

Grootvlei Residential Estate Home Owners Association.

Monthly Newsletter

April 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 Saturday 12th May 2018 at 10 AM in the PLG School hall.**
- **Make a difference, attend meeting, everyone is welcome.**

Security and Crime

Sadly, we had another break-in to a home, the owners were at home at the time and when they wanted to come out of the bedroom to investigate, 2 shots were fired. Fortunately, no one was injured, but it must have been an extremely traumatic event for the victims of this crime. A big screen TV was stolen.

In all cases of break-ins, we try to establish how the perpetrators got in and out of the complex, in this case it

was clear where the TV was passed over the wall without triggering the fence alarm, by standing on a pile of soil from a ditch, piled against the boundary wall, but, after investigation we could not establish where they got in or out, leading us to believe that the perpetrators were in the complex before this incident and stayed in the complex after the incident, which is extremely disturbing as this would mean that they either live in the

complex, were assisted by a resident, someone is in possession of an illegal tag or they are contactors who came in but did not leave by 6 PM as per the Contractor's Agreement which is signed before any construction can take place.

We are leaving ourselves vulnerable by not complying to the complex rules and/or not using common sense. How are we doing this, you may ask?

Things we do which compromise all of our security.

1. We leave stacks/piles of wood, bricks, soil, etc. piled up against our boundary wall, or construction site toilets and tool sheds placed very near or against the wall, these situations afford criminals the opportunity to get up high enough to pass goods over the wall or even get over the wall.
2. We bring in construction workers without following the correct procedure at gate 3.
3. Pedestrians walk through the booms, allowing anyone to enter while the boom times out.
4. We hand tags that work 24/7 to transport drivers, friends, family and workers without knowing their backgrounds.

What can we do to resolve these problems?

1. We must make sure that we are not placing things that can be used to climb on, against the boundary walls.
2. Follow contractor's entry/exit procedure, explained later in this issue.
3. Use the turnstiles when on foot.
4. GREHOA will start rooting out the "illegal" tags and implement a duel tag system, with limited times for transport drivers and workers, again explained later in this newsletter. We must report missing or stolen tags so that they can be disabled.
5. Gates 2 & 3 implemented a neighbourhood watch called GRA, using radios for fast and efficient communication in the event of a security threat. After purchasing, radios only need to be charged, there are no additional fees or air time costs, Gate 1 residents should also arrange a similar system.

Contractor Procedure

All contractors may only use gate 3 for entry and exit.

On entry to the complex, all contractor workers must personally hand in an ID and sign the contractors book.

No contractors may walk around the complex, they must be driven to and from the building site.

No contractor may sleep at the construction site.

On Exit, again all contractor workers must personally sign out and collect their ID doc/card.

This makes it possible to ensure that all contractors have left the complex every day.

Special Tags

There are various reasons for needing special tags.

These tags are issued by the office and have access time limitations and will be what is known as duel-tagging tags. We will issue each gate with a "duel tag", this is the electronic equivalent of half a tag, even though physically it is a normal tag. This tag on its own can not open booms or turnstiles.

Application for a special tag must be done in the office, the reason for the tag with the persons contact details



PHENDUKA TECHNOLOGY
SOFTWARE & HARDWARE

PRINTERS - LAPTOPS - TABLETS - SOFTWARE
PORT REPLACEMENT - LAPTOP & TABLETS SCREENS
ORIGINAL & GENERIC POWER SUPPLIES
ORIGINAL & GENERIC BATTERIES

1457 GROOTVLEI, RESIDENTIAL ESTATE, 34 VILLAGE MAIN STR, STRUBENVALE EXT2, SPRINGS, 1570

072 953 5646 060 589 7323 teboho.ict@gmail.com

and copy of ID must be submitted with the application. When you successfully apply for a tag, for your children's transport or worker, etc, we will issue a "duel tag" and limit it to the days and time you need it to work. This tag on its own, can not open the booms or turnstiles. Both tags must be tagged to activate the access system and only on

the days and time setup for that particular tag. This ensure that tags are not given to criminals who can use them at any time of the night. Even in case where the tags are stolen from non-residents and not reported, these tags cannot be used

Rooting out of Illegal tags

There have been many cases where tags are issued to non-residents, by residents and GREHOA now does not know who has these tags in their possession, this poses a huge security threat to all of us. This was highlighted in our meetings and on the WhatsApp chat group.

We have requested that everyone please come and register their tags handed to non-residents, unfortunately, no one has complied, this had led to the need to cancel all tags over a period of time and add expiry dates to all tags. How this will work:

All tags in the complex must be rescanned, with automatic tag disabling, if not rescanned. This will be done in groups, starting at the lowest house numbers.

