

Grootvlei Residential Estate Home Owners Association.

Monthly Newsletter

Jan 2018

Important Contact Details:

Office 087 351 4887/8

Clive 083 448 5825

Louis 082 782 6895

Email Office yolandi@san.za.net or tracy@san.za.net

Email Clive clivebillowes@live.com

SPECIAL POINTS OF INTEREST:

- **Fireworks are NOT permitted in the Estate.**
- **House Rules are for the safety of all and are enforced.**
- **Monthly pool fees have been scrapped, however tags are still required for access control.**
- **Be Careful of who you open booms for, random opening jeopardises all our safety.**
- **Please adhere to our speed limits**
- **Think of your neighbours before having load music until late at night, some of them work shifts.**
- **Do not allow your dog/s to bark continuously, dogs can be trained.**
- **Next GREHOA Operations Meeting is on Tuesday 13 Feb 2018 at 7 PM in the Office.**
- **Make a difference, attend meetings.**

Festive Season Success - Big Thank You.

by GREHOA

Grootvlei Residential Estate Home Owners Association would like to thank all residents for all your efforts in keeping our Estate one of the safest and peaceful places to live. We wish you a Happy and Prosperous 2018.

On Christmas day and over new year we had many residents and visitors enjoying the sun at the pool. The majority of residents respected the house and pool rules which meant that a minority did not spoil the day for the majority, which was the case in previous years. The banning of alcohol definitely made a difference and by



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everyone abiding by the rules all could enjoy the time at the pool.

Pool users even cleaned up after themselves, Thank You. We are very short staffed over the Festive Season and it helps if residents do not leave a mess behind.

We did have a few incidents of speeding, again only a minority trying to spoil it for everyone else. We did escort speeding visitors,

that were caught, out of the Estate, their vehicles had to stay outside, the hosts could collect them from the gates or they had to walk to the host's home. We did not issue any non-compliance of house rules levies for speed or any other house rules.

On Christmas day there were parties at many houses, only a few were playing music so loud as to disturb other residents, by far most parties were enjoyed without disturbing other families, Thanks to those who considered their neighbours, to those who do not consider others, be warned, if we receive complaints we will issue non-compliance levies.

We did have 2 incidents of domestic violence, which we called in SAPS to deal with. (Alcohol Induced?) It makes us proud to be residents of this estate.

Snakes in the Estate.

by Clive

A number of years ago this area was a farm, later on it became Grootvlei Gold Mine then, about 10 years ago became Grootvlei Residential Estate, with open fields surrounding the estate. Bearing this history in mind, we have now built or bought homes on what was the home of wild life. We have seen small buck outside the estate and have had a Bush Pig and Porcupine come through the estate, while we have rabbits, wild birds, rodents (rats & mice), reptiles (frogs & lizards) living in the estate. Snakes which hunt rodents and reptiles as well as bird's eggs will naturally enter the estate on the hunt for food. If we give them place to live or a source of food, they will stay in the estate.



Not all snakes are dangerous, we have many non-venomous snakes in our area, but always consider a snake as dangerous and do not fool with it.

So how do we minimise our chances of running into snakes in our gardens?

- Don't leave piles of rubble in your garden; - this attracts rats, mice, lizards and provides snakes with place to live.
- Don't have a bird aviary in your garden; - this provides eggs and living quarters for snakes.
- Keep your grass short: - snakes hunt in the long grass (they don't need to see, they "taste" the air and feel vibrations).
- Remove garden refuse at least every week: - again, this attracts rodents and reptiles and provides cover for snakes.

Part - Extract out of the Springs Advertiser December 2015

Be on the look-out for snakes when stepping outside during the day as they look for hot spots to rest in the sun. The warm weather during summer causes people to flock outside and enjoy the rays of the sun and cooling water of the pool.

This also means that snakes will now be around after a long period of hibernation. Until late May it is snake season, and the Ekurhuleni Metro wishes to caution pet owners to be on high alert and keep an eye on their domestic pets as they may fall victim to snakes.

