

FEBRUARY 2016

NEWS LETTER



SECURITY PROCEDURE IN CASE OF A ROBBERY IN THE ESTATE

In the event of a robbery in the Estate, the Estate will go into lockdown, meaning that the main gates will be closed until such time as the situation has been resolved. Nobody, except emergency personnel, will be allowed in or out of the Estate.

PAINTING OF HOMES

Please note that according to rule 5.7.2, the colours of homes in the Estate should be of an Earthy hue. Colour samples must be submitted to the HOA through the Estate Manager for approval, prior to commencement of painting.

STREETSCAPES IN THE ESTATE

Kindly be aware that all residents are required to keep their stands and buildings clean, neat, and in a good state of repair. The storage of building materials should be out of sight once building has been completed.

Ensure that gas bottles, and air-conditioning units are installed neatly and out of sight of the streetscape. Gas stoves should be installed by reputable contractors and a compliance certificate supplied. This is a requirement by all insurance companies.

It is becoming increasingly popular to have water tanks to store rain water. Please note that the HOA has no objection to their installation, provided that they are also out of sight of the streetscape, and adequately enclosed where necessary.

Please note that the installation of any fixed object, e.g. gas bottles and air-conditioning units, need approval from the HOA before being installed. Permission to do so will not be unnecessarily withheld, as we are all trying to live as environmentally friendly and self-sufficiently as possible.

HOA keeps writing to the same owners who do not cut their Streetscapes and this is ongoing. These same owners who continue to ignore the notices will not be advised by letter and their lawns will be cut and charged for, with an amount of R400.00

GOOD NEIGHBOURLINESS (RULE 4.13)

Due to the limited parking space and the close proximity of the houses in the Estate, please be considerate to your neighbours when entertaining visitors. Adhere to the rules, by ensuring that there is no noise of a disturbing nature between 22:00 and 08:00 on Sunday and weekdays and 24:00 on Friday and Saturday. Also ensure that neighbours still have access to their homes and garages.

When planning a function, let your neighbours know, and ask them to use any parking available on driveways.

It has also become increasingly prevalent that residents park their vehicles in the street, instead of in their driveways or garages. Where possible, please park your vehicles in your garage. This will safeguard your vehicle against possible damage caused by other road users and hail storms. In some instances your insurance premium is reduced if your vehicle is parked inside.

Kindly note that the mowing of lawns and the use of power tools, which may disturb neighbours, is only permitted between:

- 08:00 to 18:00 Weekdays
- 09:00 to 13:00 Weekends and public holidays.

Kindly refrain from blowing hooters at the Guard House and in the Estate. Request your guests to give you a missed call, or install an intercom or bell at your gate to allow entry into your property. Owners and visitors leaving or arriving in the early morning and late evening should consider their neighbours who might be asleep at these times.

ELECTRIC FENCE

All Owners who border on the boundary of the Estate, are requested to please clear all foliage that touches the electric fence as this causes sparking and damages the wiring. Your full co-operation in keeping the fence clear at all times will be appreciated.

DOGS IN THE ESTATE

Please ensure that your dogs do not become a nuisance to fellow residents, with their incessant barking and roaming in the Estate. By taking them for regular exercise, and giving them toys to play with, will prevent them becoming bored and disruptive. Remember to take a plastic bag with when walking your dogs to pick up any “deposits” made by them.

FINES

Kindly note that the Directors have instructed the Estate Manager to adopt a zero tolerance approach toward residents not adhering to the rules of the Estate.

Please be aware of the following fines as per the rules.

- Rule 5.6 – Illegal building materials used. R500.00 per month.
- Rule 4.10 – Breach of security. R500.00 per incident. This includes
 - Tail gating
 - Abuse of the security staff.
 - Allowing access to Contractors & individuals without the necessary documents and approval.
- Rule 4.2.4 – Failing to remove building rubble. R650.00 per load.
- Rule 4.3.5 – Geyser boxes in disrepair. R250.00
- Rule 4.2.1.1 - Residents who leave their bins out after collection by Pick it up, will be fined R250.00 per day. Bins should be placed in a suitable area within a property and screened from public or neighbours' view.

Please be aware that the collection of refuse is done by the Ekurhuleni Metropolitan council, and neither the Directors nor the Estate Manager have any control over the late collection of refuse. At present the collection day is Wednesday.

CONTACT DETAILS

	<u>Contact person</u>	<u>Times</u>	<u>Contact number</u>
ASM	Rynhardt de Vos	08:00 to 17:00	072 611 9105
ASM	Guards	24 hours	011 432 0139
TAP-ON system		24 hours	079 699 1114
Coleman Properties	Gerhard Lombard	09:00 to 17:00	011 867 3773
Estate Manager	George Habib	08:00 to 17:00	071 889 9500

For a full set of the Rules and Regulations of the Estate, and latest news, kindly visit <http://bassoniarockhoa.co.za/>