

Grootvlei Residential Estate Home Owners Association.

Monthly Newsletter

August 2018

Important Contact Details:

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SPECIAL POINTS OF INTEREST:

- *Speeding is a great concern for many residents. Please stay under 30Km/h. Speeding endangers our children.*
- *Many residents are complaining about the speeding.*
- *All contractors must have signed agreements before work commences on any site.*
- *Be Careful of who you open booms for, random opening & walking through the booms, jeopardises all our safety.*
- *Crime from outside the estate has escalated.*
- *Report all incidents of crime no matter how trivial.*
- *Papers, plastic & boxes are being blown against the electric fences*
- *We all bought in Grootvlei because we saw how peaceful, safe, neat and tidy it is. Do Not Be The One To Destroy It!*

Security and Crime.

By Clive

Incidents of house breaking are on the rise, we have had a number of incidents where perpetrators of crime have come over our walls, in most cases damaging the wall below the electric fences, then slipping between the wall and the fence. In all cases they are after the flat screen TVs.

If you hear noises please check through your windows but remember, do not switch your lights on as it is easy to see from the dark into the light. Use the security groups and or contact numbers to report suspicious activities.

By standing together and being vigilant we will beat crime.



The other night the criminals were almost caught, they only just managed to get away.

In one of the incidents a resident saw the criminals at the victim's window, but, because he does not know his

neighbour or his neighbour's movements, he thought it was the home owner having a smoke outside at 2AM.

Get to know your neighbour, that way when you see activity at his/her house, you will know whether it is suspicious or not.

Please all incidents of crime must be reported to SAPS then the case number brought to the office, for our follow-up investigations. When observing security breaches at gates or the fences please report to Office, Clive or Louis.

Additional security.

Patrols in the complex during the night.

The guy who was doing night patrols fell very ill a little less than 2 months ago and has had to give up his job due to his illness. Again, due to financial pressure we can not afford to replace him. Clive, Louis and Tracy are on standby during the night and they and some GRA members are doing random patrols. Our best defence is YOU, keep your eyes and ears open and report suspicious activities.

Our financial problems are because we pay the lowest levy of all estates with very little surplus, now we also have a number of residents who are not paying their levies, this is to the detriment of all residents. Please keep your levies up to date. We may just make a column in this news letter where we "name and sham" defaulters, so the community can know who the owners are that are placing us all at risk.

WhatsApp Security chat groups.

We have setup 3 WhatsApp groups. Phase 1 Security Group, Phase 2 & 3 Security Group and Grootvlei Chat Group.

All messages on all Groups must be in English at all times.



Security Groups

We all know how irritating chat groups can become when we are busy at work. A continuous stream of messages causes us to either mute, ignore or even delete the group.

To ensure that the groups are monitored by all, we have adopted a very strict rule.

Only security matters may be reported and feedback on those matters may be posted.

Please don't post "thank you" or "thumbs up" or ask about water/power. You will be removed from the Group.

I personal, because I take our security so seriously, have set my notification as a police siren with high priority and even in meetings, I ask to be excused so that I can attend to our security matters. When messages are for chit chat or asking if water or power is on or 'thank you' messages, it becomes very embarrassing and extremely annoying.



Keep these groups to security matters only!

Grootvlei Chat Group

The Grootvlei Chat Group is for everyone to have chit chats, ask about water and power problems or anything else other than security.

Here content is governed by yourselves, but please consider others by not posting controversial topics, if it is going to upset some residents, rather not post.

Only if there are regular complaints, foul language or discriminatory/political postings will we

take action and remove people from the group.

Have fun, post a joke, laugh, chit chat, advertise your own business, get to know the residents around you, send greetings like Mother's Day or anything you would like to pass onto other residents, just please, always consider others before posting. If you have accidently posted to the wrong group, Please, send another message saying "sorry wrong Group"

We have all seen some very funny and very interesting postings on this group. There are many hoax messages being sent on all social media platforms, some are specifically made to wind people up and others are just sick. Before forwarding messages please always try to Google the content or subject first. In many cases you will find that the message is either untrue or facts have been changed by someone. This is sad but unfortunately very common now days.

Construction Work along Grootvaly Rd between Gate3 and Welgedacht Rd



Mologadi A Nape will be constructing alongside of Grootvaly and Welgedacht road.

The project is expected to generate high volumes of traffic during the construction phase. It is therefore important to ensure that traffic is managed in a manner that facilitates efficiency as well as ensuring the safety of personnel and the local community. This plan has been prepared to enable Mologadi A Nape to identify and implement all legal and best practice requirements in respect of the management of traffic associated with the project. The purpose of

the plan is to ensure that traffic management is undertaken in a safe and efficient manner. As such, the management of traffic in terms of this plan is intended to avoid and minimise traffic risk to (and impacts on) the health and safety of the local community and any other personnel on site during the project the requirements of this plan shall apply to all construction personnel including any subcontractor appointed to provide vehicles, machinery or drivers for the project

In-order to allow for this construction, traffic flow will need to be re-routed as follows:

- Only one lane will be closed off at the entrance of the Estate from Grootvaly road
- Motorist will be sharing one lane
- Drivers are to be aware that there will be traffic flagmen placed whenever activities take place
- The work will be carried out from 8:00 to 16:30 Monday to Friday

Litter in the complex

Papers, packets, boxes, cement bags, bread bags, etc. are being blown around the complex by the wind, not only does this look terrible, but they are being blown up against our fences causing numerous false alarms day and night, which is of great concern. Please make sure that all litter is placed in your bin

Contractor's Rules



Before any construction work begins, we must submit plans to the Council and to the office. Once these plans are approved we have to sign a set of contractor's rules. These rules are in place to protect all the residents, but we have many owners who simply believe that the rules do not apply to them, compromising the safety of all residents. Once these owners move in, they see the problems caused by contractors then they want us to enforce the rules. Please when you have contractors working on your stand, remember you are soon going to be a resident, make sure that your contractor complies. The rules being broken the most often are:

- 1) Not following entry exit procedures. Contractors must be signed in at gate 3 with an ID document (NOT COPIES) left at the gate then collected and signed out on exit. This is the only way that we can

ensure that we don't have non-residents staying overnight.

