

Grootvlei Residential Estate Home Owners Association.

Monthly Newsletter

March 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

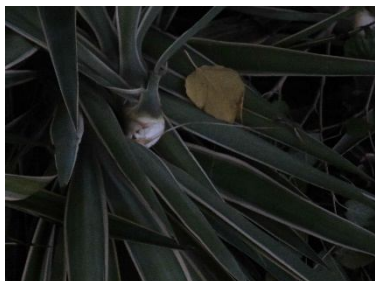
Email Clive clivebillowes@live.com

SPECIAL POINTS OF INTEREST:

- **Speeding is a great concern for many residents. Please stay under 30Km/h. Speeding endangers our children.**
- **Please do not dump on other stands.**
- **Pedestrians must use the turnstiles *9.**
- **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**
- **We all bought in Grootvlei because we saw how peaceful, safe, neat and tidy it is. *Do Not Be The One To Destroy It!***
- **Keep pets in your garden, unless walking your dog, on a leash cleaning up where it poops**
- **Next GREHOA Operations Meeting is on Tuesday 10th April 2018 at 7 PM in the PLG School hall.**
- **Make a difference, attend meeting, everyone is welcome.**

Do unto Others as You Would Like Done to Yourself.

by Clive



Would you like to come home or to your new stand and find that someone has taken their garden refuse and dumped it on your property? I don't think so! Yet this has happened, a

Illegal dumping

resident found that someone had removed plants from their garden and decided to dump them on a neighbour's property. This is not very nice or considerate, please, rather take your garden refuse to the Municipal dump sites. There is one in Geduld next to the old cemetery near the fresh produce market and one in Daggafontein, Lammergeyer St off Clydesdale Rd. If you require a trailer, I will even

let you use mine at no charge, so there is no excuse to dump on other's property or along Grootvaly Road.



Must got to work in the morning but can't sleep?

As most of you are probably over worked and under paid, you have to go to work in the morning which happens to be Sunday morning, but your neighbour has decided to have an all night or even all weekend party. No matter how hard you try, you cannot sleep with all the noise. You obviously don't want this to happen to you, so please if you are having a party, consider those around you.

We all want to invite our friends to a party at our home, this is completely normal, but we need to remember that some residents need to go to work

or are ill or even looking after an ill family member, so we need to consider them. Yes, we have our party, but we start turning

the music a bit softer from 7 or 8 o'clock and by 10PM it is loud enough that we can hear it and talk to each other, but it is not disturbing our fellow residents. Our house rules do indicate times under the Good Neighbourly section. Also remember that YOU are responsible for all actions of your guests, whether it be speeding, littering, noise, nuisance or anything else, inform them of our rules and expected behaviour.



You want to take you family and a few friends to the pool for a relaxing afternoon

You all go to the pool with some meat, snacks and cool drink, the kids are having a ball in the pools, you and your guests are enjoying the relaxing down time, your fire is just about to be ready for braaiing your meat and in walks a rowdy, boisterous group of people under the influence of alcohol with a big boom-box. They start bumping and shouting and turn their music as loud as possible, in all just spoiling your enjoyable time.

None of us want this to happen to us, so why would we even consider doing it to others.

We placed a ban on the use of alcohol and loud music in the pool and parking areas to prevent your day from being spoilt, glass containers were banned because if broken, they could land up at the bottom of the pool, where they are not easily seen. Yourself or a family member of a friend could now be in danger of cutting your foot whilst playing in the water, again this is something you do not really want to

happen to you. Please familiarise yourself with the pool rules on the big signs inside and outside the pool area. These rules are there to safeguard YOU.

We had a resident take guests to the pool then the resident left them there and went home, later the guests were spotted speeding, in 2 vehicles side by side, back to gate 2 from the pool area. This resident was issued with a 30-day ban from the pool area and 2 X non-compliance levies, one for each speeding vehicle.

Security and Crime

On 22 Feb we had a report of a housebreaking in Gate 1 area, during the night of 21 Feb, a TV was stolen, in this case there was no fence alarm or damage to the walls or fence. SAPS is investigating.



