



umBhobe House

Information Pack

We are pleased to welcome you to our home on the beautiful KZN South Coast. umBhobe House is located in the complex named Milkwood Dunes, in an area named Kelso, and it truly is a gem of a place, one of kind and a rare treat and we're sure you're going to love your stay here. Located between Scottburgh and Pennington, Kelso offers an unspoilt coastline with magnificent beaches and a tranquil lifestyle, as well as the advantage of some of South Africa's finest golf courses and top-notch restaurants.

Milkwood Dunes is an exclusive ecological haven, with beach front properties developed on a pristine strip of land whose eastern boundary is the Indian Ocean. Limited to 8 units, despite environmental approval for several more, these free-standing houses are placed further apart, preserving the peaceful, secluded atmosphere of a luxury beach home.

Hidden amongst beautiful Milkwood trees, yet a mere fisherman's cast from the beach, this upmarket residential estate offers the luxury of architecturally-designed homes which are protected from the sea and salt spray by the high primary dunes on the beach. These dunes are home to numerous bird species as well as providing a playground for Blue Duiker and Mongoose.

You could not be closer to the beach – yet sheltered indoors.

Set on just under 2 hectares of pristine coastal forest and sand dunes, your free-standing home has direct access to the unspoilt Kelso beach.

Milkwood Dunes is fenced and gated for protection.

Arrival/Departure Times

For the convenience of incoming guests, we require the house to be vacated by 10h00am on the day of departure. Later departure times will be entertained if possible, however please enquire and request this prior to the departure date. Arrival time is 14h00 onward. Please enquire BEFORE arrival if an earlier time is possible (this will be accommodated if possible). Please telephone us to coordinate your arrival time.

Right of Admission / Parking / Visitors

Right of admission in respect of all persons entering the property is reserved by the owners.

Only 2 cars allowed in the complex overnight, to be parked in or in front of the garage. NOTE: The garage doors open outward so do not park up too close to them.

Trailers may be parked next to the garage.



No more than SIX people may occupy the house overnight, two per bedroom. (Please note that the tenancy will be terminated immediately if there are more than 6 people staying over in the house; this is a breach of Body Corporate house rules)

Day visitors are allowed but you are responsible for them and their actions.

Visitors cars must be parked in front of the garage or immediately alongside the south-side of the house on the drive and must not obstruct general traffic or cause a nuisance to others. (Please note that the housekeeper, where provided, is responsible for the basic cleanliness of the unit and her duties do not extend to washing and cleaning up after guests.)

Non-Smoking & Fire Policy

Please note that our house is a non-smoking facility. Smokers may smoke anywhere downstairs but PLEASE do dispose of cigarette butts and matches in an outside bin. Please do not smoke on the patio/deck areas or anywhere near furniture.

No fires may be made on the balcony. Use the Gas Braai provided for braais on the deck, or the charcoal braai for braais at the south east corner garden. If a wood or charcoal braai is to be lit, please do so in the designated area which is not under the house and be mindful of wind conditions.

Please familiarise yourself with the location of the fire extinguisher (bottom of stair case) and fire hoses.

Consider Your Neighbours

Music from vehicles, loud radios, televisions, unnecessary hooting or revving, alcohol abuse, foul language or any unruly behaviour will not be tolerated.

Milkwood Dunes is in a protected eco-area and adheres to an environmental operations plan. You may not tamper with or damage any of the fauna or flora in the region and must respect the environment at all times.

The beach access gate must be kept locked at all times. Please do not leave the gate unlocked for any period of time (unless sitting on the outside deck).

Leave only footprints, take only photos and memories.

Safety & Security

Holiday homes are attractive to opportunistic thieves and burglars, especially in busy seasons. Please adhere to the following simple guidelines:

- Keep valuables locked in your car in the garage or in the electronic safe.



- Do not leave tempting possessions lying outside, especially overnight (eg bikes, boards, running shoes)
- Keep the front door & garage locked at all times
- When exiting the premises at the main gate, please observe that no-one sneaks in behind you
- Beware the local monkeys. Don't leave food in sight or windows open when not in the house – they will be in and out faster than you believe is possible (with your food in their possession)
- The beach is generally safe but there is always the risk of a vagrant or other undesirable characters, especially at night, so any beach strolls after dark should bear this in mind

Viewing Deck

The roof-height deck is for sunbathing, viewing and general relaxation. Please do not use it for braais/BBQ and please be mindful that sound will carry to the neighbours so noise must be kept to a minimum. Small children must be supervised at all times and climbing off the deck onto the roof is strictly forbidden. The plastic chairs and sunlounger cushions may be taken on to the deck for use, but please return to the lower deck at the end of each day and/or in inclement weather (the wind *will* blow the chairs/cushions off).

