB, Khomas



## Meetings (Contact Daleen Hanekom @ 081-143-4820)

18 Mar '26 - Trustee Meeting, 17h30 @ FHA-Office Boardroom

22 Apr '26 - Trustee Meeting, 17h30 @ FHA-Office Boardroom

20 May '26 - Trustee Meeting, 17h30 @ FHA-Office Boardroom



# *From the Outgoing Manager*

## **New Year - New Beginnings!**

There is just something about starting a new year...the opportunity to start again, to try something different or to implement a new strategy, or to stay the course. Whatever your approach may be to take on this new year, I wish you the very best in doing so.

The time has arrived for me to leave my position as Estate Manager at the end of this month, which I have been fulfilling since June 2022. Reflecting on the past 4 years leaves me with a feeling of gratitude towards the whole community for playing a role in my journey travelled here. This has truly been one of the biggest learning curves that I have gone through in my career and couldn't have done it without the input, advice, participation and cooperation of the Trustees, Johan and the entire Estate community. Thank you everyone for making a lasting impression in my experience as Estate Manager at Finkenstein Estate. Johan, thank you for being a mentor to me on many levels, your exemplary example of integrity and to maintain your dignity no matter what.

Saying goodbye to someone inevitably leads to saying hello to someone else, and it is with this that I would like to welcome Schalk Kruger into the position of Finkenstein Estate Manager. Schalk has many years of experience in property, landscape and infrastructure management of which much time thereof was spent on golf courses and at Elisenheim. I trust that Schalk will serve Finkenstein Estate residents with distinction.

*"Go confidently in the direction of your dreams." – Henry David Thoreau*

Kind regards

## ***Outgoing FHA Estate Manager***

*Dewald du Plessis*





# ***Contact Details***

## **\*Incoming FHA Estate Manager**

Schalk Kruger  
081-146-9110 / [em@finkenstein.org](mailto:em@finkenstein.org)

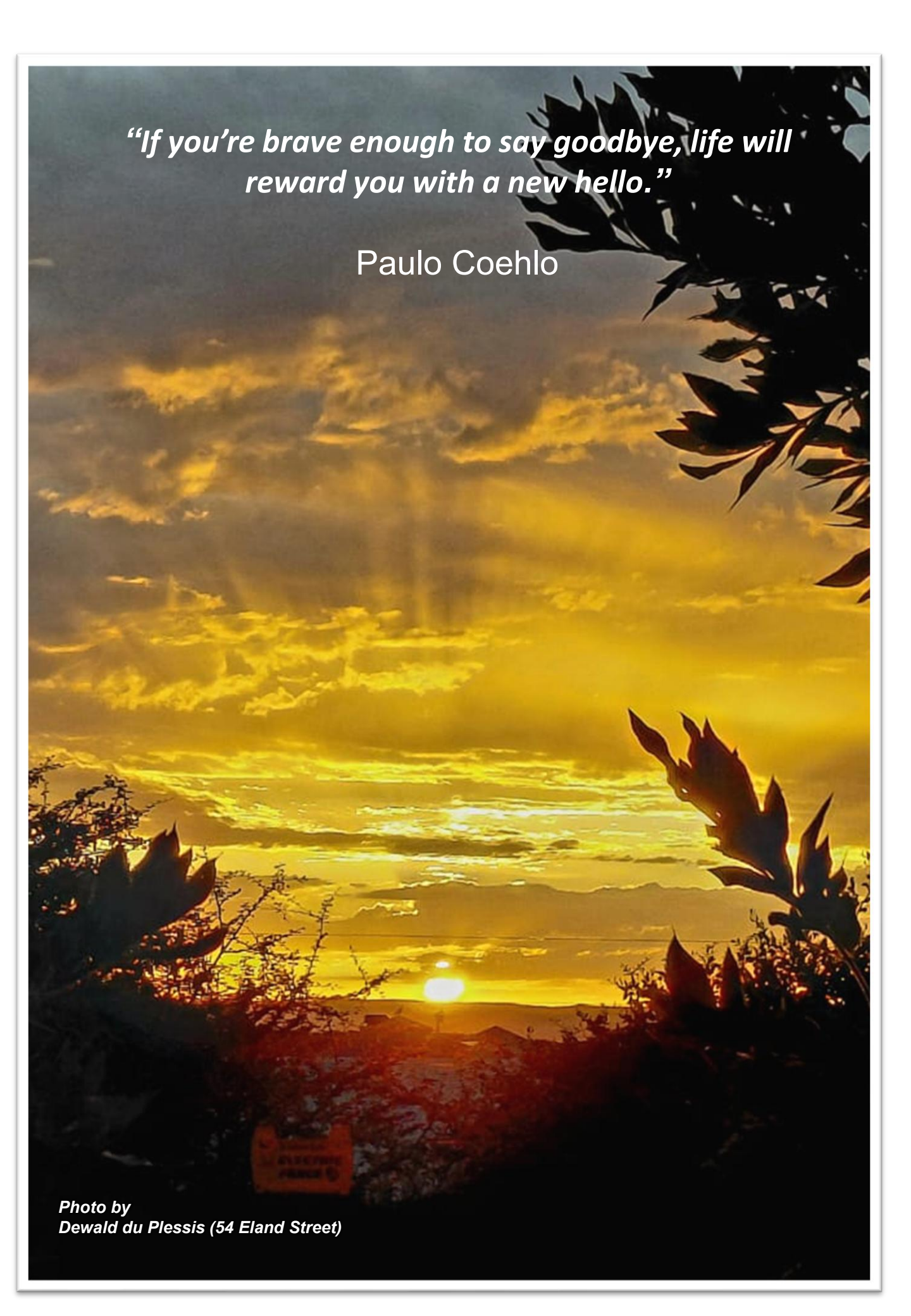
## **\*FHA Estate Security**

Johan Kellerman  
081-284-6562 / [johan@finkenstein.org](mailto:johan@finkenstein.org)

Control Room  
081-612-0772

## **\*FHA Estate Admin Office**

Daleen Hanekom  
081-143-4820 / [info@finkenstein.org](mailto:info@finkenstein.org)

A photograph of a sunset over a landscape. The sky is filled with golden light and scattered clouds. The sun is a bright circle on the horizon. Silhouettes of trees and bushes are visible in the foreground and on the right side. A small, dark sign is visible in the lower-left foreground.

*“If you’re brave enough to say goodbye, life will reward you with a new hello.”*

Paulo Coelho

*Photo by  
Dewald du Plessis (54 Eland Street)*