



Grootvlei Residential Estate Home Owners Association.

Monthly newsletter

Dec 2017

WHY HAVE A MONTHLY NEWSLETTER

The first GREHOA newsletter

by GREHOA

The reason for these monthly newsletters is to keep all residents informed of events and incidents which are taking place or have taken place in our complex.

This is where you as a resident can also bring things to the attention of all residents. **Please send us any content you would like to have published, we will check it for relevance and accuracy then be glad to make a spot for your content.**

The monthly newsletter will be sent out via email with your monthly statement and as soon as we have setup a web link you will be able to read it on the world wide web.

We will be selling advertising space where residents only will be able to post adverts, be it selling you used car or 2nd hand furniture or even your own small business. This space could even be used by non-residents who are offering Grootvlei residents a needed service.

All advertising fees will go straight into the Home Owners Association account to be used for upgrading projects in the complex, read about the project

suggestions under "GREHOA Operations Meetings" later in this issue.

We are sure that everyone of us bought property in this complex for the same basic reason, **we all want the added security**, well we now can be part of the running of our complex and ensuring our safety and tranquillity.

Every resident must grab this opportunity with both hands, get involved and make a difference. Strength comes in numbers, we all stand together, and we can have crime free lives whilst being a part of our own futures.

SPECIAL POINTS OF INTEREST:

- Please adhere to our speed limits
- Think of your neighbours before having loud music until late at night, some of them work shifts.
- Keep your dogs in your garden, unless on a leash and accompanied by someone.
- Fireworks are NOT permitted in the complex.
- The Office closes on 07 Dec 2017 and reopens on 08 Jan 2018.
- Monthly pool fees have been scrapped, however tags are still required for access control.
- Be Careful of who you open booms for
- Next GREHOA Operations Meeting is on Tuesday 09 Jan 2018 at 7 PM in the Office.



GREHOA Operations Meetings

by GREHOA

In these meetings, all resident's issues, all suggestions for changes, upgrades to the complex and security issues will be heard and noted. All point issues will be placed onto a list, discussed so that we can prioritise them and discuss how we can afford to make them happen. This is where it is imperative that you attend, as you would also want a say in how your levies are spent.

In this first meeting several suggestions were tabled, now we must look at prioritising, costing and funding then we can move forward.

Suggestions tabled were:

1. Installation of post boxes at the gates,
2. Purchase of land, set aside for a park in Phase 1 area,
3. Additional lighting in front of the Guard-houses,
4. Upgrading of our fence security,
5. Setting up of a petition to the metro demanding repairs to the street lights on Grootvlei Road,

6. Skips for garden refuse,
7. Change of our logo,
8. Information road signs installed at the fire station and/or corners of Welgedacht & Grootvlei as well as corner of Ermelo & Grootvlei roads.

Other suggestions brought to our attention are:

1. A jungle-gym at the pool area
2. The "park" area in Phase 2 & 3 area be levelled out for fields, for playing soccer etc.

We now need to all get together, add to this list then prioritise it, decide on what we can afford and how we can fund the remaining items on the list.

These are the type of improvements you will be involved in the decision making of, as you can see it is imperative that as many residents as possible get involved. Committees will probably need to be appointed for the quoting, planning and execution of projects.

GREHOA Operations meetings will, tentatively, be held at the office, on the 2nd Tuesday of every month at 7PM. Next meeting Jan 2018

PLACE YOUR ADVERT HERE

Private sale of goods R20.00

With Photo R30

All funds received go to the GREHOA account from where it is used in the complex again

Security and Crime

by GREHOA

No new incidents of crime have been reported. Please report all incidents, no matter how trivial to the Office on 087 351 4888 or Louis 082 782 6895 or Clive 083 448 5825 at House 1859.

Construction sites, empty houses and buildings are out of bounds, trespasses will be prosecuted.

On 29 November high winds blew a tree down crushing the green fence near gate 2

and blocking one lane of traffic in Grootvaly Road. residents assisted by directing traffic and cutting branches then clearing the road. Thank you goes out to all who assisted. GREHOA arranged with our security company for a guard to be on duty all night as it was not possible to repair the fence during the night. Temporary repairs were done to the fence on Thursday and the electric fence was repaired.