Expiry dates will be added to all tags in the group, if not rescanned with name of resident or reason, name, contact details and copy of ID of non-residents, the tag will expire. While rescanning the tag, the expiry date will be extended by one year. All new tags will also have a 1-year expiry date added when issued.

We will unfortunately, all have to have our tags scanned yearly, due to the persistence of some residents, who without

permission or arrangements, hand tags out, placing us all in danger.

House No			Expiry Date		
1321	to	1399	:-	30	June
1400	to	1499	:-	31	July
1501	to	1599	:-	31	August
1601	to	1699	:-	30	September
1701	to	1799	:-	31	October
1801	to	1897	:-	30	November



Office:-

OFFICE 2016 PRO	R300
OFFICE 2013 PRO	R250
OFFICE 2010/2007	R210
OFFICE 2003	R100

Anti-virus:-

R125 (1-YR)

Windows:-

WINDOWS 10 PRO	R499.80
WINDOWS 8 PRO	R299.90
WINDOWS 7 PRO	R149.95

- NETWORKING & CABLING
- SERVER
- BACKUP SOLUTION
- WEB DESIGN

PHENDUKA TECHNOLOGY

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.



" We Learn, laugh and Play"

Age 3 Months-5 years

What we do at School

Operating Hours:

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 thrust worthy teachers/Care takers.

*** Addition 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

Just Friendly reminder of most of the most important House rules. They are in place to help ensure our safety, non-compliance places everyone at risk

A. RULES OF THE STREETS

The streets of GROOTVLEI RESIDENTIAL ESTATE are for the use of all residents, including the residents in the sectional title developments. Please note that cars are considered to be part of the street environment, but not necessarily the dominating factor.

All roads on the Estate are subject to the relevant road traffic ordinances or by-laws laid down by the Local Authority.

1. The speed limit is restricted to 30km per hour throughout the Estate.
2. Save for the above, the local Road Traffic Ordinance regarding road and street usage will apply.
3. Parents are responsible for ensuring that their children are made aware of the dangers relating to the use of streets and must take responsibility for their children's safety.
4. Engine-powered vehicles, e.g. cars and motorcycles, are permitted to drive only on the streets of the Estate. Parks and pavements are off-limits. Only licensed drivers may operate and drive engine-powered vehicles in the streets or anywhere else on the Estate.
5. Parking on sidewalks and in the streets opposite traffic islands is prohibited.
6. Pedestrians will frequently cross streets at designated crossings on the Estate and have the right of way. Motorists are reminded always to approach crossings with caution.
7. The use of motorcycles or other vehicles with noisy exhaust systems is prohibited.

B. GOOD NEIGHBOURLINESS

1. Any business activity or hobby that could cause aggravation or nuisance to fellow residents may not be conducted from any property. This includes auctions and jumble sales.
2. No business may be conducted from home without written consent of the GREHOA. All owners/tenants wishing to conduct business from home have to apply to the GREHOA in writing. Such business operations must adhere to the criteria and conditions as specified by the GREHOA and to local municipal by-laws and regulations. Approval will be for a maximum of one year after which a new application should be made to the GREHOA.
3. The volume of music or electronic instruments, partying and the activities of domestic help should be kept at a level so as not to create a nuisance to neighbours.
4. The mechanical maintenance, and the use of power saws, lawnmowers, and like (electric mowers are preferred), should only be undertaken between the following hours:

Monday to Saturday	May to August	07:30 – 18:00
	Sept to April	07:00 – 19:00
5. Proper Washing lines must be erected, and where possible, suitably screened from neighbouring properties. No washing may be hung on balconies, walls, fences, etc.
6. Refuse, refuse bins, (except on official collection days), garden refuse and refuse bags may not be placed on the pavement. Garden refuse must be removed on the same day.
7. Advertisements or publicity material may not be exhibited or distributed unless the consent of the GREHOA has been obtained.
8. Owners must ensure that domestic workers and other employees do not loiter on the Estate and specifically not at any prominent places such as at the gates, road circles, street, etc.
9. In the event of annoyances or complaints, the parties involved should attempt, as far as possible, to settle the matter between themselves, exercising due tolerance, reasonableness and consideration. Where a dispute cannot be resolved, and in particular a dispute between neighbours, the procedure shall be the following:

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 two cats on their property without the written permission of the GREHOA.
3. Pets are not permitted 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 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.

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.

Due to popular demand, meeting days times have been changed to accommodate more home owners

Next GREHOA Operations meeting will be held in the PLG School Hall on Saturday 12th May at 10H00.