



## Grootvlei Residential Estate Home Owners Association.

### Monthly Newsletter

Feb 2018

#### Important Contact Details:

Office 087 351 4887/8

Clive 083 448 5825

Louis 082 782 6895

Email Office [yolandi@san.za.net](mailto:yolandi@san.za.net) or [tracy@san.za.net](mailto:tracy@san.za.net)

Email Clive [clivebillowes@live.com](mailto:clivebillowes@live.com)

#### SPECIAL POINTS OF INTEREST:

- *Speeding is a great concern for many residents. Please adhere to speed limit. Speeding endangers our children.*
- *Security committee established.*
- *Overwhelming number of residents at the February operations meeting.*
- *Be Careful of who you open booms for, random opening & walking through the booms, jeopardises all our safety.*
- *Report all incidents of crime no matter how trivial*
- *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 or roam the streets.*
- *Next GREHOA Operations Meeting is on Tuesday 13 March 2018 at 7 PM in the PLG School hall.*
- ***Make a difference, attend meetings.***

## Numbers overwhelming at Feb Meeting.

by GREHOA

Grootvlei Residential Estate Home Owners Association's second operations meeting was held on 13 February at the office. We were expecting 20 to 30 residents to attend but were overwhelmed by more the 150 residents attending. GREHOA would like to convey our sincere apologies for not rather hiring the PLG school hall. With so many residents all crammed into such a small area, a number of residents left because they could not hear. As soon as the chairman (Clive) was informed of the fact that residents could not hear, he spoke much louder and then everyone could hear, even though it was not very loud.

We will hire the PLG school hall for future meetings as then we will have seating for all and will be able to use an amplifier to ensure everyone can hear.

Please accept our apologies and please keep attending the meetings, your input is highly valued.

Remember as a home owner, you form part of GREHOA. Tenants are welcome.

## Summary of points discussed in the meeting

Some of the points discussed, are explained in detail below.

- 1) **Communal Post Boxes at the gates:** - At Gate 1 the installation of a communal post box was done by residents with permission from GREHOA, if more post boxes are required residents may add more boxes to the existing installation. GREHOA will not be involved in the procurement or installation. Lucky from 1488 will investigate, and report back at the March meeting.
- 2) **Speeding in the complex:** - Residents are concerned about the few residents who insist on speeding.
- 3) **Purchase of land for a Park Area at Gate 1:** - The GREHOA board is in negotiations with the owners of open land, we should be able to report back at the 13 March meeting
- 4) **Petition to metro for street lights:** - A petition form is available at the office and will be at the next meeting, The office sends emails to [komane.tladi@ekurhuleni.gov.za](mailto:komane.tladi@ekurhuleni.gov.za) on a weekly basis, please, report street lights to the Metro call centre, 0860 543 000, hopefully, if there are enough complaints, Ekurhuleni will do something about the lights on the corner of Welgedacht Road and Grootvaly Road as well as along Grootvaly Road.
- 5) **Skips for garden refuse:** - it was decided that skips are too expensive and will not be provided by GREHOA.
- 6) **Change of Grootvlei Logo:** - It was a unanimous decision not to change the logo.
- 7) **Jungle Gym at pool:** - It was decided to keep the one already there as the replacement is very expensive.

- 8) **Levelling of park area for fields:** - The costing will be looked at and presented at next meeting, but this will have to be budgeted for and discussed at the next AGM.
- 9) **Upgrading of security:** - A security committee was established. This committee will meet 2 weeks after the operations meetings and will report back the operations meetings.
- 10) **Construction workers walking around the complex:** - This causes a massive security risk and is not allowed.
- 11) **Garden Fines:** - Discussed below
- 12) **Pests & Pets:** - bees, ants, wasps, dogs, cats

## Speeding on our roads

Many residents are complaining about the few residents who are speeding in the complex.

Our house rules clearly state that the speed limit on our roads is 30Km/h. This rule was put in place to safeguard our children. There are not many places in our country where children can safely play in the streets, this is a fact that we can be very proud of. Unfortunately,

we have a minority of residents who think they can speed around as they wish, this is an extremely selfish attitude and is not appreciated by the majority of residents. Every resident has the right to ask speedsters to slow down and report them to the office or Clive or Louis. Please if you do talk to someone who is speeding, do not be

rude, always treat the person with respect and do not get into an argument, rather walk away and report the person, recording the date, time, place and from or to which house the vehicle comes.

Our house rules also clearly state that

the board may impose levies (fines) on transgressors.

The house rules also state that residents are responsible for all guests you allow into the complex, this simply means that if

your visitor speeds, the non-compliance levy will be to your account  
**Transgression levies for speeding.**

1<sup>st</sup> offence R250.00

2<sup>nd</sup> Offence R500.00

Visitors will be escorted to the gate and will have to park outside with the resident receiving the non-compliance levy.

Repeat offenders will have their tags changed to pedestrian access (turnstile) only, they will have to park outside. Warnings may be issued. Random speed checks will be conducted.



**PLEASE DON'T BE ONE OF THE FEW WHO ARE SPEEDING. ADHERE TO OUR SPEED LIMIT**, you do not want to be the one who knocks a child over and you certainly do not want someone else to knock you child over. Speeding is a serious threat to the safety of our children.

