

# **NEWSLETTER**



## **BASSONIA ROCK ESTATE DECEMBER 2014**

[www.bassoniarockhoa.co.za](http://www.bassoniarockhoa.co.za)

### **GUARDHOUSE EXTENSION**

A few unforeseen delays has resulted in the target date for completion of the guardhouse extension being moved out to the end of February 2015. We have received many complimentary comments regarding the quality of workmanship and the overall design and we remain convinced that, when complete, the new guardhouse/office building will further enhance the value of our lovely Estate. To date costs are within our mandated budget.

### **ANNUAL BUILDING INDUSTRY SHUTDOWN**

A further reminder that no building contractors will be allowed to operate in the Estate during the period December 13, 2014 to January 2, 2015. Contractors will be allowed on site again from January 5, 2015.

### **SPEED BUMPS**

We have evaluated three quotes for both replacing the existing speed bumps and introducing further speed bumps at relevant places within the Estate. The quote we have decided to go with is based on reinforced concrete with adequately secured foundations. This quote too was the most cost effective.

Construction of these will commence in January 2015.

# **NEWSLETTER**

## **GENERATOR AT THE GUARDHOUSE**

With loadshedding now a regular occurrence and with no relief in sight for some time to come, the Committee has decided to escalate the urgency of acquiring a suitable generator, sited at the guardhouse. This will provide enough power to operate the booms, provide lighting in the guardhouse and keep the electric fence activated. The generator will be installed within the next week or so.

## **GENERATORS AT HOMESTEADS**

Whilst there is a clause within the MOI (4.13.3) which prohibits the operation of any noisy machinery before 08h00 and after 18h00 during weekdays and before 09h00 and 13h00 on Saturdays, Sundays and Public Holidays it is acknowledged that, owing to the current and ongoing electricity crisis in our country, portable generators, which by their very nature are noisy, will become more and more of a need amongst residents. Accordingly, an exception will be made to rule 4.13.3 allowing residents to operate portable generators during times of electricity outages.

However residents are urged, when considering the purchase of a generator, to seek a model which emits a minimal amount of noise. To limit noise disturbance even further it would be appreciated if residents could position these generators as far away as possible from neighbours and, even better, if they could be operated from within a sound-proof enclosure.

## **WATER LEAKS**

As mentioned in previous newsletters it is the responsibility of the homeowners to report water leaks to the Council. It is also the responsibility of the homeowner to follow up with the Council when reparation to paving, resultant from the repair of water leaks, is required.

There are numerous unsightly sites around the Estate where the Council has repaired a water leak and moved off site without repairing the paving around the water meter. Repairing these sites is not a BRHOA responsibility.

## **ADDITIONAL FINES**

Two additional fines are to be added to the BRHOA Schedule of Fines. These are:

- R500 per occurrence per day for illegal parking within the Estate. Clause 4.16.8 states: "No vehicle shall at any time block the thoroughfare of other vehicles in the Estate." This is happening more and more on our roads in the Estate as is the parking of vehicles in dangerous places such as on corners and driveway entrances.

# NEWSLETTER

- R2000 per incident in the case of contract workers not adhering to the working hours stipulated in the MOI. In terms of clause 4.25.3 contractor activity is allowed only during 07h00 to 17h00 on weekdays and 07h00 to 15h00 on Saturdays. No contractor activity is permitted on Sundays and Public Holidays.

## SECURITY DURING THE FESTIVE SEASON

- In addition to the normal complement of security officers and guards an additional dayshift and nightshift guard will be employed to bolster security within the Estate for the period December 12, 2014 to January 12, 2015.
- In the case of an emergency Juan Burger of JDR will be contactable on 082 214 6263.

## HAVE A GOOD ONE!!

The Directors and Committee of BRHOA take this opportunity of extending their warmest wishes to all over the Festive Season. We look forward to working with you constructively in the new year to ensure that our magnificent Estate continues to improve with the aim in mind of enhancing both lifestyle and property values.

## CONTACTS

Website address: [www.bassoniarockhoa.co.za](http://www.bassoniarockhoa.co.za)

Estate Manager: George Habib 071 889 9500

Managing Agent: Coleman Properties (Gerhard Lombard) 011 867 3773

Security Guard Company: JDR EXECUTIVE GUARDS : Juan Burger 082 214 6263

## COMPLAINTS

Complaints of any nature should be addressed in writing to the Estate Manager who will either address the matter himself or refer it to the BRHOA Committee for resolution.