



Grootvlei Residential Estate Homeowners Association.

Newsletter

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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 off your pavement/street.
- + Anybody interested in helping with the monthly newsletter please contact the office.
- + Be Careful of who you open booms for, 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.

We now have a web site www.grootvleiestate.co.za

Crime

No incidents of crime were reported in January however we have the ongoing problem of weed being smoked in public places in the estate. This is totally illegal, and SAPS will be summoned if anyone is caught. The law is still very unclear on use in own home but is very clear regarding public places.

The problem with weed, is that it can be a steppingstone for regular users who then progress to more powerful and very dangerous substances. A lot of these substances are mind changing and extremely addictive, this leads to the user always requiring additional funds to fund the habit and this in turn leads to, firstly theft out of the home to get funds until there is no more in the home to sell, this is where things can really turn bad as, to gain access to goods to sell for funds to feed the habit, the users stoop to breaking into houses and motor vehicles.



Please we need to keep an eye on our children, it is simply too easy for them to fall into this trap, as these drugs are just too freely available. (at a cost of course) Here is a link to help you spot if your child is being caught up in this dreadful web. <https://drugfree.org/article/spotting-drug-use/>

Fences and walls



In all the previous cases of crime coming from outside, we have had perpetrators either cutting through the green fence or chopping holes in the walls, then they have also found ways to get past the electric fence without alarming it, the only way to stop this is for us to keep our ears and eyes open. Please report any activities at the walls or fences. We have built a road around both parts of the estate against the walls and fence. As homeowners, we may take a ride around the estate to look for any suspicious activity outside, the more vehicles traveling on this road the more it helps prevent the growth of grass and weeds that can easily overgrow the roads again.

Booms and turnstiles



When the guards call, please do not open the boom or turnstile unless you know who you are opening for and are expecting the person to come to your residence, if the person does not arrive please go and inform security.

We have had a number of cases where random house numbers have been given to security to call and the owner of the house has simply opened without knowing who is at the gate, the person(visitor) has then gone to another house and harassed the residents in that house. We are compromising our own security by just

opening for anyone. Remember that you are responsible for the conduct of anyone that you grant access to.

How do your exit codes work?

Every time the guard dials you and you grant access, an exit code is enabled, i.e. if 1 person is given access by pressing 9, only 1 person will be able to exit using your exit code, similarly if you give access to 10 visitors by pressing 9 on 10 calls to you, 10 exit codes will be generated. Say for example, you have a few friends over and 3 were phoned in and access given by pressing 9 and another 3, you tagged in while at the gate, only 3 will be able to exit using your code. The guards cannot open the booms, they are not allowed tags, if you see one opening with a tag please report it immediately.

Boom safety

Pressing 9 will open the visitor boom, #9 will open the resident boom (this is only used for deliveries where the delivery van can't fit under the roof at the gates and *9 will issue a 1 entry and 1 exit through the turnstile.

Please here again, when the guard call, listen to him as he will tell you who is requesting access as well as what to press to give correct access. When a pedestrian comes in, it is imperative that *9 is pressed and not just 9. In the case where a pedestrian comes in under the boom, because a vehicle has not been detected passing under the boom, the boom stays open until it times out, again compromising the security of everyone. I once posted a video where, as I was approaching one of the gates, I saw a resident tag and walk under the boom, I simply drove through the open boom. This could have been anyone just driving in, security will not be able to stop the vehicle, yes, he will alert us, and we will go looking for the vehicle.

In the same breath, we must not tailgate or allow anyone to tailgate us, when we come in or go out, we must take note of who is behind us and make sure that we are not allowing vehicles in or out.

In some cases, tags have been blocked to make entry/exit more difficult for various reasons and these owners/residents must phone for access, please don't tag for them, no matter what long story they give you, security will call one of us to assist those people.

What do we pay Usizo (SASS) for?

Our contract only covers access control, with day and night supervision and armed response on all fence alarms. We do not have any patrols in the estate, saying this, our security company has always assisted us when requested, be it for an additional vehicle in the estate while one gives us armed back-up while we are repairing the fence or to help search the estate when an incident has occurred.

