

Grootvlei Residential Estate Home Owners Association.

Monthly Newsletter

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SPECIAL POINTS OF INTEREST:

- *Pedestrians using the booms is creating a major security risk.*
- *Be Careful of who you open booms for, random opening for pedestrians press *9.*
- *Speeding is an ongoing problem.*
- *All contractors must have signed agreements before work commences on any site.*
- *Crime dropped over the last month.*
- *Report all incidents of crime no matter how trivial.*
- *Refuse must be placed into your wheelie bin as papers, plastic bags & boxes are being blown against the electric fences causing many false alarms*
- *We all bought in Grootvlei because we were sick and tired of the happenings in the suburbs. **Do Not Be The One To Tuning Our Complex Into Another Lawless Area in Springs!***

Security and Crime.

By Clive

No serious incidents of crime were reported during this month. However, I did receive a complaint from a home owner who is building his home, he has had construction material taken from his site, he also



told me that he had seen 2 men walking in construction site one night when he was at his site. Construction sites are no go areas if someone is caught on these sites they will be criminally charged.

Fence Alarms

With the strong winds, we are having many false fence alarms, bread bags, crisp packets, plastic bags, papers, boxes and cement bags are the biggest culprits. As residents, we need to make sure that our refuse is placed securely in our wheelie bins and contractors, as per their contractor's agreement, must clean their sites daily, removing all paper and packaging. These fence alarms are costing us as home owners money as Louis and his team are spending many hours picking up rubbish that is collecting on our fences.

Every time the alarm is activated, day, night and weekends we must attend to it, as it could be someone trying to gain access. Continuous false alarms lead to complacency and this would be a very serious security risk. Both Louis and I are at the fences for many hours on weekends and during the night, picking up papers, bags, boxes, etc, please help by making sure that it is not your rubbish blowing around.



If you have contractors on your site, please make sure that they keep the site clean at all times, contractor agreement breach levies are issued to the owners as they are responsible for their contractor's actions.

BOOMS

There are still a number of residents that do not realise how important the booms are to our security. Pedestrians are tagging at the booms and walking out, this leaves the boom



open until the timer, times out, as no vehicle is detected. When a vehicle is detected, the boom closes as soon as the vehicle has passed, if no

vehicle is detected the back-up timer has to time out before the boom closes. The other day I saw a resident tag out under one of the booms, I simply drove through the open boom even though I was a distance away. I stopped the resident and called the guard to show them how easy it was for anyone to enter or exit in this manner. Pedestrians must use the turnstiles for our own safety. When a guard calls you to open for a visitor he will ask you to press *9 (star nine) if the

visitor is a pedestrian. *9 will generate a 5-digit code which will allow one entry and one exit through the turnstile. This code expires after 1 entry and 1 exit or after 12 hours.



Tagging Others In

We had an incident at the swimming pool where youngsters were in a heated argument, GRA members were called to the pool to assist, on investigation, it was discovered that one of our home owner's child had been asked by non-residents from Payneville tag them in at Gate 2. The child did give these youngsters who he did not know access, not only to



the estate but also to the pool. Then they caused trouble at the pool, this is a serious threat to our security and cannot be tolerated. Please inform your children of the risk when opening for unknown persons. In the same breath we had a delivery made to a home where the home owner had not opened for the

delivery vehicle. When questioning the driver, it was discovered that an adult home owner had simply tagged the vehicle in. I'm sure that if a vehicle had arrived at the person who tagged this one in, without him having let the vehicle in, he would have been screaming and shouting at us for allowing this to happen. Do not tag for others, even if they have a tag, it could be blocked, and he/she must go to the office to rectify the reason for it being blocked.

Night patrols

The night patrols have been stopped as Rudolf got ill. He is not being replaced due to financial constraints. Please report suspicious activities on the groups, we must all be vigilant and get to know who lives around us.

House Rules

House rules are in place to ensure the safety and tranquillity of all residents, they are simple rules and must be complied with. Changes must be made to these rules as conditions on the Estate change, in your original rules, section L.4 these changes were agreed to. The latest rules are also attached to your Statement email. Please familiarise yourself and your family with these rules. We will highlight rules in future editions of the newsletter.

AGM & Levies.

The next Home Owners AGM is to be held at the end of November, here directors, to oversee the running of the Estate are elected, financial statements and other issues can be discussed. Directors are not remunerated, they are purely there to make sure that the Estate runs smoothly and within our financial budget. They may not be elected if their levy account is not in good standing. Any Owner not in good standing may not vote on any point at the AGM.

We must send out a big THANK YOU to the majority of home owners who are paying their levies on time every month, without these levies we would not be able to pay for; access control, electric fences, maintenance or office staff and Grootvlei would just become another crime riddled suburb.

We unfortunately have a very small percentage of owners who are not paying their levies, we depend on these levies to run the Estate. Grootvlei has exceptionally low levies, which means that we would only have a small amount as surplus to pay for extras, like additional security when everyone pays their share. With the fees that are not being paid we find ourselves in a very sad position of not

being able to afford any extras, like additional security.

We have now consulted with legal and determined exactly what procedures are to be followed and who is responsible for all legal fees. This process is now in motion.

This process is very expensive, it destroys your credit rating and it can cost you more than R10 000 depending of the amount outstanding and how far it goes before being settled. All legal fees are recuperated from defaulters. If you are in areas, please, go to the office and sort it out, this will save you a lot of additional expense.

Debit orders

Attached to your Statement Email, please find a Debit Oder Application Form. Grootvlei Homeowners association would like to encourage every owner to sign the attached debit order form and email it back to us. This will make the collection process and payment allocation more timeous and accurate. The benefits of a debit order for you as owner:

PAYING BY DEBIT ORDER IS CONVENIENT

Once authorization has been given for a debit order, an owner doesn't have to remember to make payments themselves anymore. It happens automatically, on a date agreed upon. This date is chosen by the owner from the options available, so the owner can pick a date that helps them control their finances and thus budget better.

PEACE OF MIND

Debit orders eliminate the need to carry cash to a bank or other pay point. That makes debit orders a much safer option than cash payments of this kind, offering the home owner peace of mind.

BANK FEES ARE REDUCED

The bank charges linked to traditional payment methods, like cheques and credit cards, tend to be higher than those of debit orders. Making cash deposits are costly too, so debit orders are the logical choice if a home owner wants to make their money last

IT'S BETTER FOR CREDIT RECORDS

A good credit record is vital when someone applies for a home or car loan, even while job hunting, so it's important for individuals to keep up with payments to creditors. A debit order lets a customer do just that, because payments are made on time, month after month. There is little risk of falling behind.

WhatsApp Security chat groups.

We have setup 3 WhatsApp groups.

Phase 1 Security Group,
Phase 2 & 3 Security Group
Grootvlei Chat Group.

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

Security Groups

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.

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, discriminatory or,

political postings will we take action and remove people from the group.

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

Swimming Pool

Pool tags may not be shared between houses. Rule agreements and indemnity docs must be signed to gain access. 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



Life Saving Equipment

Not to be played with

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



Broken alcohol bottle on paving

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

Glass and alcohol are still being taken to the pool area in defiance of the rules, those not complying are going to be fined and even their access revoked.

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.