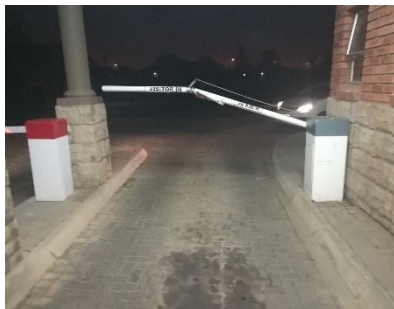
We again had person/s trying to gain access to the complex by cutting a hole in the green fence near Gate 2 on 23 Feb at around 3 AM. Fortunately, after they managed to get



in on a previous occasion, we had upgraded the electric fence. This upgrade caused the alarm to be triggered and GRA members to react, causing this to be an unsuccessful attempt at gaining entry. **A Big Thank You again goes to all those members who reacted.**

It could be coincidence, but since construction work started at Gate 2 & 3 areas, we have had an upsurge of crime in area. We will have to enforce Contractors agreements and not allow contractors to walk around the complex.

Visitor Charged for driving though the boom at Gate 1



A person wanted to come and visit a resident of the complex on 28th of February.

The resident was at work and did not answer the phone to give the person access, so this person decided to just drive through the boom gate. She was charged by the security company contracted to provide us with access control, with trespassing and malicious damage to property.



"We Learn, laugh and Play"

Age 3 Months-5 years

Operating Hours:

What we do at School

06:00-18:00

- Aftercare (Transport at additional cost)
- ECD Educational (school readiness program),
- Mile stone development,
- Swimming every Friday,
- Baking once a month,
- Potty training,
- 1 on 1 attention,
- We have a proper daily routine kids follow.
- We'll trained and trust worthy teachers/Care takers.

Additional Activities: (Additional costs)

- Ballet,
- Action ball,
- Computer classes,

Transport available At Additional cost

Situated in Springs Grootvlei estate, Strubenvale ext 2

Please contact Denise 0825326291

Contractors, Gardeners, Domestic workers walking around the complex during the day

At the GREHOA Operations Meeting held in the PLG School Hall on 13 February at 7 PM, it was unanimously agreed that as per contractor's agreements, which must be signed before construction takes place on any stand, contractors MAY NOT walk around the complex. They must be driven to and from the construction site, breach of this rule is a non-compliance levy of R500.00 per transgression. (i.e. 4 workers walking to site is R2 000.00). Gardeners and domestic workers may be issued with tags under strict conditions. When applying for the tag the resident must supply a copy of the worker's ID, address and contact details. An ID card displaying a picture, name and house number will be issued with a limited access tag, this tag will be setup only to give access on the days the person works at the specified house and only between 6AM and 6PM on that day. This ID card must then be worn visibly while walking from the gate to the house. The above was put to the vote at the meeting and there was not 1 vote against the implementation of this ruling. Please all tags already given out to domestic workers and gardeners must be brought back to the office with the required documentation. Giving out tags leaves a gaping hole in our security as these tags can be used by others to gain entry at any time of the night.

WhatsApp Security Groups

Three groups have been setup for use by all residents of Grootvlei.

1) Phase 1 Security Group.

This group strictly for day to day security issues that pop up at any time in the Gate 1 area. Used only for the reporting of any security related issues and any report backs on these issues.

2) Phase 2&3 Security Group.

This group is strictly for day to day security issues that pop up at any time in the Gate 2 & 3 areas. Used only for the reporting of any security related issues and report backs on these issues.

3) Grootvlei chat group.

This group was set up for all Grootvlei residents as a chat/discussion group. After reporting a security issue, it can be discussed on this group which then also involves all residents.

Let Us look at the Groups and their sustainability.

We all know how annoying groups can be, especially when there are hundreds of members in the group, in the end the group becomes a permanent job, as it beeps all day, this leads to members either muting the group or leaving the group. Both are a problem when you suddenly require help because you have a real security situation.