Thanks, must go out to Louis and his team as well as to our security company, for their speedy reaction.



Swimming Pool

by GREHOA



The monthly Pool Fee is stopped but we must still have access control, all residents who want to make use of the pool must purchase a tag at a once off price of R100.00 and sign the agreement of pool area rules and sign the indemnity document, there after there is no monthly fee anymore.

Pool tags may not be shared between houses, even if family, Rule agreements and indemnity docs must be signed.

The pool was closed from 27 November until 30 November for maintenance before the Christmas rush.

There is a Tuck Shop at the pool over weekends and school holidays. (Sweets, crisps, snacks, cooldrinks, candy-floss, popcorn and hotdogs)

No Alcohol or drugs are allowed in or around the pool and parking area.

Children under 12 may not enter the pool area unless actively supervised by a parent or custodian

The rules you agreed to when applying for pool access are on display outside and inside the pool area, these rules are enforced. You may be asked to if GRA or GREHOA members can check for alcohol and glass.

No-compliance of these rules will lead to non-compliance levies being issued:

1st offence- R250.00,

2nd offence- R 500.00,

3rd offence- Access revoked totally,

Tampering with safety equipment - R500.00 and access suspended for the season.

Warnings may be issued, depending on seriousness of the offence.

**"Do unto
Others as
You would like
done unto
yourself"**

**CHILDREN MAY
NOT HANG
AROUND GUARD
HOUSES**

GRA

On Phase 2 and 3 side of the complex, residents got together and formed Grootvlei Residents Association (GRA). This association was formed because a few years ago, on the Phase 2 & 3 side, there were only very few home owners. Most of the residents were renting and could not become part of the home owners' association. Now that most houses and stand have been sold, this picture has changed somewhat. Tenants renting from anyone are now welcome to attend GREHOA Operations meetings and raise their concerns as well as make suggestions for improving the estate. The only limitation is that there may not be included in any voting process. This change has paved the way for GRA as it was known to now be dissolved and its members incorporated with the Home Owners Association Operations.

What was GRA all About, you may ask?

GRA was formed due to a surge in crime, we had car break-ins, dogs poisoned, drugs sold from inside the estate, Zama Zamas having their tilling's washed in the complex and other criminal activities. All members of GRA purchased 2-way radios, at a once off purchase then no license fees or air time was required, they made arrangements with management to help with enforcement of house rules, monitoring of the electric fences and even at times needed to do regular patrols. Not long after forming crime dropped and most of the perpetrators had been identified which led to them leaving the complex and peace and tranquillity returned.

GRA did some fund raising and purchased what is known as the "road incident kit" which consists of danger tape, hi-vis vests & jackets, flacking lights, red warning flags and even a snake catching kit. In the event of road accidents in or around the complex,



members gave up their time to go to the scene and control traffic on the sharp bends, thus preventing secondary accidents from occurring. One long night to remember was the night a load of carrots came off a truck on its way to McCain's, members were controlling traffic from 5PM until after 11PM when the Metro Police took over.

GRA put together a fence repair toolbox, to help with immediate repairs to our electric fences. You probably saw them working on fences in Phase 1 as well as Phase 2 & 3. Many residents call Clive and reported sparking on the fences, which was then repaired before wires were burnt off. Please still report fence problems so that they can be repaired ASAP.

A ladder was obtained for the deep-end of the pool and another is in progress for the shallow-end.

An Occurrence book (OB) was kept, wherein all incidents were recorded, this made it easy to identify problem areas.

With the dissolving of GRA, not much is going to change on the Phase 1 & 2 side of the complex, the members will still be in radio contact with each other and will still continue doing the work they were doing, the main difference is that the GRA meetings are now a thing of the past, all the issues that were discussed will now come to the GREHOA Operations meetings. One of the topics we need to discuss would be how to get the residents from Phase 1 to also setup a group to help with issues in Phase 1. Obviously both groups would have to work together but we will always have a road dividing us.