## Security Committee

After the Operations Committee a number of residents stayed to setup a security committee. This committee will deal with general security issues throughout the complex.

Structures already existing for security by residents like GRA and the WhatsApp groups, will remain unchanged. Please do not listen to rumours that are being propagated.

**The following suggestions were discussed.**

- 1) **Additions to the existing electric fences,**
- 2) **Lighting up of the fences**
- 3) **Cameras along the fences**
- 4) **Razor wire along the outside of the fences**
- 5) **Steel gates at the entrances**
- 6) **Patrols in the complex**



Obviously, all upgrades are going to cost us as residents' money. The home owners Association is us, not a money-making business somewhere in the sky. We pay our levies and that is the only income GREHOA has. This simply means that we have to pay for everything we want to do. The best way is to introduce "special Levies" which is a levy we would pay solely to raise the funds to finance projects. i.e. we pay a specific amount for a specific time period, then that special levy falls away until the next project. Any Special Levies will only be activated after full explanation of the project and its reason, and agreement by home owners.

The first point the security committee will be looking at is the lighting up of our fences, which would have to be done in phases, then expanding the electric fencing to prevent criminals from jumping the fences. At the same time, we are contacting security companies for quotes to add patrols in the complex. The next Security committee meeting is on Tuesday 27 February, all who want to help and be involved are welcome

# Street lights and Power Boxes

We have serious problems with faulty or even missing street lights. Not only does this cause dark streets which could and does lead to motor vehicle accidents, but it causes a substantial security threat

Our access road, Grootvaly Road, had one or two lights working before, but they have all since gone dead and more and more are being knocked over by drivers that cannot see the road due to darkness.



The entrance to Gate 1 is now dangerously dark, posing a risk of undetected entry or even attacks on the guard as he cannot see anyone coming in the dark.

The Orange boxes next to Grootvaly Road, one set near Gate 1 and the other set near Gate 2, are where our power is fed from, with total darkness

around these boxes, copper thieves do break into these boxes and attempt to



steal the copper contents.

This will mean that we will have no power for hours or even days before repairs can be made, 3 weeks ago the set nearest Gate 2 were all broken open and someone started cutting the cables, fortunately they did not cut through and our power was not interrupted.

Please keep an eye out for suspicious activity at these boxes, if you see



someone tampering please report it to authorities and Clive 083 448 5825.

The tee junction at Welgedacht road is so dark that one can't see where the turn-off is, especially when traveling from the police station side. There are street lights but, as in many places in Springs, the lights do not work.

We will have a petition in the office and it will be at our next meeting on 13 March, please sign this petition so that we can send it to the Council, demanding that the Street lights be repaired.



The Tee junction is the scene of many accidents and should be controlled by a traffic light, for this we will have a second petition that we ask you to sign.

## Crime

We have had two incidents reported.

On 23 Jan at 03H45 we had a call for assistance from gate 2. A resident was at the gate to report that a person had entered his home through a widow and stolen his TV set, he saw the person running away, GRA members searched the complex and checked the fences for any sign of the perpetrator but he was not found, there were no fence alarms and there was no evidence of tapering with the fences. Again the next day, in day light we checked the fences again and found no evidence of anyone entering or exiting through or over the fences

A week later, in February a GRA member called on our GRA radios, stating that he has seen 2 people on his property, as soon as they saw him, they ran away. GRA members came out in full force and started searching the complex. The perpetrators had gained access by breaking a hole through the wall under the electric fence. They obviously had run straight back to the hole when they were spotted as they were not found in the complex, we had a vehicle parked at the hole so that they could not exit through the hole. Both these incidents showed how quickly help can be with residents who are connected by radio. A big thank you to the GRA members that assisted.



Gates 2 & 3 side residents came together and formed GRA almost 3 years ago, and have since then assisted GREHOA where ever possible, helping with house and pool rule enforcement, monitoring of guards at the gates, repairs to electric fences and assisting residents with various issues.

At Gate 1 there was a group formed, but I have not been informed as to the status of this group.

WhatsApp security groups have also been started, one for Gates 2 & 3 and one for Gate 1, please if you are not on one of these groups but would like to be, SMS your Name and house number to Tracy in the office and she will add you to the correct group.

Please, we all know how irritating groups can be, with people posting junk or chatting on the group. To keep these groups strictly for security issues and report back on issues, we have implemented some simple rules.

Only report issues or report back on issues, no chats or adverts and please don't say "thank you" after a report back.

Thank you is good manners, this we all know, but on a large group when members start saying thank you, the group becomes extremely irritating and members leave or mute the group, this renders the group useless. Please let's keep these group strictly for security.



# DAILY SECURITY ISSUES

We have had numerous complaints regarding contractors walking around the complex looking into houses and pedestrians walking through the boom gates. Let us look at both these problems logically.

