

NOVEMBER 2015



THE HOLIDAY SEASON

As the holiday season draws near, please be aware that the Estate will not permit any contractors on site from Monday 14 December 2015 to Friday 8 January 2016.

The offices of the Estate Manager, George Habib, will close on 18 December 2015, and Coleman Properties, our Managing agents, on Tuesday 15 December 2015 and both will reopen on Monday 11 January 2016.

Should an emergency arise, kindly contact the guard house, and the guards will in turn contact one of the Directors to assist where necessary.

An extra guard will be on duty during this time to patrol outside the Estate, for added security.

Should you go away over this period, please ensure that your pets are cared for, either at a kennel, or a responsible person to feed your pets regularly. Ensure that they have adequate water and shelter. Inform neighbours that you will be away, to also keep an eye on your property.

GATES TO THE ESTATE

The gates outside the Estate, will be in operation from 1 December 2015. The gates will close at 22:00 daily and open at 05:00 in the morning.

After hours, visitors will communicate to the guards via the intercom system. The guards will call residents and only the residents can open the gate, by pressing 9, both the gate and boom will open. This takes 30 seconds, the main gate will open, and 5 seconds after entry it will close, the boom will close once the vehicle has passed. Should the visitor have an entry and exit codes, this can only be used to exit the Estate. When a visitor exits the Estate, they will enter the exit code into the keypad. The visitor will drive through the boom as normal. Once the boom starts closing, the gates will automatically open to allow exit.

For residents buttons 1&2 stay the same, button 3 for entry new gate & 4 for exit new gate.

NEGLECTED HOMES

As the Estate is 11 years old, some homes have become worse for wear. From January 2016, homes in need of attention will be fined, starting at R1 000.00, and increasing monthly, until such time as the homes comply with the Estate rules, or the necessary arrangements have been made with the Estate Manager. Should no response be received, steps will be taken to repair or paint the homes where necessary and the costs thereof, charged to the owners.

Rule 4.3.5, of the rules of the HOA states the following:

“Each Member is required to keep his/her Erf boundary walls and buildings clean, neat and in a good state of repair. Should an Erf or improvements thereon become unsightly, the Directors shall call upon such Member to rectify the situation, detailing what remedies are required and giving the Member a reasonable period for commencement and completion. If the Member fails to comply with the Directors requirements within the stipulated times, the Member shall be in breach and the Directors shall be entitled, notwithstanding any other remedy that may be available to the HOA, to enter upon the Erf or cause other persons on their instructions to enter upon the Erf, in order to take the necessary steps to clean or repair the Erf and charge the owner of the Erf by debiting his levy account for the cost thereof.”

DOGS IN THE ESTATE

The barking of dogs in the Estate is an ongoing problem. After some research by the Estate Manager, and on the recommendation of one of our residents, an Electronic Anti-Bark Dog training shock collar is being suggested. Various price ranges are available, and most sites will deliver. Just do a quick search on the internet. These devices do not harm the dog, and they learn to bark less, as they receive a shock every time they bark.

Features include.

- Humane use of a painless tone followed by a shock only if barking persists
- Automatically increases tone and shock stimuli as barking persists.
- Microprocessor controlled.
- Adjustable sensitivity.
- Voice Recognition feature minimizes false triggering.
- Extremely small and light weight, adjustable collar length.
- Effective for dogs from 2 to 60 kg.
- APSD – Automatic Power Saving mode. More than 2 000 times shock and stand by time more than 45 days.

FIRE FIGHTING PACKS

On 1 October 2015 the guardhouse received an emergency call that a house was on fire, due to their prompt response, the fire was extinguished shortly thereafter.

ASM has done research and have put together a firefighting kit for house fires. It could help fight house fires as they develop. This box comes with a 600 gram dry powder fire extinguisher which is perfect for fighting all types of small fires (*Type A fires – Wood, paper, textiles etc.*Type B fires – Flammable liquids.*Type C fires –

Live electricity) as well as a fire blanket and a wireless smoke alarm that can easily be fitted anywhere in your home. The price of this pack is R550.00, excluding VAT. Should you be interested, kindly contact Rynhardt de Vos at ASM on 072 611 9105.

ELECTRIC FENCE

All Owners who border on the boundary of the Estate, please clear all foliage that is touching the electric fence as this is causing sparking and damaging the wiring and in turn is a major maintenance nightmare. Your full co-operation in keeping the fence clear at all times will be appreciated.

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	Gerhard Lombard	09:00 to 17:00	011 867 3773
Properties Estate Manager	George Habib	08:00 to 17:00	071 889 9500