The Beach & Beach Deck

The deck outside the beach gate is for use by all residents of the complex. Please respect their rights to equal enjoyment of this area.

Please do not braai on this deck.

Please remove any litter, bottles etc taken to the beach and dispose of back at the property.

Please do not take any glasses or cutlery/crockery from the house to the beach. Please do not take bath towels to the beach. Items from the inventory list that may be taken out of the house are:

- Beach umbrellas, wind-break, beach mats, snorkels, masks
- Plastic cups
- Tupperware/plastic items
- Wicker basket

Please use the outdoor shower behind the house to rinse off sand and sea-water before entering the house. Feel free to use the wash line for hanging towels and costumes or the two towel racks under cover.



Maid / Cleaning Services

The house will be cleaned and attended to by a housekeeper and her work schedule and daily rate will be agreed/discussed with you separately. Her work hours are generally 8am to 3pm daily, with a tea and lunch break. Please be mindful that the housekeeper catches the train and may not be able to stay late. The housekeeper has her own gate & garage remote – please be sure to leave the internal door unlocked for her to gain access. The housekeeper's main responsibility is to clean the house, which includes sweeping, making up of beds, cleaning bathrooms, washing dishes, cleaning the braai and emptying bins. On longer lets she will change, wash and iron linen. She does not have time to attend to personal laundry, ironing etc. and she should not be expected to clean up after any additional/visiting guests.

Laundry

Linen and towels will be changed approximately every 4-5 days. The housekeeper will take care of this.

Please don't take bath towels to the beach!

WiFi/ADSL

The wifi network name and password will be provided to you separately.

The ADSL is provided by Telkom and is a 4Meg line with capped data usage. The speed/connectivity is generally quite good but there are moments when it's poor. Local rumour suggests the running of the trains may have an impact on the quality of service. The service has also been interrupted in the past thanks to cable theft in the area. If this happens, the service will be down for days/weeks. With all this in mind, please note that the ADSL is not provided as a guaranteed service and no refunds or concessions will be entertained if it goes belly-up.

If the router does appear to lose connectivity (which can be many times in a day), please just re-boot it at the device – and cross fingers (it generally restores connectivity after a few minutes, once it's restarted).

As the account is "Capped", please do not abuse the facility by streaming movies or doing massive downloads. Please limit your usage to no more than 0.75GB per day (as an average).

General Care

We hope that you enjoy our furniture as much as we do. A lot of thought and money has gone in to furnishing our home and all furniture and fittings are of good quality. Please use the throws and blankets in the lounge should you wish to put your feet up and/or eat on your lap. You're encouraged to use the table cloths, runners, place mats and coasters on the table but if you do have




a spill or get food or liquid on the wood then please do wipe it up immediately. Wet bums are preferably dried outside, but if they do make it indoors then please limit them to the vinyl benches only, or the outdoor furniture.

Electronic Safe

The electronic laptop safe is for the safekeeping of your personal and hi-value items. The laptop safe is left open for you to set your own code.

Setting your code:

1. The code may only be programmed when the safe is unlocked (SO DON'T CLOSE IT BEFORE YOU'VE SET YOUR CODE).
2. Remove the battery cover on the inside of the safe door.
3. Press the little red button.
4. Enter the code of your choice (between 3-8 digits) then press the KEY button ().
5. Replace the battery cover.
6. Don't forget your code.

To lock the safe, simply close the door and latch the lock.

To open, enter your code, press the key button, and open the latch.