POOL & PARKING AREA Rules are for your safety.



Gates Booms & Fences

by Clive

Our fences, gate and booms are our first line of defense.

We all need to make sure that this defense line is not breached.

Please do not hand tags out to non-residents. Kids transport, delivery companies or even friends and family, you can arrange special tags, with limited access, at the office. For these tags which you would like to give to non-residents, the office requires the person's contact details, ID document and reason for needing a tag. The person is checked, and a tag is then issued in that person's name and linked to your property. This way we know who has each and every tag and can block a tag if needed. This is for all of our security, please if you know of tags handed to non-residents report them to us so that we can address the problem. Your information will be treated with the utmost confidentiality.

There may be times that you have a problem at the gate, it could be a visitor does not have an exit code, or the system has rebooted and makes you wait, whatever the cause, please do not shout or swear at the guard, report problems at the gates, ensuring time, date, gate number and which boom, is included when you report, we will investigate and take the appropriate action.

The guards at the gates do not have tags or any type of code or remote to open the booms. They can't allow anyone in or out, only residents registered on the access system and the office can open the booms, please make sure that your visitors are given the correct exit code.

For each time you are called by the gate and you grant access, the system will allow 1 exit code use. If you have more than one visitor coming (e.g. a party) each visitor needs to phone in. If someone did not phone it in, the exit code will not work.

1 dial = 1 use of exit code.

5 dials = 5 uses of exit code

Our electric fences MUST be in good working order at all times, please, if you see anything wrong on the fences or hear sparking of the electric fences, report it so that we can attend to it before it is too late.

When called by the gate, please listen to what the guard says.

- Pressing 9 will open the visitor boom
- Pressing 9 and # will open the residents boom for bigger vehicles, e.g. delivery
- Pressing 9 and * will issue the guard with a 5-digit code for a pedestrian to enter at the turnstile, this code will only allow 1 entry and 1 exit.

DO NOT JUST OPEN, you may be expecting someone, but a stranger may just have picked your house number and gets unauthorized access.

There are many scams in the suburbs, you have the power to prevent us from becoming victims to these scams, ALWAYS LISTEN TO THE GUARD BEFORE OPENING THE BOOM.

PLACE YOUR SMALL BUSINESS ADD
HERE

Text only R50.00

Text with picture R70.00

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ROADS AND SAFETY

- **The speed limit is 30KM/h in the complex.**
- **Contractor Vehicles 25Km/h.**
- **Speed checks are randomly done, and speedsters can be issued with noncompliance levies**
- **You are responsible for your guests.**

All our roads are subject to all the local traffic laws, this means NO unlicensed drivers or vehicles, including quads, go-karts or any other battery or petrol driven or unroadworthy vehicles are permitted on our roads. We must keep our children safe on our streets!

If you are going away or driving on the roads outside the complex this festive season, please keep to speed limits, watch you following distances and think for those around you.

We would like to see your SAFE return.

HELP

- We need your content input
- Is there anyone who can help with the putting together of the newsletter or the gathering of information for the newsletter
- This is your newsletter

Street Lights

We constantly in contact with the metro regarding our streetlights in the complex, and the street lights along Grootvaly Road. They have repaired most of the lights inside the complex, but Grootvaly Road is getting worse as time goes on. As the road got darker we had more light poles knocked over. These are just left on the side of the road. If you know someone in the right department, please ask him/her if he/she can do anything to improve the situation.

Robot at Welgedacht Road

This is a problem that we have taken up with the Metro and even taken to the newspaper, with no success. A number of years ago the Metro was supposed to install a set of robots on the corner of Welgedacht and Grootvaly Roads, the robot set was passed and budgeted for, but before it was installed, the funds got used elsewhere. Again, if you know someone, please try to help, this crossing is very dangerous.

Dumping along Grootvaly Rd

This again has been taken to the newspaper, even had an article about it, the Metro cleans up on the odd occasion but will not put up "no dumping" signs. We have caught Grootvlei residents dumping here as well. We take photos of dumpsters now and pass them on to the Metro, who can issue R1000.00 fines.

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