



Grootvlei Residential Estate Home Owners Association.

Newsletter Dec

2019

SPECIAL POINTS OF INTEREST:

- ➔ Please adhere to our speed limits
- ➔ Think of your neighbors before having loud music until late at night, some of them work shifts.
- ➔ Keep your dogs in your garden, unless on a leash and accompanied by someone.
- ➔ Fireworks are NOT permitted in the complex. The Complex is a "Firework Free Zone".
- ➔ The Office closes on 06 Dec 2019 and reopens on 06 Jan 2020.
- ➔ Be Careful of who you open booms for make sure who it is and you know the person – Don't just open it poses as a massive security risk for your family and other residents.
- ➔ No Contractors permitted on premises from the 20th December up to 02 January 2020.

WHY HAVE A NEWSLETTER

The GREHOA newsletter

by GREHOA

The reason for these newsletters is to keep all residents informed of events and incidents which are taking place or have taken place in our complex.

This is where you as a resident can also bring things to the attention of all residents. **Please send us any content you would like to have published, we will check it for relevance and accuracy then be glad to make a spot for your content.**

The monthly newsletter will be sent out via email with your monthly statement and as soon as we have setup a web link you will be able to read it on the world wide web.

We will be selling advertising space where residents only will be able to post adverts, be it selling your used car or 2nd hand furniture or even your own small business. This space could even be used by non-residents who are offering Grootvlei residents a needed service.

All advertising fees will go straight into the Home Owners Association account to be used for upgrading projects in the complex, read about the project

We are sure that everyone of us bought property in this complex for the same basic reason, **we all want the added security**, well we now can be part of the running of our complex and ensuring our safety and tranquility.

Every resident must grab this opportunity with both hands, get involved and make a difference. Strength comes in numbers, we all stand together, and we can have crime free lives whilst being a part of our own futures.



Security and Crime

by GREHOA

No new incidents of crime have been reported. Please report all incidents, no matter how trivial to the Office on 087 351 4888 or Louis 082 782 6895 or Clive 083 448 5825 at House 1859.

Construction sites, empty houses and buildings are out of bounds, trespasses will be prosecuted.

DAILY SECURITY ISSUES

We have had numerous complaints regarding contractors walking around the complex looking into houses and pedestrians walking through the boom gates. Let us look at both these problems logically.

Contractors walking around the complex

Every home/stand owner must sign a contractor's agreement before construction may begin. This contract covers all rules regarding contractors and their workers. One of the sections in this agreement states that contractor's workers must be driven to the construction site and that they may not roam around the complex.

Pedestrians walking under the booms.

The boom gates have sensors in the road to detect motor vehicles passing under the booms, as soon as the vehicle has passed the boom, it automatically closes. Now when a pedestrian passes through under the boom, the sensor does



This section is in the agreement because most contractors use casual labour for certain tasks, like mixing cement, carrying bricks, digging trenches and many other tasks, once the task is complete the casual worker is again without an income. Unfortunately, some of the now unemployed, resort to crime to feed their families. These people case the place where they get "piece work" out, to see if there are any opportunities for earning a quick buck once work is complete.

not get activated and the boom only closes after timing out. This leaves the boom open for anyone to drive through, without a tag or the guard phoning a resident. This causes a significant security risk and cannot be allowed, we are going to issue non-compliance levies so please refrain from walking through booms, there are turnstiles for pedestrians. If you receive a visitor who is on foot the guard will ask you to press *9, this will generate a code that will open the turnstile, one entry and one exit then the code expires.

Swimming Pool

by GREHOA



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.

We have had an alarming amount of complaints received by residents about the pool and peoples conduct in the pool area. Complaints ranging from Alcohol been taken into pool area in plastic bottles, Adults and children playing with the pool emergency equipment, playing football in the pool area making it very unpleasant for other residents enjoying the day out with the family and we have been advised of "Dagga" been smoked in hubbly bubbly's by people, together with the exceptional number of "outsiders" who do not live in the complex using the swimming pool. The swimming pool in the complex is for the use of residents and their family, it is **NOT** a public swimming pool area. Many home owners totally against this and call it abuse of the pool area, making it very uncomfortable for other residents using the pool area.

Due to the above mentioned GRA members and management and directors will be monitoring the daily happenings at the pool area over the festive season, and Non – Compliance fines will be issued to the perpetrators.

This is "Our" pool lets look after it and adhere to the rules.

If you witness any of the above-mentioned concerns or any other rule been broken **PLEASE** report it to a GRA member or management for actioning, this is your safety and the safety of your children that we are fighting for, we cannot do it alone, we can only rectify and sort out the problems only if YOU as the homeowner / community assists. As always, your complaint will be treated with confidentiality.

- Pool tags may **NOT** be shared between houses if non-resident family – Rule arrangements and indemnity documents **MUST** be signed.
- **YOU** are responsible for everyone you give access to the pool area
- **NO** more than five (5) persons to be tagged in on one tag, should you be having family around, arrangements with the office needs to be made, the office will inturn advise the members that are overseeing the pool for that day.
- Swimming pools are inherently dangerous, and no one wants injuries and or a fatality, there for the pool rules are **NON** negotiable and **MUST** be complied with at all times, when you purchased your tag. this was agreed to by the tag holder.
- In the interest of the safety of all, the offenders will be issued with non-compliance levies as stipulated and signed for in the pool rules. These rules and are **NOT** negotiable.
- Pool Rules can be seen on white notice board upon entering the access door and on the outer wall the pool area.