We have had many security companies come and quote us over the last few years but could not get a better deal.

Swimming Pool

At the moment the news is full of extremely unfortunate incidents, we do not want the same happening here. If the risk of having a pool becomes too high it will simply have to be closed.



Tags for access to the pool area must be arranged with the office, pool tags are green tags, your gate tag will not work at the pool. When arranging a tag, you will be required to acknowledge and sign the pool rules as well as an indemnity form. GREHOA cannot be held liable for any loss from any cause whatsoever. The pool and surrounding area are used entirely at your own risk. The GREHOA will endeavor to enforce the pool rules in an attempt to keep the area safe and noncompliance fines will be

issued.

If your tag is used to tag anyone into the pool area, YOU are responsible for the behavior and safety of that person, educate your children not to just tag others in.

No-compliance of these rules will lead to non-compliance levies being issued, 1st – R500.00, 2nd - R 750.00, 3rd - Access revoked totally. Tampering with safety equipment or notice boards - R500.00 and access suspended for 30 days

Just imagine; you make sure that your underage non swimming child does not have access to your pool tag, you are at work and your child is tagged in by someone else, now without supervision something happens (serious injury or even drowning). How will you feel? Don't do to others what you don't want done to you.

Pool Rules are going to be strictly enforced, we don't want an accident or drowning

- 1) POOL EQUIPMENT (SAFETY, CREEPIES & PIPES, PLASTIC COVERS, ETC.) and SAFETY EQUIPMENT, MAY NOT BE PLAYED OR TAMPERED WITH!**
- 2) No Alcohol or drugs are allowed in or around the pool and parking area.**
- 3) No Glass containers**
- 4) No Loud music in pool or parking areas**
- 5) No Persons to swim alone**
- 6) No Running**
- 7) No Ball Games around the pool (soccer, etc.)**
- 8) No Diving**
- 9) No Bombing**
- 10) No Dunking**
- 11) No Riding of Bicycles in the pool area**
- 12) No Dogs**
- 13) Fires are only permitted in the braais provided**
- 14) Children under 12 may not enter the pool area unless actively supervised by a parent or custodian**

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

Gardens and Stands



As per the House Rules and Architectural guidelines, we are obliged to keep our gardens and stands neat and tidy, this includes the pavement up to the road. Inspections are done on most Mondays, and fines issued if gardens and stands are not compliant, this includes grass clippings left in the roads.

We also have a few houses that have totally removed their grass which causes a new problem in the roads. When it rains the sand is washed into the roads and the maintenance team must come and clean up the mess caused.

It is usually quite clear as to where the sand comes from, photos will be taken, the road cleaned, and the owner charged for the clean-up. Our **Architectural guidelines** clearly state that we must landscape our pavements and the **House rules** prohibit the removal of grass or trees on pavements. Non-compliance fines are also going to be issued for removal of grass on the pavements.



6. LANDSCAPING (Architectural Guidelines)

6.1 Landscaping on sidewalks must be undertaken within the integrated landscape language of the estate in collaboration with the GREHOA, taking the installation of services into consideration.

6.2 The landscaping theme of GREHOA is to encourage the planting of trees.

6.3 The use of hedgerows is recommended, and the planting of trees and shrubs is encouraged where possible. Trees planted in the road reserve may not be removed and must be replaced where damaged

E) ENSURING A PLEASING STREETScape (House Rules)

5) No trees, plants or sidewalk lawn may be damaged, removed or planted without the permission of the GREHOA.

Levy account

Our levies must be paid in full every month, we are on an automatic system, which when levies or part thereof are outstanding, the system automatically updates our national credit ratings. This means that next time we want to purchase a home, motor vehicle or any HP agreement, our credit rating is adversely affected and could cause the credit provider to decline the application. Late payments also make it very difficult for us to pay the GREHOA service providers e.g. staff, lights and water, security, etc. Please ensure that your levies are fully paid.