For this reason, we have set down strict rules on the 2 security groups, i.e. **Phase 1 Security Group and Phase 2&3 Security Group**. On these groups we may only report security issues and if someone has attended to the matter and a report back is required, may that person post the report back. Issues of security in the complex, riots on our access routes, closed access roads, power or water outages are examples of issues to report, once reported take it to the chat group for discussion and follow ups. For example, do not keep asking if the power is back on, this must be asked on the chat group. We all know it is good manners to say thank you, but if 200 members all say thank you we get back into the situation where members leave or mute the group. DO NOT thank on these groups. Discussions are not permitted, again for the same reason. It is of no use to have a group dedicated to getting help fast if everyone has muted or left the group. We will remove repeat offenders from the group. **Remember reporting and report backs only!**

The Grootvlei chat group was setup for all types of chats and discussions, here we can, after reporting an issue on the relevant security group, have lengthy discussions regarding the issue at hand and discuss follow ups, practical solutions, etc. On this group residents lay down the rules of what may and may not be discussed, we will only intervene when complaints are received, except where any form of foul language or any form of discrimination is used, in these cases offenders will be removed and even charged if the offence warrants charges being laid. Please always consider others when posting, we all live in a closed community and need to become big, happy and safe family.

From the GREHOA Operation meeting.

- 1) The security committee investigated the budgetary costs of fitting lighting all along our fences. It would cost about R730 000.00 to purchase the cables, poles, light fittings and connection boxes, then we would have to do the installation ourselves. Cables and connection boxes were sized to accommodate future CCTV cameras as well.

It was explained that GREHOA cannot afford this and it would have to be done using a special levy. When split up between 500 stands it equates to about R1500 per stand, once off or R500 per month for 3 months, which suddenly is not so un-affordable. This price was only obtained from one supplier and was only to get

an idea of costs, the figures were presented in the meeting and residents were asked if the security committee should spend the time to continue with obtaining fixed pricing. The residents approved the obtaining of fixed pricing.

- 2) The owners of the stands left in the gate 1 area are not prepared to subdivide their and sell a portion of this land to GREHOA who would then have set it aside for use as a park. The remaining stands are earmarked for 25 units on each stand, and have separate access from Grootvaly Road once developed, they do not have access from inside gate 1 area and will be fenced off before development.
- 3) The Petition to the Metro demanding that they fix our street lights and another for a robot at the corners of Welgedacht and Grootvlei Roads was brought to the meeting for signing, as no-one signed them at the office.

- 4) A Security committee was established after the January meeting, this committee will look into issues brought up in operations meetings, they meet every 4th Tuesday of the month unless a serious issue occurs, then an emergency meeting and follow up

meetings are called, as in the case mentioned above where a lady purposefully and maliciously drove through the boom at gate 1.

- 5) Littering around our entrances was brought up as a concern. Residents are throwing their beer bottles and other litter around our entrances especially along the road to gate 2, this is more prevalent on hot Saturdays and Sundays when residents are on the way to or from the pool. Please this costs you money to clean up, as you pay your levies, which we then

must use to pay staff to clean-up when they could be doing something more productive. We are all grown-up and responsible people, so we should not have to be asked not to litter, it should be common sense.

- 6) A unanimous vote to issue IDs that must be visibly worn by domestic workers and gardeners was obtained.

Children's school transport

This became a major point of discussion on the Phase 1 Security Group, a perfect example of an issue that should have been taken to the chat group after reporting. Gordon stopped a speeding vehicle, only to be told by the driver, that he was in a hurry to drop off school children and he had been given an access tag by one of the parents.

This is a serious security threat to all of us living in the complex and the speeding is a threat to our children playing in the streets as well as those children being transported in the vehicle.

Let's look at the problem that arise out of this situation.

Tags are issued to a taxi driver, who we do not know who he/she is, where he/she resides and have no contact details of him/her.

