



Grootvlei Residential Estate Home Owners Association.

Newsletter

August 2019

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SPECIAL POINTS OF INTEREST:

- Please complete and send back the **Nomination of Directors form** attached to this email before 27 September 2019.
- AGM will take place on **Wednesday 27 November 2019**
- **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.
- 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

Nomination of Directors and AGM

Please see the Consideration for Nomination of Directors attached to this email. Please complete the form and send back before 27 September 2019.

The next Home Owners AGM will be held on Wednesday 27 November 2019, here directors to oversee the running of the Estate are elected, financial statements, budgets and other business of the Home Owners will be discussed.

Directors are not remunerated, they are purely there to make sure that the Estate runs smoothly and within our financial budget. Directors 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 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

Debit Order Application Forms is available at the office. Grootvlei Homeowners association would like to encourage every owner to sign a debit order form. . 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.

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.



Swimming Pool

The Pool will open 1 September 2019.

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.