Several snakes which are harmless to humans, such as the brown house snake, aurora house

snake, olive house snake and red-lipped snake are likely



to be found in back gardens searching for food such as rats. Due to their harmless and less defensive nature, these species of snakes tend to be easily killed or captured as

pets. This is illegal and punishable if



one does not have a legal permit.



Meanwhile, snakes such as the Rinkhals and Stiletto are extremely dangerous. The Rinkhals, or ring-necked cobra, (common in Springs) is a fast-moving multi-feeder which is good at faking death, do not attempt to pick one up that looks dead.

It is easily identified by the two white stripes that are visible across its neck when it spreads its hood.

The Stiletto is purple-brown and only Ave 40cm long (max 70cm) with back fangs that strike out the back side of mouth, they do not look dangerous but handling them you WILL be bitten.



Most of the pictures are courtesy of Tyrone Ping

What to do when face-to-face with a snake:

- Give the snake the right of way.
- You can scream and shout, but do not jump or move. Snakes eye site is poor, but they can follow movement.
- Keep about five metres from the snake, as some snakes can spit venom up to 3metres. (Rinkhals)
- Watch where the snake goes so you can assist in locating the reptile once an expert arrives.
- Do not try to kill the snake, it may lead to you being bitten.
- Call for help. (Security, Office Clive or Louis)

What to do if bitten by a snake or spat in the eyes or an open wound:

- Do not panic.
- Do not run or try to drive yourself.
- Get medical attention as soon as possible.

Most of the above pictures are thanks to Tyrone Ping

If Spat in the eye/s wash your eyes out with lots of water. If pain resists, seek medical attention.

Grootvlei Residential Estate does have a snake catching kit, we do **not** have a snake bite kit, please do not try to attack or tease the snake, rather keep an eye on it from a distance, so you know where it is. Call and we will capture and place it back in the wild. Snakes have an important part to play in our eco system. Please don't kill the snake, the environment needs them.

Should residents come across snakes in their garden, they may contact Louis or Clive, but keep an eye on the snake so we know where it is when we arrive.

Springs resident, local snake expert and Ekurhuleni Disaster and Emergency Services fireman, Bossie Bosman, can be contacted on 083 656 1032 for snake emergencies.

Jungle of Joy Child Care Center

Opens 15th January 2018

A house from home, where we care for your child as our own

" Safe Kiddi friendly Environment with experienced Child care takers"

Open for Registrations (Situating in Grootvlei Estate)

**Operating hours: 6:30-17:30 Monday-Friday
Half day/Full day**

Milestone Development and School Readiness

Babies (3 Months – 36 Months) * Toddlers (3 Yrs-5 yrs) * Grade R (6 Yrs)

Daily Routine/ECD Programmes

Outside Mutual Activities: * Computer classes * Ballet

**Contact Denise for more Info
0825326291**

Pets - Please consider your neighbours.

by GREHOA

Many residents on Phase 2 & 3 side have fenced gardens and own dogs, the house rules do also make provision for the owning of pets.

We have a number of dogs that bark all day and some that bark all night and a few that bark both day and night.

We have recently had numerous complaints regarding the endless barking and request that owners train their dogs, (privately or by dog training schools) as the persistent barking becomes a nuisance to other residents.

Some residents work long hours or shifts and do need to get their rest.

Please consider your neighbours.

Non-Compliance levies will be issued if dogs roam streets or bark continuously.

This could be your advert.

2 Columns wide by 13 rows high

An extract from the house rules



K.- Pets

1. The local authority by-law relating to pets will be strictly enforced.
2. Residents may not keep more than two dogs or 2 cats on their property without written permission of GREHOA.
3. Pets are not allowed to roam the streets and dogs must be kept on a leash, in all areas, at all times.
4. Should animal excrement be deposited in a public area, the pet's owner shall be responsible for the immediate removal thereof.
5. The GREHOA reserves the right to request the owner to remove his pet should it become a nuisance on the estate.

Around the Estate, some rules and by-laws you need to remember.

by GREHOA

Swimming Pool.



Another ladder has been fitted at the shallow end of the pool making it easier for residents to exit the pool. Previously this year we installed a ladder at the deep-end and floatation devices for emergencies. The swimming pool was open for the Festive Period, and enjoyed by many, with almost everyone



complying with the pool rules. If you are the one not complying, REMEMBER, YOU are in the minority and we will take action against you.