- 1) We do not know if he/she will hand the tag to others for access during the night
- 2) This driver was speeding in the complex with our children in his vehicle, already endangering our children, which raises the question of

how he drives when on other roads outside the complex.
ARE OUR CHILDREN SAFE IN HIS VEHICLE?

- 3) There is a bakkie that comes to the complex to collect children, all the children are piled into the back of the

bakkie and it has also been seen speeding around the complex. If my child was taken to school I would not allow him or any other speedster to take my child to school.

How can we resolve this issue?

On the group a number of possible solutions were discussed.

Speed Bumps, Biometrics, Transport taxis to phone in like all visitors, building a shelter for children to wait in at the gates and dealing harshly with residents who just give out tags are points that come up in this lengthy discussion.

when collecting or dropping off children. If the tag is used at any other time during the day we can request reasons from the registered user. At night and weekends these tags do not

altogether. Domestic workers, gardeners and

At the present time we have made provision for tags and domestic workers, gardeners and school transport, we are prepared to issue tags, which access are limited to days and times required and we have sufficient details of the person being issued a tag. This system is not perfect, but it does work reasonably well and without adding a pile of admin onto the existing workload of the ladies in the office. The problem comes when residents decide to, without permission or knowledge of GREHOA, just dish out tags. These tags have full 24/7 access which can be used to gain access by anyone at any time. Seriously putting us all at risk. This situation has to be rectified as soon as possible. Ways of resolving these issues will be discussed in the next GREHOA Operations meeting on 10th April in PLG school Hall at 7PM.

My suggestions will be giving an amnesty period of say 30 days to legalise these illegal tags, while using the Click-on tag system at the booms to identify these tags, then issue hefty levies of R1000.00 or more to those who do not comply and block the offending tags. Once all these tags are legalised we can track them and make sure that they are only used at times

work

- 1) Speed bumps, these are brought up in most of the operations meeting, they have a few huge setbacks, they are expensive, they cause damming up of storm water, they slow emergency services if and when needed and I have sat and monitored speed bumps in Victoria Road Casseldale, all that happens is that a large percentage of motorists slow down for the speed bump then accelerate to the next one which defeats the object of the speed bumps. Personally, I do not believe they work.
- 2) Bio-metrics, this is a lasting solution which will do away with our tags



school transport drivers would also have to be finger printed to give them access, which is an excellent idea as one cannot give out your finger allowing access to undesirables. GREHOA has in the past investigated this option but rejected it due to high costs. We can reinvestigate and report back in the Operations meeting. As Owners we can decide if we think it is necessary for the additional expense and are prepared to pay for this additional expense

- 3) Transport to phone in like all other visitors, we all get 10 calls per month for free after that we pay R3.50 per call, If a child must be collected and dropped off about 22 days a month, the parent would have to fork out an extra +/- R120.00 per month on their levy account, not really a viable option.



- 4) Building a shelter at the gate house, this would be the most expensive solution of



them all, as how big do we require, and it must be done at all three gates. They also present another set of problems, like positioning, space around the gate areas is very limited, guards being distracted from their duties at the booms due to children running around the area, getting to the shelters during inclement weather, expense of maintaining these shelters, the question of whether they

should be built inside or outside our walls
Again, in my opinion, I think for the time being, we should keep the tag system, but ensure that all tags are legal, we have reasonable control if ALL residents co-operate, until we can afford to change to a Bio-metrics system. Bio-metrics is the way to go, with registered domestics, gardeners and transport taxis who have limited access.

An example of a type of identification that could be worn by Domestic workers and gardeners as well as children's transport taxi drivers

 <p style="text-align: center;">Grootvlei Residential Estate Home Owners Association (Access Control)</p> 	
Name	My Domestic Worker
House Number	2000 & 2500 & 2250

Thank you to all those residents who, by complying with our simple rules, are keeping Grootvlei Residential Estate as one of the most neat, tranquil and safe areas to live in.

Next GREHOA Operations meeting will be held in the PLG School Hall on Tuesday 10th April at 19H00.