



Grootvlei Residential Estate Home Owners Association.

Newsletter

January 2020

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SPECIAL POINTS OF INTEREST:

- No children under 12 allowed at the pool unsupervised.
- Please keep your grass short. Inspection every Monday.
- Please sweep excess lawn clipping of your pavement/street.
- Anybody interested in helping with the monthly newsletter please contact the office.
- 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.

Happy 2020

Another year has passed, and we would like to thank the majority of homeowners, who have been helping to keep Grootvlei tranquil and peaceful by abiding to the house rules.

This Festive Season was very quiet except for the owners who insisted on discharging fireworks, loud music and a few incidents at the pool.

We wish everyone a happy and prosperous 2020

Crime

We fortunately had very few incidents of crime over this Festive Season, but saying this, one incident is one incident too many. During meetings called by homeowners last year, it was decided that the Homeowners Association (GREHOA) would not be responsible for increasing security inside the Estate, but owners would rather take responsibility for their own security by installing alarm systems in their homes. At the same meeting, it was also decided to invite the bigger security companies operating in Springs, to a meeting in the school hall to listen to our challenges and come up with some solutions. ProSafe, ADT and SA Security Services (SASS) were invited to the meeting. ProSafe and SASS attended the meeting, but ADT did not show up.

ProSafe never presented a proposal or quotation and ADT did phone to ask what it was that we required but then never showed up or presented a proposal nor quotation. The lack of response from security companies, leads to one question, if the companies will not even take the time to make a proposal, what will their response to an alarm from one of our hoses be?

SASS sent out a quotation for home alarms and made an undertaking to provide a dedicated night vehicle if 125 alarms were installed and a full-time dedicated vehicle if 250 alarms were installed, very few owners did install alarms.

GREHOA also requested proposals for access control from many security companies but all were more than what we are currently paying.

We need to understand that we only pay for access control with armed response to fence alarms any additional patrols would cost us extra.

Swimming Pool

We have had several complaints and compliments regarding the swimming pool area. Compliments have come from many pool area users, are thanking us for all the effort being made to keep the pool area safe and alcohol free. The tuck shop at the pool was closed due to lack of support. We have youngsters who insist on sitting on the backrest of the park benches which has led to one of the benches being broken. This costs us ALL money to repair while we are all trying to keep expenses down, this is not acceptable.

Complaints are all for the same reasons:

- 1) People bringing too many non-residents to the pool, this is NOT a public pool,
- 2) Owners allowing their under 12 children to go to the pool area unsupervised,
- 3) Pool users tagging just anyone (known and unknown) into the pool area,
- 4) People still bringing glass and alcohol into the pool area,
- 5) Young boys and girls smoking weed in the pool area,
- 6) Young boys playing very rough ball games in the pool area, making it unsafe for the smaller children and breaking windows with the balls.

Measures taken to curb the above issues:

- 1) We have aligned pool fines with house rules fines, increasing them to the same as house rules i.e. minimum R500.00,
- 2) More patrols of the pool area to check for glass, alcohol, etc.
- 3) Stopped the boys from playing ball games inside the pool area, they are welcome to play outside the pool area,
- 4) Fines are being issued for rule infringements, as well as people being asked to leave the area,
- 5) At present, the law regarding the smoking of weed in your private home is not clear, but the law still clearly does not allow the smoking of weed in public places. If and when anyone is caught smoking or possessing weed in the pool area, SAPS will be summoned to make an arrest as this area is frequented by young children and their supervisors/parents, we do have a good idea of who these youngsters are and will be keeping an eye on them, as parents, we should also know if our children are involved in the smoking of weed, please inform them of the consequences of being caught in public areas, which include our streets and gate-house areas,
- 6) When we purchase our tags for the pool area, we agree to and sign the rules as well as indemnity. We agree that we take responsibility for anyone we give access to the pool area to (i.e. tag them in), this means that the tag owner is responsible for any misbehaviour, injury or fatality of anyone tagged in by his/her tag.

Fireworks and loud music

On the chat groups there has been a lot said regarding loud music and fireworks.

Loud music is dealt with in our house rules and MUST be turned down to such a volume as not to be a nuisance to our neighbours by 22H00 (10PM).

Fireworks are also dealt with in the house rules, they are not allowed to be discharged in the Estate.

Both these issues are also dealt with in the EMPD by-laws section 42 as well as Gauteng Noise Control Regulations (1999) Regulation 9(b). Noise causes discomfort to those around you, some homes have elderly, sick or very young inhabitants, others must go to work at funny hours, please consider your neighbours. Dogs

have extremely sensitive ears and noses, the loud bangs from fireworks sends many of them into a panic, and while trying to escape many are injured or even killed.

We call fireworks “our tradition” this is not true, fireworks were banned and not available for many years in South Africa, a tradition can’t be something that is 20 or 30 years old, tradition comes through many generations. “Our tradition” is just an excuse.