Pool is closed for maintenance on Mondays except when Monday is a public holiday, Hours 08H00 to 18H00 daily. Please don't play with the Safety Equipment (Floatation Devices) or the pool cleaning equipment (creepy and pipes). We will take action against persons playing with this equipment. The pool area is monitored by 24hour camera surveillance.

Grass cutting.

Owners/Residents are responsible for the cutting of the grass on their stand and pavement up to the road. We have several owners/residents who are not cutting their grass. This not only causes serious issues like, insect and rodent infestations, which attracts snakes, but is unsightly for your neighbours and people visiting the estate.



Keeping your stand neat and tidy is not negotiable, if you do not keep your garden in order, first a written warning is issued, then a R250.00 non-compliance levy and we cut it for you and charge another R400.00 to your levy account. This becomes a very expensive way (R650.00 per cut) of keeping your stand in check and we prefer to not go this route. If you dispute a levy issued, please take a photo



the same day or latest next day, as the levy was issued, not 5 days later after you have cut your grass.

Burning of garden refuse and domestic rubbish.

It is illegal to emit dark (thick) smoke in Ekurhuleni, this means you may not burn your rubbish unless you have a temporary exemption from the by-law (151).

Extract from the Ekurhuleni by-laws: -

151. (1) Subject to section 146(2), no person shall emit or permit the emission of dark smoke from any dwelling for an aggregate period exceeding three minutes during any continuous period of thirty minutes.

(2) Any person who emits or permits the emission of dark smoke in contravention of subsection (1) commits an offence.

(3) Subject to section 188 and on application in writing by the owner or occupier of any dwelling, the Council may grant a temporary exemption in writing from one or all of the provisions of this Part.

If you burn any rubbish and we receive a complaint, we will have no option, but to take action against you, please take your refuse to the Metro Dump sites in Geduld or Daggafontein or to the Rietfontein waste site at Kwa-Thema.

Liesbet is looking for Part-time Domestic employment: -
Mon, Tue, Wed or Thurs.
Cleaning and Ironing.

She is Trustworthy & Honest and has References available.

She has been working in Grootvlei for over 8 years.
Speaks Afrikaans and English.

Contact Liesbet on
0633003257.

Do not dump along the roads outside the Estate (like the guy in the picture), if caught, you will receive a R2000.00 fine from Metro Police.



House Rules and Regulations.

Before we moved in, we all agreed to and signed a set of house rules. These rules are designed for the safety of all residents. If you have misplaced your copy we are more than willing to send you a copy, please read them. House Rules are being revised at the moment.

An extract from the House Rules Document:

1. *Harmonious community living is achieved when residents use and enjoy their private property as well as the public areas of the Estate. General consideration of all residents by and for each other will assist greatly in assuring harmonious relations on the Estate.*
2. *The prime objective of these Rules and Regulations is to preserve and enhance the security, aesthetics and environment of the Estate.*
3. *The Rules have been established in accordance with the Memorandum and Articles of Association of GROOTVLEI RESIDENTIAL ESTATE HOME OWNER'S ASSOCIATION (hereinafter referred to as GREHOA, a company incorporated in terms of Section 21 of the Companies Act 61 of 1973). These Rules are binding upon all occupants of the Estate, as is any decision taken by the Trustees in interpreting these Rules.*
4. *The registered owners of the properties at GROOTVLEI RESIDENTIAL ESTATE are responsible for ensuring that members of their families, their tenants, visitors, friends and employees abide by these Rules.*
5. *These Rules are subject to change from time to time at the discretion of the Trustees.*
6. *The decision of the Trustees is final and binding in respect of the interpretation of these Rules.*

Please, these rules are there to ensure that you can live safely, in peace and harmony with your neighbours and the environment, abide by them, we do enforce them as per section L4 of the house rules

The Trustees have the right to fine transgressors where any of the rules as stipulated by the GREHOA from time to time, have been broken or infringed upon. Such fines will form part of the levy and shall become due and payable on the due date of payment of the levy.