When levies are outstanding, we block telephone access, but leave the tags active, this is done because every telephone call must be paid for by GREHOA and leaving phone-in access active just pushes up the outstanding levy. Outstanding accounts are being handed over for collection, if after sending letters of demand, SMSs and phone calls, the outstanding amounts are not paid.

Speed on our roads (30Km/h)



We are all aware of the fact that our roads have a speed limit of 30Km/h, this limit was set to ensure that our children and all other road users are safe on our roads, this is the norm in all estates, some are 15 or 20KM/h.

There has been a lot of talk regarding the legality of issuing fines for speed, the answer is, this matter was taken to the courts and worked its way all the way to the Supreme Court of Appeal (SCA) and the final judgement was in favor of the Estate Rules.

Extract of the judgment:

In a landmark ruling at the beginning of April, the Supreme Court of Appeal (SCA) found that private estates in South Africa are entitled to establish and enforce their own traffic rules and issue traffic fines.

The KZN High Court had previously found that the estate had not taken the steps required by the National Road Traffic Act to erect road signs, and also said that enforcement may only be carried out by a peace officer. However, on appeal, the SCA ruled that the roads within the estate are not public roads and instead form part of a private township.

"Whilst it is correct that some members of the public (or persons other than those residing in the estate) are permitted to enter the estate, there is no right on the part of the general public or any section thereof to traverse the roads," said the SCA's Judge Ponnann.

"This has been the historical position since the estate was first established. The non-owners who are permitted to enter the estate are persons who are there with the authority and permission of the owners, and are not to be regarded as forming part of the 'public' for the purposes of the definition of 'public road'."

He added that when the respondents chose to purchase property within the estate and become members of the Association, they agreed to be bound by its rules.

"The relationship between the Association and the respondents is thus contractual in nature. The conduct rules, and the restrictions imposed by them, are private ones, entered into voluntarily when an owner elects to buy property within the estate."

Speed bumps are coming soon.

House rules

Harmonious community living is achieved when residents use and enjoy their private property as well as the public areas of the Estate. General consideration of all residents by and for each other will assist greatly in assuring harmonious relations on the Estate.

The prime objective of these Rules and Regulations is to preserve and enhance the security, aesthetics and environment of the Estate.

We all decided to purchase property on this Estate because when we were shown the estate, we were impressed. The rules are what makes the Estate different from the suburbs and townships, if we do not comply with them, we will just become another suburb or township.

Please, to save arguments and ill feeling, log onto the web site www.grootvleiestate.co.za and on the "rules, regulations and plans" page, you will find all the information you require to always be compliant. We have been told that fines will bankrupt owners, this is not true if we comply, no fines will need to be issued.

Streets and Children

As much as it is heart-warming to see that we live in an area where children can still ride their bicycles and push plastic motorbikes in our streets, as parents we must teach our children street manners and safety. GREHOA does take steps to ensure that most of our vehicles abide by our speed limits, by doing spot speed checks and issuing non-compliance fines, but children MUST also respect vehicles and the drivers, by moving to the side of the road when a vehicle approaches them. We receive several complaints regarding children playing "chicken" with cars, and swerving directly into the path of moving vehicles, this is an extremely dangerous game to play. No-one wants to knock a child over and even more so; no-one wants their child run over. Please educate your children on road safety, before we have an incident.

Another common complaint is regarding children teasing dogs behind fences, again GREHOA does issue fines to owners who allow their dogs to roam the streets, but now owners complain that children tease the dogs through the fence or even run a stick along the fence driving the dogs

crazy. This causes dog to bark uncontrollably and much worse, the dogs try to find a way out of the garden to attack the child that is teasing it. In a case where dogs are always kept in the owner's garden, but the dogs are teased to such an extent that they break out and bite the child, who do we blame? It can't be the dog or the owner's fault, so it must be the child that was teasing the dog's fault. Please again, educate your children regarding safety with dogs. I am positive that no-one wants their child to be bitten nor does any dog owner want his/her dog to bite a child.