- 2) Allowing contractors to walk around the complex, many contractors only get "piece work" once the task is complete they are without work. Walking around gives opportunity to scout the complex with plans to come during the night and break-in to your home.
- 3) Speeding on our roads, this places our children at great risk.



- 4) Shade netting around the construction site, this is there for 2 main reasons, firstly when erected and maintained correctly, it makes the estate on the whole look tidier, secondly and even more important, it creates a boundary that can keep children out of danger. On these sites there are many dangers including deep excavations.
- 5) Cleaning of the sites, general waste like cement bags, packaging, etc. must be removed on a daily basis, building rubble once a week. The packaging and cement and tile glue bags are a major problem especial now in the windy season, we have to attend to false alarms regularly, these alarms can't be ignored as it might be someone entering the estate illegally.
- 6) Working after hours. Working times are clearly stipulated in the rules and are there for the safety and comfort of all residents, working late effects all residents. Then the owner says but I just need to do this small job and won't make a noise, but if we allow one then we must allow all.

Swimming Pool

The Swimming Pool is opening on Saturday 1st September.

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. Tags purchased last season are still valid.



Pool tags may not be shared between houses, even if non- resident family, Rule agreements and indemnity docs must be signed. You are responsible for everyone you give access to the pool area.

Swimming pools are inherently dangerous, and no-one wants injuries or fatalities in or around the pool, for this reason we have had to setup a set of rules. These rules are not negotiable, and **MUST** be complied with, when you purchased your tag you agreed to comply. In the interest of the safety of all offenders will be issued with non-compliance levies and even confiscating tags for serious or repeated offences

Non- compliance levies being issued,

1st – R250.00, 2nd - R 500.00, 3rd or serious offences, - Access revoked totally.

Pool Times

01 September to 31 March

Mondays Closed

Tuesday to Sundays 08H00 to 18H00

All efforts are made to keep the pool open during these hours, but we retain the right to close the pool, without prior notice, if necessary for safety or maintenance,



Pool Rules

- 1) No Alcohol or drugs are allowed in or around the pool and parking area.
- 2) No Glass containers
- 3) No Loud music in pool or parking areas
- 4) No Persons to swim alone
- 5) No Running
- 6) No Diving
- 7) No Bombing
- 8) No Dunking
- 9) No Riding of Bicycles in the pool area
- 10) No Dogs
- 11) Fires are only permitted in the braais provided
- 12) Children under 12 may not enter the pool area unless actively supervised by a parent or custodian

GRA members will patrol the pool area and have the right to check for Alcohol, drugs and glass containers

Emergency numbers

Ambulance and fire services 10177 / 112 Cell Phone / Netcare 082 911

Police 10111

Inform Office or GRA or security of any incidents.

The pool area is for the enjoyment of all residents, have fun and stay safe.

With Summer, comes the rain and lightning, unfortunately lightning causes the pool to go green, when Louis' maintenance team struggles to keep the pool clear we have to close for a few days to get control again, please be patient when this occurs, we always try to keep closures to a minimum and during the week.

We have installed ladders at both the shallow and deep ends of the swimming pool to allow easy exit from the pool. Please do not play with the ladders as the bottom support is against the wall of the pool and it will cause damage.

Emergency rescue equipment has been placed against the wall of the lady's toilets, this equipment is for emergencies only, please only use this equipment in the case on an emergency.

Cameras, electric boxes and access control devices may not be tampered.

Please, access control is there for a very good reason, do not jam doors in the open position, you may just be the person responsible for a drowning by compromising the access control.

Cameras footage is available and is checked, so please for the safety of everyone abide by all the rules and consider other pool users.

We would all like to go to the pool with our meat for a Braai and a couple of drinks, from past experience we learnt that some residents have too many drinks and make the area unsafe and unbearable for others, hence the total banning of alcohol, we receive many "thank you" messages from residents for this ban. Alcohol will not be tolerated in the pool or parking areas, if you must use alcohol don't go to the pool.



We had a serious problem with the water outage this week.

A water tanker was arranged, but when it came in at Gate 3 it was held there by residents in that area filling wheelie bins, the truck was emptied in one small area while residents everywhere else in the complex could not get any water. We have to consider all residents and give everyone a fair chance, so when the truck returned we had to be harsh and make sure that all areas were serviced. In the end we had the truck stop at various points all around the estate and everyone was given a chance. There were a number of annoyed residents and to those we say, Sorry, but we had to make it fair for all. We did post positions and times on the chat group as we were moving around the complex. Please join the chat group, even if you "mute" it and only check it when you have the time, the group gives us a platform to inform residents in cases like this one. Send a request to be added to Clive or Tracy with your name and house number or use the link below to join.

<https://chat.whatsapp.com/FyYmQsJRq6EAEYszqdG9eP>

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.

We all decided to purchase here for the added peace, quiet and safety, if we all comply Grootvlei will stay one of the safest places to live and bring up our children.

Let's all stand together and keep it tranquil and safe.