We do impose/issue non-compliance levies. This can range from Verbal warnings, written warnings, or R250.00, R500.00 even R750.00 for repeated non-compliance



Mattress and base sets for sale

Both hardly used.
Double Bed Set R1000.00
Single Bed Set R500.00
Contact Carol 083 389 1553

Payment 2017/12/30

Do unto Others as You Would Like Done to Yourself!

Fireworks.



Fireworks are very pretty with all the different colours and shapes they make, BUT, they are extremely hazardous. They cause fire, burn injuries, scare dogs into trying anything to escape the noise and cause damage to human and even more so animal ears, for this reason most Metros have clamped down on the discharging of fireworks in the Metro areas, they have made provisions for certain religious occasions.

In the interest of the safety of all residents,

pets and wild animals living on the estate, the discharging of fireworks is NOT PERMITTED

Anyone discharging fireworks will be issued a non-compliance fine (R250 1st offence, R500 2nd offence) without any verbal or written warning. If need be we will call in the Metro Police to issue fines as well.

Last year we had dogs badly injured while trying to escape the loud bangs, I even witnessed a person setting off fireworks right next to a baby in a pram, and while talking to a resident in phase 1, I watched his daughter who was holding one of those long tube-like fireworks, she lowered her arm to listen to me while the fireworks were still shooting out of the tube, but now all shooting against her father's Mercedes Benz standing in the driveway. I do not know if any damage was caused to the vehicle, but that could have been pointed at a person and serious injuries could have occurred.



**NO DISPLAY IN THE WORLD
IS WORTH THE FEAR,
PAIN AND SUFFERING
OUR PETS ENDURE AS
A RESULT OF FIREWORKS**

Parties.

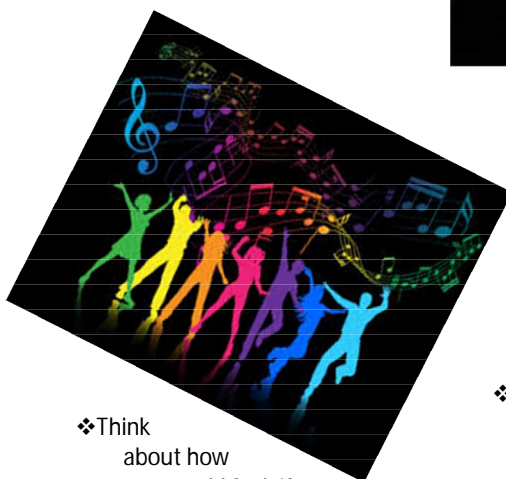
We all enjoy a good party and we all would like to invite our friends to a party at our home.

This is not a problem at all if it is done in such a way as not to cause undue disturbance to your neighbours or any other residents in the estate. Please inform the office if you are going to have a large number of vehicles coming into the gates.

- ❖ The office can, under certain circumstances, arrange a temporary entry/exit pin code instead of each guest having to phone in, Ts&Cs apply.
- ❖ Please inform your guests of the speed limit (30Kmh), as we can, and do, escort speedsters off the property and/or issue you with non-compliance levies, one per speeding vehicle.
- ❖ Please ask your guests not to wonder around the complex as this causes an issue with security, as we do not know who is legally

on the estate and who has gained entry illegally.

- ❖ PLEASE, from 7 PM, start to turn your music down so that by 10pm it is soft enough not to be a nuisance to your neighbours. Complaints are attended to.
- ❖ It is not necessary to have music so loud that it is heard from many houses away.



- ❖ Think about how you would feel, if



you had to get up early the next morning, to go to work, but your neighbour played music so loud that you could not sleep!

- ❖ Some residents have 12 hour and longer days, to get to work and work then return home. **Please consider those around you.**
- ❖ We all purchased property in the estate because we saw how peaceful and safe the environment in the Estate is,

PLEASE DON'T BE THE ONE TO DESTROY EVERYONE'S PEACE AND/OR SAFETY.

Help needed with content for this Newsletter.

by Clive

We require your input for news and happenings in the estate. The only way we know what has happened is if you tell us.

Send your news to Clive - clivebillowes@live.com, or the office, yolandi@san.za.net or tracy@san.za.net so that this publication becomes a real newsletter, keeping all of us informed.

