



Grootvlei Residential Estate Homeowners Association.

Newsletter 20

February 2021

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- Please abide by traffic rules
- Anybody interested in helping with the monthly newsletter please contact the office.
- Report all incidents of crime no matter how trivial.

Estate vs Suburb/town/township

The only thing that differentiates living in an Estate from living in a suburb/town/township, is the fact that ALL owners, when purchasing in the estate, sign an agreement of house rules. These house rules are not there to the detriment of residents, they are there to ensure that 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 majority of residents in our Estate are complying with the rules, but we have a few who believe the rules do not apply to them. We urge all residents to comply thereby keeping the Estate the way it was when we decided to purchase in the Estate. We really must always consider our neighbours. Rules without enforcement are just lines of text on a piece of paper. There are consequences for non-compliance.

A breach or non-compliance of the house rules will result in the following warning or fines:

First offence - written warning.

Second offence – R 500.00 fine.

Third offence – R 1000.00 fine.

Any further non-compliances, R 1000.00 and legal action will be taken.

The most complaints we receive are;

- 1) Speeding
- 2) Wrong way around the circles
- 3) Dogs in the streets
- 4) Noise, either all day or late at night



Keep Left



Going Right is Wrong

A very simple but effective philosophy in life;

Do unto others as you would like done unto yourself

RULES OF THE STREETS (from our house rules)

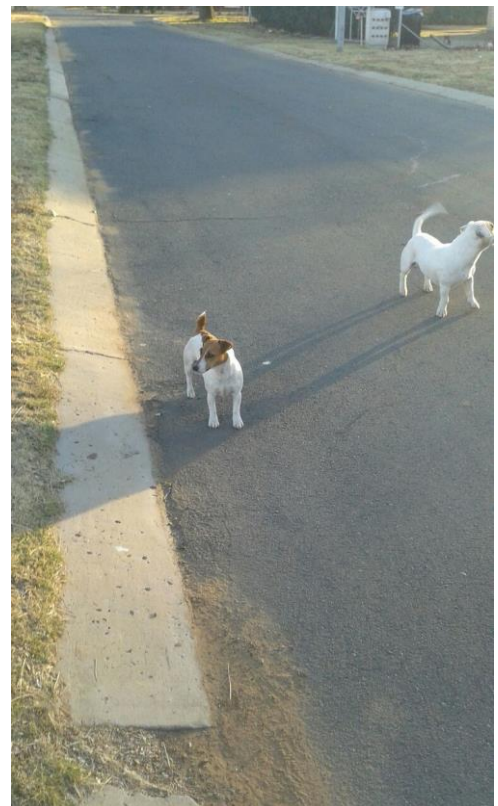
The streets of GROOTVLEI RESIDENTIAL ESTATE are for the use of all residents, including the residents in the sectional title developments. Please note that cars are part of the street environment, but not necessarily the dominating factor. All roads on the Estate are subject to the relevant road traffic ordinances or by-laws laid down by the Local Authority.

1. The speed limit is restricted to 30km per hour throughout the Estate.
2. Save for the above, the local Road Traffic Ordinance regarding road and street usage will apply.
3. Parents are responsible for ensuring that their children are made aware of the dangers relating to the use of streets and must take responsibility for their children's safety.
4. Engine-powered vehicles, e.g. cars and motorcycles, are permitted to drive only on the streets of the Estate. Parks and pavements are off-limits.
5. Only licensed drivers may operate and drive engine-powered vehicles in the streets or anywhere else on the Estate.
6. Parking on the streets are prohibited.
7. Pedestrians will always have the right of way. Motorists are reminded always to drive with caution.
8. The use of motorcycles or other vehicles with noisy exhaust systems is prohibited.
9. Only single unit delivery trucks up to 2 axles may enter the estate and up to a maximum weight of 30 tons. An internal speed limit of 25km/h must always be adhered to by any delivery and construction vehicles.
10. No articulated trucks will be allowed to enter the estate.



PETS

1. The local authority by-law relating to pets will be strictly enforced.
2. Residents may not keep more than two dogs or two cats on their property without the written permission of the GREHOA.
3. No poultry, pigeons, aviaries, wild animals or livestock may be kept on the Estate.
4. Pets are not permitted to roam the streets and dogs must be kept on a leash in all areas always.
5. Should animal excrement be deposited in a public area, the pet owner shall be responsible for the immediate removal thereof.
6. Every pet must wear a collar with a tag indicating the name, telephone number and address of its owner. Stray pets without identification tags will be apprehended and handed to the municipal pound or SPCA.
7. The owner will be responsible for any damage or injury caused to property/ persons/ other animals within the Estate by his/her pets.
8. GREHOA reserves the right to have a pet removed should it become a nuisance within the Estate. The GREHOA has an unfettered right in this regard but will not exercise the said right without first having directed a written notice furnishing the details of the complainant and the complainant and affording the owner a reasonable opportunity to eliminate the cause of the complaint. All complaints must be handed in writing with details to the GREHOA and depending on the circumstances; the SPCA and other instruments could be used. The GREHOA could also recommend actions to be taken by the plaintiff.