Section 42 of EMPD By-laws

42. Disturbance of the peace

(1) No Person shall unduly or without just cause, fire or discharge any firearm, airgun or air pistol within the Metropolitan area.

(2) No person shall discharge fireworks without the prior written consent of the Council, and such written consent shall hereafter be called a “Fireworks permit”. Such “Fireworks permit” will be readily available at the event and produced on request by an authorised officer. Any person failing to do so shall be guilty of an offence.

(3) Provided that subsection (1) shall not apply in the event of formal target practice at a recognised shooting range.

(4) No person shall without the consent of the Council in writing, play or permit the playing of any music, or use or permit the use of any loudspeaker or public address or other audible device on or adjacent to or which may be heard in any street or public place.

(5) No person shall disturb the public peace in a street or public place, or on private premises by making noises or causing them to be made by shouting, quarrelling, fighting, singing or playing any type of musical or noise creating instrument or by means of a radio, loudspeaker or similar device, or by riotous, violent or immoral behaviour.

(6) No person shall at any time sound any warning device on any vehicles in such a manner as to produce a shrieking, raucous or offensive noise; Provided, however, that where in the case of emergency the driver of a vehicle acts with the object of avoiding an accident, the use of such warning device shall not constitute an offence.

Gauteng Noise Control Regulations (1999) Regulation 9(b)

Prohibition of. Noise Nuisance

9. No person shall-

(a) operate or play or allow to be operated or played, a radio, television set, drum, musical instrument, sound amplifier, loudspeaker system or similar device producing, reproducing or amplifying sound so as to cause a noise nuisance;

(b) offer any article for sale by shouting, ringing a bell or making other sounds or by allowing shouting, the ringing of a bell or making of other sounds in a manner which may cause a noise nuisance;

(c) allow an animal owned or controlled by him or her to cause a noise nuisance;

(d) discharge fireworks in a residential area in a manner which may cause a noise nuisance;

(e) build, make, construct, repair, rebuild, modify, operate or test a vehicle, vessel, aircraft or object on or near residential premises, or allow it to be built, made, constructed, repaired, rebuilt, modified, operated or tested, if this may cause a noise nuisance;

(f) erect a building or structure on residential premises or allow it to be erected if this may cause a noise nuisance;

(g) use or discharge any explosive, firearm or similar device that emits impulsive sound and may cause a noise nuisance, or allow it to be used or discharged, except with the prior consent in writing of the local authority concerned and subject to such conditions as the local authority may deem necessary;

(h) on a piece of land or in water or in airspace above that piece of land designated by a local authority by means of a notice. in the press-

(i) move about on or in a recreational vehicle; or

(ii) · exercise control over a recreational vehicle; or

(iii) as the owner or person in control of the piece of land, water or airspace, allow such activity to take place; if this may cause a noise nuisance;

(i) except in an emergency, emit a sound, or allow a sound to be emitted, by means of a bell, carillon, siren, hooter, static alarm, whistle, loudspeaker 'or similar device, if it may cause a noise nuisance;

(j) operate any machinery, saw, sander, drill, grinder, lawnmower, power garden tool or similar device or allow it to be operated in a residential area, if it may cause a noise nuisance;

(k) load·, unload, open, shut or in any other way handle a crate, box, container, building material, rubbish container or any other article, or allow it to be loaded unloaded, opened, shut or handled, if this may cause a noise nuisance;

(l) drive a vehicle on a public road in such a manner that it may cause a noise nuisance;

(m) use any power tool or power equipment used for construction work, drilling work or demolition work, or allow it to be used, in or near a residential area if it may cause a noise nuisance.

Extract from Tembisan

The City of Ekurhuleni takes a firm stand on the selling and setting off of fireworks over the festive season taking into account the rights of residents and animals.

The discharge of fireworks is provided for under the Gauteng Noise Control Regulations (1999) Regulation 9(b) and the EMPD Services By-laws Section 42 (2) (Disturbance of the Peace), Chief Supt Wilfred Kgasago, metro police spokesman, said.

In line with the City's by-laws on disturbing the peace, anyone setting off fireworks illegally will receive a R1 000 spot fine. Incidents can be reported to the Call Centre on 011-458-0911, Kgasago added.

"Those intending to set off fireworks are implored to seriously take into account the safety of both children and domestic animals. It is a well-known fact that unsupervised children setting off fireworks – especially the "bombs"- have in the past suffered serious injuries and domestic animals are traumatised to an extent that some of them end up going astray.

"Since the enforcing of fireworks is somewhat difficult, the EMPD relies mostly on community members reporting irresponsible use of fireworks by calling the call centre on 011-458-0911.

"Let us have a safe and peaceful festive season celebrations by acting responsibly where usage of fireworks is concerned."

From the above, it is obvious that our house rules are in line with Provincial and Metro by-laws, from this year noise non conformity will be taken more seriously and fines issued, then if need be, we will arrange for Police and or EMPD to visit the Estate next New Year's Eve. Policing is very easy in a small and contained area.

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.