Report all incidents of crime, never mind how petty to the office or Clive, we record all incidents in an Occurrence Book (OB Book). From here we can see tendencies and put contingencies in place to prevent re-occurrences.

You may now even place small adverts, for the private sale of your goods or even for advertising your own business in this newsletter.

All fees must be paid into your GREHOA levy account, then the proof of payment, with a copy of your advert, must be sent to the office or clive, before the advert is placed, these funds go straight back into the running and upgrading of the Estate.

No refunds. If you need to cancel an advert this can be done before the 10th of the month, after the 10th the advert can't be cancelled. Payments made for cancelled adverts will be kept in credit for your next advert.

All adverts need to be sent in by the 10th with proof of payment by the 15th of each month to make that month's issue.

Space is limited. We don't want to have more adverts than news.

Adverts are accepted on a "1st come, 1st serve" basis.

Advertising at the gates is only allowed in extraordinary circumstances with permission from the office. Please do not just stick posters up, they will be removed.

Standard sizes

Examples are included in the content of this newsletter. Private sale of goods or advertising your own business.

- 1) 1 Column wide by 13 lines high
R30 text only or R50 with picture,
- 2) 2 Columns wide by 13 lines high
R50 text only or R90 with picture,
- 3) 1 Columns wide by 26 lines high
R50 text only or R90 with picture.

GREHOA Operations meeting held on 09 Jan 2017. (Cancelled)

by GREHOA

The Operations meeting was cancelled on 09 Jan, due to the December holidays, the office was closed until 08 January 2018 and we had requests from residents to postpone the meeting as they were still away.

The next meeting will be held on 13 February 2018 at 19H00 (7 PM) in the office. In these meetings we can make a difference, but only with your participation. Please attend.

The meeting is run according to an agenda, if you have anything you would like added to the agenda, send it to Tracy and Yolandi tracy@san.za.net or yolandi@san.za.net

Points currently on the Agenda for 13 Feb 2018.

- ❖ Installation of post boxes at the gates
- ❖ Purchase of land, set aside for a park in Phase 1 area
- ❖ Upgrading of our fence security
- ❖ Setting up of a petition to the metro demanding repairs to the street lights on Grootvlei Road
- ❖ Skips for garden refuse
- ❖ Change of our logo
- ❖ A jungle-gym at the pool area
- ❖ The "park" area in Phase 2 & 3 area be levelled out for fields, for playing soccer etc.
- ❖
- ❖
- ❖
- ❖
- ❖

Security and Crime

by Clive

- 1) On 03 Jan 2018, a man was being chased by staff members of CJJ Steel in Strubenvale. In a desperate attempt to escape, he scaled our brick wall near the new suburb development between the estate and Welgedacht Road. He managed to get over the electric fence, triggering an alarm but not damaging the electric fence. He then scaled the precast wall with razor wire on top, into the property between the office and gate 3. We had at 10 GRA vehicles parked along the outside walls next to the roads, to prevent him from escaping onto the road, with residents on foot and in vehicles searching all construction sites and empty houses. But could not find him. Later that evening we had another fence alarm which we suspect was him scaling the brick wall to exit the property.
- 2) This has highlighted the fact that we need to look at upgrading our fence security, this point is on the agenda for discussion at the next operations meeting. If you

have any ideas regarding a cost-effective method of preventing such occurrences, please send them to me. clivebillowes@live.com.

- 3) We had person/s entering residents' gardens in the late hours of the night and early hours of the mornings, nothing was reported stolen, but this is of grave concern to us. We purchased for the security of living in the estate and someone is threatening that security. If your dogs suddenly start barking in the middle of the night, without switching on lights, look through your windows and report. Keep an eye on where the person goes so that we can try to find him. We do have residents that go out on such calls. Report on the WhatsApp security group or call me on 083 448 5825. Please, do not call unnecessarily as I also have a day job and leave for work early in the morning.
- 4) If you are not on the Security group, contact Tracy in the

office and request that she adds you to the group.

PLEASE, report all incidents as this is the only way that we would know that there are "loop-holes" that need to be closed. You are not a "Pimpi", you are looking after your own safety