Fibre installed on our pavement

With the installation of the fibre networks in the estate, we have a new risk area, that is, damage to the fibre network when digging on the sidewalk. Damaging the fibre cable leads to many houses being without internet service, as well as the security network being down. For this reason, we have had to add a rule to the house rules.

Before any digging is done on your sidewalk/pavement, permission must be obtained from the office. We will come out and assess the risk of fibre damage and assist with a way forward.

Addition to house rules section (G) Environmental Management point 9, now reads;

To prevent damage to the fibre cables, permission must be obtained from the office BEFORE any digging takes place on the sidewalk (pavement). If you do not have permission and happen to damage the fibre cable, you will be liable for the costs of repair as well as a fine.

In the trenches where the fibre cables have been buried, a warning/danger tape has been installed above the actual fibre cables but is only about 300mm from the surface. If you do come across this warning tape, digging MUST be stopped and the office contacted.



Access control

Now that the security network fibre installation is installed and tested, all the gates, swimming pool and office are connected by fibre. With these connections it is now possible to upgrading the access control system, by the time this newsletter is distributed, the new system should be up and running.



The tag system will fall away totally, this is due to tags being given to non-residents and tags lost but not reported so that they can be blocked, the existing visitor slip system also falls away as it was extremely inefficient, abused and is not POPIA compliant.

The new system will be biometric for residents and an App with scanning system for visitors, (scan vehicle and driver's licence). We will arrange some form of training for the App.

Children's transport, garden services and domestic help will also be provided for, obviously their access will be limited.

Investigations into the last 3 incidents of crime have highlighted 1 fact. We are allowing the criminals into the estate by one of the following methods. With the rain we have been having, it has been very easy to find tracks outside our fences. In the last 3 incidents, only track leaving the estate were found, this shows that we are allowing these criminals in then not monitoring that they leave, they cannot walk out the gate with a big screen TV, so this is when they go over the walls leaving an exit track only. With the new system this should be resolved as you will be able to monitor guest's exit on the App.

Construction



National Home Builders Registration (NHBC) has been to our offices and informed us of non-compliance of the home builders as well as GREHOA. GREHOA, by law MUST ensure that all building contractors are registered with NHBC and that all building sites enrolled at NHBC. GREHOA did always require the registration certificate, but did not request the enrolment document, we were sternly addressed by an NHBC's advocate and warned that any more non-compliance will lead to prosecution of anyone who knowingly allowed building activities to continue. This is punishable by a fine not exceeding R25 000 or imprisonment for a period not exceeding one year. This led to all construction sites being stopped until the enrolment or exemption documentation is handed in.

The office then also found forged documentation and now all documentation is verified at NHBC before permission to commence with building is given.

Before any Building may take place, there is a process to follow, please contact the office for correct procedures as this will save you a lot of time, money and effort.

Grootvlei Estate Web Site

We have a website, www.grootvleiestate.co.za on the website you will be able to find information regarding the estate, most importantly you will find our rules, council bylaws, NHBC regulations, contractor agreement and contact information. Please feel free to download documents as you require.

Municipal account information

For all your queries regarding your municipal account please register on the City of Ekurhuleni's Siyakhokha web site, below is the link, once registered you can call-up your accounts and lodge queries and make payments.

<https://siyakhokha.ekurhuleni.gov.za/>

If you have a problem with Water, electrical supply or blocked sewerage you need to phone the call centre. Please note that sometimes it sounds like you have been disconnected but keep holding on, they do reply after a while. Take note of the reference number.

The Call centre Contact details are



0860 543 0000



Call.Centre@ekurhuleni.gov.za



Thank you to all those residents who, by complying with our simple rules, and these difficult lockdown regulations, as you are keeping Grootvlei Residential Estate 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 fines are our last resort, we do not like issuing fines, but we all signed in agreement of our rules and regulations, and they are legally binding on all of us.

Directors contact details

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Visit our web site www.grootvleiestate.co.za

The office is open every 2nd Saturday of the month 9 to 12

South African COVID-19 Hotline 08000 2 9999



COVID-19 is still with us,
and will be for the foreseeable future.
Stay home as much as possible.
Wash hands regularly.
Sanitize.
Cover up coughs and sneezes (elbow).
Wear your masks when in public.
Always practice Social distancing,
Keep 1.5 – 2 m away from other people.
STAY SAFE