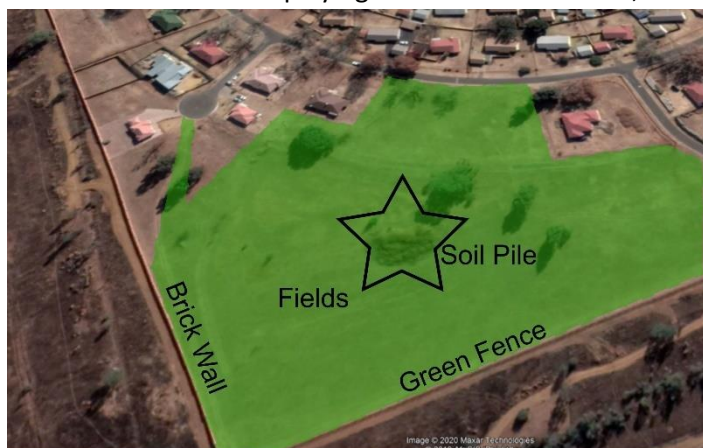
Building

Before any building activities take place, approval must be obtained from the office as well as plans approved by the council. Before any work can commence a "contractor's agreement" must be signed. If these procedures are not followed, you can be forced to remove the structure, when this happens, it causes a lot of heartache, ill feelings and costs you a lot of money. Rather follow procedure and not have all the hassles.

Tool sheds, Wendy houses, as per Council by-laws, may be erected without plans approved by the Council approval, if less than 10 square metres, but approval must be obtained from GREHOA in order to keep aesthetics of the Estate. All sheds/Wendy houses larger than 10 square metres must have plans approved by Council and GREHOA. Council By-Laws state that no flammable substances may be stored in a shed/Wendy house.

Playing field

We would love to build playing fields for our children, this would be in the open space where the



Green fence and Brick wall come together. The area is reasonably level already but has a big pile of soil dumped in the middle of it. We need to move this pile of soil, but funds are always a problem, does anyone have access to the machinery required to level or move this pile of soil? (Grader to level or TLB and Tipper truck to remove the pile) An option we have is to sell the soil to homeowners for topsoil. These sales will only be to cover the charges of a

TLB and tipper truck to load and deliver the soil to homeowners. Would anyone be interested? Or Does anyone have another more workable solution?

We would then require grass to plant and Steel poles to for goal posts and netball posts, and wooden poles and slats for a Jungle Gym for the little ones. Any donations will be greatly appreciated. Once the area has been leveled and posts erected, we will also approach the Council, requesting that they install a Gym Park as in other suburbs.

Please email yolandi@sam.za.net or clivebillowes@live.com if you can assist in any way.

<http://www.grootvleiestate.co.za/>

We are busy building a website for our estate, it is on-line but not completed.

If you have Estate related pictures e.g. photos of homes, gardens or would like to plan a fund-raising event, please forward this information to Yolandi in the office and let's see if we can post it on our web pages.

On the web site we will keep adding copies of our newsletters and all our Rules/regulations can also be found there.

Advertising

Advertising on our fences and at the gates is prohibited, just imagine what our Estate would look like if everyone was allowed to advertise as they please.

We can however start placing adverts into this newsletter, obviously we do not want it to become flooded with advertising, but we can place an advert per page.

There would have to be limits to the size of the adverts as well, and they would be charged for, all monies would have to be paid into the Levy account, as any money made must go back into the Estate's coffers. The newsletter content is sent by owners or info from GREHOA and is written by us at no charge to the Estate or anyone in the Estate. All monies will go back into the Estate.

***Your advert could be this
size, in full colour
For R85.00***

**YOUR ADVERT
COULD BE THIS
SIZE, IN FULL
COLOUR
FOR R50.00**

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.

Let's all stand together and keep it tranquil and safe, noncompliance leads to lawlessness which leads to total destruction of everything that made us purchase in this estate.

Non-compliance levies are our last resort, we do not like issuing fines, but we all signed agreement of our rules and regulations, and are they are legally binding on all of us.

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