Gas Braai / Weber

The gas Weber will serve you up some scrumptious meals. Some useful tips, "to do's" and "don'ts":

- Make sure the gas is on at the cylinder when you're ready to fire up.
- To fire it up, with gas open at the cylinder, turn the regulator knob on and press the red ignition button. A few presses may be needed for the spark to take. If it doesn't fire up, switch the regulator off and wait for the gas to dissipate before trying again. In rare occasions you may need to get the fire going with a match. In this instance do not wait more than a few seconds between opening the regulator knob and striking the match (over the left-side of the gas ring).
- Always switch the gas off at the cylinder when you're finished cooking (it's very easy to bump the regulator knob and waste a lot of gas in the process, to say nothing of the fire hazard this presents). Note: The gas bottle will have more than enough gas for your stay on arrival. If you empty it, you'll need to fill it. (There are refill places in Scottburgh)
- Always cover the Weber with the cover when not in use (ensure it has cooled down). Especially at night.
- NEVER leave it in the rain. This will ruin it and/or take years off its life (and it's not cheap!)



- You can have a regular “open” braai on it – leaving the lid open – or use it as a Weber.
- As a Weber, it is advisable to not have the flames too high. A good rule of thumb is to have the regulator knob at 1/3rd of max only.
- Some rough cooking times, for Weber mode, are:
 - Chicken: Approx 1 hour. If you do 2 or 3 chooks then it may be a little longer.
 - Fillet: 30-40 minutes for a 1 – 1.5kg beef fillet.
 - Pork: closer to 90 minutes for a medium sized pork roast.
- It’s advisable to turn the roast a couple of times during the cooking. Although the Weber does use an indirect heat method to cook, experience has shown that a better “all-over” result is achieved with a couple of turns.
- Please only use the gas Weber outside. NEVER EVER use it inside. If it’s raining or if the wind is a howling north-easter then use it on the deck area that is under cover (keep the bedroom doors closed to keep the smoke out).

The maid will clean the Weber grid and the Weber itself on her ON days.

Charcoal Braai/Weber

A traditional weber braai for use with briquettes / charcoal is available for use downstairs. There is a demarcated area for this, on the south side of the house just out from under the balcony. Please only use the braai in this area and do not light a fire under the house or on the top deck. Please do not leave an open fire unattended and do not make a fire in high wind.

Entertainment

Please note that in the spirit of family time, total relaxation and break-away, there is no TV in the house. There is, however, a cupboard full of games, board games, puzzles and cards (below the hi-fi), a hi-fi, wifi, table-tennis, swing set and boule set for your family’s enjoyment. Nearby is Happy Wanderers with swimming pools, shop, pub (with TVs for sport matches), Saturday night bonfires and a swimming beach. Please consult the separate entertainment file for a list of things to do and places to visit in the area.

General

The tap water is drinkable. It’s not free though, so please don’t waste it. If you prefer water of the filtered, bottled kind, then you can buy 5l bottles of the stuff at very good prices in Pennington at the SaveRite store. Take your own bottles for really low pricing.

The ice-maker is there for you to make ice for your drinks etc. Some tips:

- Use cold water to fill it up. This will give you ice quicker than using tap water.



- To avoid being wasteful, make a whole lot of ice in one “session” and then bag it in Jiffy-bags and store these in the freezer (garage).
- When not in use, switch it off, empty it and leave the lid open.
- Don’t run it more than a few hours per day, at most.

The Samsung DVD player/home entertainment centre is tuned to East Coast Radio. Achieving a good reception is tricky and the antenna has been stuck with prestik in that spot that gets the best reception. Move it, or change channels, and you’re on your own. You can pair your Blue Tooth device to the media centre to play music you may have on it through the Samsung player.

The dining room light is on a dimmer switch. This is a temperamental switch. Sometimes it works. Sometimes it doesn’t. Talk nicely to it, it will eventually do what you want it to.

In case of emergency:

Please see the list of numbers inside the grocery cupboard door.

If you need to contact the owners, call

- Trevor: 082 455 7123, or
- Leanne: 084 505 2532

And lastly,

We really want you to enjoy your stay – we’re hoping it will be one of Many Happy Returns. We’re also sure you are very nice people and you will look after our goods and be friendly to our neighbours and the environment, but we do have to finish off with this little bit of small print.....

WE RESERVE THE RIGHT TO TERMINATE THE OCCUPANCY OF ANY RESIDENT WITHOUT NOTICE FOR FAILING TO COMPLY WITH THE CONDITIONS OR CREATING ANY FORM OF NUISANCE OR ANNOYANCE WHICH IN ANY WAY INTERFERES WITH THE QUIET AND GENERAL COMFORT OF THE OTHER RESIDENTS.