

# NEWSLETTER



## **BASSONIA ROCK ESTATE FEBRUARY 2015**

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

### **GUARDHOUSE EXTENSION**

The expected completion date remains end of February 2015 and costs are still within our mandated budget.

### **SPEED BUMPS**

Work has commenced on the speed bumps and this project too is expected to be completed by the end of February 2015.

### **GENERATOR AT THE GUARDHOUSE**

The generator has been successfully installed and, pleasingly, is doing what it was intended to do during electricity outages namely, operate the booms, provide lighting in the guardhouse and provide power to the electric fencing.

### **GENERATORS AT HOMESTEADS**

This is a further appeal to residents who have already installed or are planning to install a generator within their homesteads to kindly consider their neighbours during times of usage. These generators should only be used when absolutely necessary, and only during electricity outage times, and should be enclosed in a sound-proof enclosure wherever practicable. Residents who are still considering the purchase of a generator are urged to seek a model which emits a minimal amount of noise.

# **NEWSLETTER**

## **WATER LEAKS**

Water leaks in our Estate are reaching crisis proportions and the Estate Manager is doing all he can to speed up the repairs by the Council but, as mentioned in previous newsletters, it remains the responsibility of the homeowners to report water leaks to the Council. The Estate Manager will be making application to the Council to install a water pressure reduction valve at the entry point to the Estate in an attempt to alleviate the situation.

## **PAINTING OF HOMESTEADS**

There are a number of homesteads within the Estate which are in dire need of repainting. Members are reminded of clause 4.23 of the MOI which states: "Each Member shall maintain the Erf owned by him and all improvements thereon in accordance with the requirements of and to the satisfaction of the HOA and the Municipality." This includes painting.

When painting/repainting clause 5.7.2 of the MOI must be observed: "All external finishes and colours should be specific and colour samples will be requested. Colours should be of an earthy hue. Changes to the specification of the colours will be subject to the approval of the HOA."

A fine will be imposed should the above clause not be adhered to.

## **DOGS IN THE ESTATE**

Dogs who bark incessantly remain a problem in the Estate with many residents complaining of this nuisance factor. Dog owners are kindly requested to take heed of this and are urged to take the necessary steps to minimise the nuisance. Fines will be imposed where appropriate. Kindly refer to clause 4.14.5 of the MOI.

Also, dog owners taking their dogs for a walk are reminded to clean up dog excrement deposited by their dogs whilst out on the walk. Clause 4.14.7 of the MOI covers this issue.

## **ADDITIONAL FINES**

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

- The commencement of the erection/construction of illegal structures – R2000 per day until the breach has been remedied.
- The use of unauthorised exterior paint colours per clause 5.7.2 of the MOI – R3000 per month until the breach has been remedied.

# **NEWSLETTER**

Furthermore the fine of R500 per day for illegal parking will be expanded to include the parking of trailers in the Estate, which is prohibited in terms of the MOI.

## **THE OBJECT AND POWERS OF THE BRHOA**

Per clause 1.2.1 "The object and powers of the HOA are to carry on the business of managing, administering and controlling the common facilities and amenities in respect of the property development known as Bassonia Rock Home Owners Association NPC...for the mutual use and benefit of all Members and their invitees and its powers shall extend to achieving this object directly and indirectly by taking all reasonable and lawful steps to accomplish this object and purpose."

There appears to be a misconception on the part of some Members that the rules and penalties as defined in the MOI are not applied consistently across the board.

Please be assured that this is not the case. All breaches of conduct are dealt with strictly in terms of the powers of the BRHOA as defined in the MOI and, where matters are outside the jurisdiction of the BRHOA, these are handed over to the relevant authorities (ie Ekurhuleni Council departments such as Town Planning, Water, Sanitation and Electricity and the South African Police where warranted). Unfortunately the response times (and sometimes interest shown) from these departments is sadly lacking resulting in perceptions amongst some Members that nothing is being done by the BRHOA.

The Committee of the BRHOA is committed to applying the Rules consistently and fairly across the board. Should there be any reason to doubt this at any time kindly express your concerns in writing to the Estate Manager ([admin@bassoniarock.co.za](mailto:admin@bassoniarock.co.za)) who will either address the matter himself or refer it to the BRHOA Committee for resolution.

## **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