## **Contractors walking around the complex**

Every home/stand owner must sign a contractor's agreement before construction may begin. This contract covers all rules regarding contractors and their workers. One of the sections in this agreement states that contractor's workers must be driven to the construction site and that they may not roam around the complex. This section is in the agreement because most contractors use casual labour for certain tasks, like mixing cement, carrying bricks, digging trenches and many other tasks, once the task is complete the casual worker is again without an income. Unfortunately, some of the now unemployed, resort to crime to feed their families. These people case the place where they get "piece work" out, to see if there are any opportunities for earning a quick buck once work is complete.

In our operation meeting on 13 Feb, all present agreed that this rule must be enforced as they do not want these workers walking around the complex.

There is a small tuck shop near gate 2, which workers also use to purchase bread, cool drink, etc. to resolve this problem, the owner of the tuck shop has agreed to go to each and every construction site to deliver the workers requirements. Please report workers walking around.

## **Pedestrians walking under the booms.**

The boom gates have sensors in the road to detect motor vehicles passing under the booms, as soon as the vehicle has passed the boom, it automatically closes.

Now when a pedestrian passes through under the boom, the sensor does not get activated and the boom only closes after timing out. This leaves the boom open for anyone to drive through, without a tag or the guard phoning a resident. This causes a significant security risk and cannot be allowed, we are going to issue non-compliance levies so please refrain from walking through booms, there are turnstiles for pedestrians. If you receive a visitor who is on foot the guard will ask you to press \*9, this will generate a code that will open the turnstile, one entry and one exit then the code expires.

# Garden fines

We all want to live in a neat and tidy environment, to ensure this is the case Louis who is employed by GREHOA as the site manager, is responsible for ensuring that the complex is kept neat and tidy, this is one of his many other tasks. He is instructed to issue non-compliance levies for both house rules and contractor's agreements.

When issued a levy it does not help to shout and scream or fight with Louis, he is only doing what he is paid to do. If you feel that your levy was issued unfairly, take a date stamped photo on the same day, not a week later and lodge your appeal with the office. You have the right to appeal but this must be done in an orderly fashion.

Screaming, shouting and fighting gets us nowhere. Often owners who have received a non-compliance levy decide to point out other gardens that need to be cut or tidied up, Louis does get to those houses and in many cases, they have already received warnings or levies. Normal procedure is to first issue a warning, if still not complying a levy is issued and, in some cases, GREHOA send our workers in to clean up or cut grass and the owner is charged R400.00 for the clean-up/cut on top of the R250.00 levy.

Long grass, rubbish piles, wood piles and building rubble, provide mice and rats with place to hide and live, this in turn attracts snakes. Neat and tidy stands not only look good when you or your friends drive through the complex, but it also keeps mice, rats and snakes

to a minimum. Please comply with this house rule. In the operations meeting it was asked, when is grass too long, to which Clive replied that cutting every 2 weeks should ensure that your grass complies with the rule, but this could be too long a time period when we have a lot of rain. With weekly cutting you can be sure that you will not be levied. Since the meeting, we have had discussions to find a way to measure when grass is too long. It was decided that longer than 100mm (10cm) or if the grass seeds or the weeds flower, your grass is too long. See the example photos as a guide.



Above picture is totally unacceptable! Below is at the stage that non-compliance levies are issued.



# Pests & Pets

We had complaints regarding common pests, Ants, Bees, wasps, dogs and cats



## Ants and termites

Termites eat away at all the wooden structures in our homes and need to be eradicated. We have found poison that does work. One is called Fendona it is children and pet

friendly, it's diluted with water and sprayed as per directions, keeps ants and termites at bay. Another, poison is called -Premise 200, this is a stronger poison that must be used with great care. It's of the utmost importance that you read the directions of use before using.



## Bees & wasps: -

Here is a contact person who will come and remove your bees.

Trevor Williams

082 316 5693 011 812 9335

He is registered with the SA Bee Industry Organisation (SABIO) and will not kill the bees but will relocate them. Please do not try to remove them yourself as our local bees are known as African Killer Bees, they are very aggressive and will attack, which in severe cases can lead to hospitalisation or even death.



## Wasps: -

You can spray those small wasps around your widows and under your roof with normal flying insect spray.

Only spray them at night when they all at home, spray quickly and move away, they cannot fly when they cold but on warm evenings they might try to defend themselves



Rentokil can be called for professional treatment.

**Dogs: -**Dogs are not allowed to roam the complex, they must be kept in your garden. They can be walked when on a leash and



controlled by a competent person. Remember that you are responsible for cleaning up any mess your dog leaves behind.



## Cats: -

This is a problem without a solution, cats are allowed as pets and it is not possible to keep a cat in your garden. If possible, keep your cat indoors. If your cat enters another garden and is hurt or killed by dogs in their own yard, you will have no claim against the dog owner and even with low speed limits, cats have this bad habit of suddenly running under the wheels of vehicles, again no claim against the driver.



The house rules state that you may only have two cats or two

dogs on your property unless special permission is given for more by GREHOA. If your dogs or cats become a nuisance you will receive non-compliance levies and in severe cases, you will be asked to remove the nuisance pet/s from the complex.



**Thank you to all those residents who, are by complying with our simple rules, are keeping Grootvlei one of the most Neat, Tranquil and Safe areas to live in.**