Pool Times

Mondays

CLOSED

Tuesday to Sunday

08:00 – 18:00

All efforts are made to keep the pool open during these hours, but GREHOA retain the right to close the pool, without prior notice, if necessary, for Maintenance and or Safety reasons should they arise.

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 – Consider the other swimmers!
- 4) NO Person is to swim alone – Have a buddy go with you
- 5) NO running around the pool
- 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 braais provided Children under 12 may NOT enter the pool area unless actively supervised by a parent or custodian
- 12) **POOL EQUIPMENT (SAFETY, CREEPIES & PIPES, PLASTIC COVERS, ELECTRICAL BOXES ETC.) MAY NOT BE PLAYED OR TAMPERED WITH AT ALL!!**



Emergency Numbers

Ambulance and fire services 10177 / 112 Cell Phone / Netcare 082 911 / ER24 084 124

Police 10111

Inform Office or GRA or security of any incidents

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.



Speeding on our roads

Many residents are complaining about the few residents who are speeding in the complex.

Our house rules clearly state that the speed limit on our roads is 30Km/h. This rule was put in place to safeguard our children. There are not many places

in our country where children can safely play in the streets, this is a fact that we can be very proud of.

Unfortunately, we have a minority of residents who think they can speed around as they wish, this is an extremely selfish attitude and is not appreciated by the majority of residents. Every resident has the right to ask speedsters to slow down and report them to the office or Clive or Louis. Please if you do talk to someone who is speeding, do not be



rude, always treat the person with respect and do not get into an argument, rather walk away and report the person, recording the date, time, place and from or to which house the vehicle comes.

Our house rules also clearly state that

the board may impose levies (fines) on transgressors.

The house rules also state that residents are responsible for all guests you allow into the complex, this simply means that if

your visitor speeds, the non-compliance levy will be to your account

Transgression levies for speeding.

1st offence R250.00

2nd Offence R500.00

Visitors will be escorted to the gate and will have to park outside with the resident receiving the non-compliance levy.

Repeat offenders will have their tags changed to pedestrian access (turnstile) only, they will have to park outside. Warnings may be issued..



PLEASE DON'T BE ONE OF THE FEW WHO ARE SPEEDING. ADHERE TO OUR SPEED LIMIT, you do not want to be the one who knocks a child over and you certainly do not want someone else to knock your child over.

Speeding is a serious threat to the safety of our children.

AGM & Levies.

Thank you to all home owners who attended the AGM held on the 27th November 2019. Please find attached the minutes of the AGM where it was discussed and agreed that levies would be increased to R420.00 as from January 2020

Contractors in December

Please take note that as from the 20th December 2019 – 02 January 2020, there may NOT be any contractors on any sites. Site inspections will be carried out randomly and owners will be issued a Non-Compliance Fine as per the contractor's agreement signed by the owner. It is up to you to ensure that you comply with the rules and all parties are aware, informed and understand.

EMERGENCY CONTACT DETAILS

Yolandi: 074 065 6146

Louis: 082 782 6895

Clive:

Email Office yolandi@san.za.net

Directors Contact details

Mashoeu: 1427 084 421 0979

Jabu: 1372 082 319 1056

Clive: 1859 083 448 5825

News: clivebillowes@live.com

Do unto Others as You Would Like Done to Yourself!

Fireworks.



BUT, they are extremely hazardous. They cause fire, burn injuries, scare dogs into trying anything to escape the noise and cause

damage to human and even more so animal ears, for this reason most Metros have clamped down on the discharging of fireworks in the Metro areas, they have made provisions for certain religious occasions.

In the interest of the safety of all residents, pets and wild animals living on the estate, the discharging of fireworks is NOT PERMITTED

Anyone discharging fireworks will be issued a non-compliance fine of R500 without any verbal or written warning. If need be, we will call in the Metro

Police to issue fines as well.

Last year we had dogs badly injured while trying to escape the loud bangs, I even witnessed a person setting off fireworks right next to a baby in a pram, and while talking to a resident in phase 1, I watched his daughter who was holding one of those long tube-like fireworks, she lowered her arm to listen to me while the fireworks were still shooting out of the tube, but now all shooting against her father's Mercedes Benz standing in the driveway. I do not know if any damage was caused to the vehicle, but that could have been pointed at a person and serious injuries could have occurred.



Parties.

We all enjoy a good party and we all would like to invite our friends to a party at our home.

This is not a problem at all if it is done in such a way as not to cause undue disturbance to your neighbours or any other residents in the estate. Please inform the office if you are going to have a large number of vehicles coming into the gates.

- ❖ The office can, under certain circumstances, arrange a temporary entry/exit pin code instead of each guest having to phone in, Ts&Cs apply.

- ❖ Please inform your guests of the speed limit (30Kmh), as we can, and do, escort speedsters off the property and/or issue you with non-compliance levies, one per speeding vehicle.

- ❖ Please ask your guests not to wonder around the complex as this causes an issue with security, as we do not know who is legally

on the estate and who has gained entry illegally.

- ❖ PLEASE, from 7 PM, start to turn your music down so that by 10pm it is soft enough not to be a nuisance to your neighbours. Complaints are attended to.

- ❖ It is not necessary to have music so loud that it is heard from many houses away.



- ❖ Think about how you would feel, if



you had to get up early the next morning, to go to work, but your neighbour played music so loud that you could not sleep!

- ❖ Some residents have 12 hour and longer days, to get to work and work then return home. **Please consider those around you.**

- ❖ We all purchased property in the estate because we saw how peaceful and safe the environment in the Estate is.

PLEASE DON'T BE THE ONE TO DESTROY EVERYONE'S PEACE AND/OR SAFETY.

