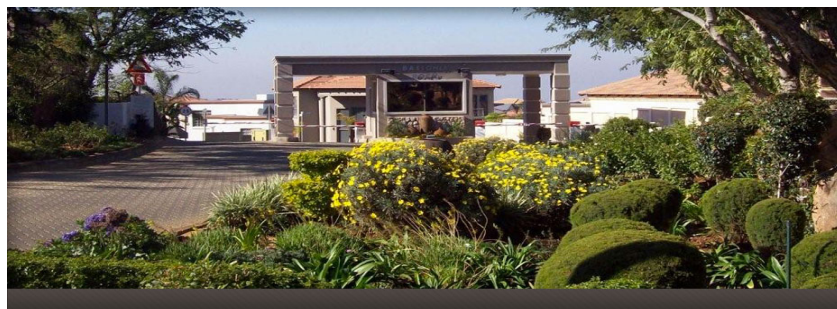


NEWSLETTER



BASSONIA ROCK ESTATE JANUARY 2014

www.bassoniarockhoa.co.za

HAPPY NEW YEAR

The Management Committee of BRHOA wishes all owners and tenants everything of the very best for 2014. We look forward to continuing working with all stakeholders to ensure an environment of safety, peacefulness and harmonious living.

GUARDHOUSE EXTENSION

The rezoning of the guardhouse stand is still in process and is expected to be finalised within the next month. The plans will then be considered for approval by the Council. We are still hopeful that we will be able to commence building operations sometime during March 2014.

SECURITY GATE AT THE ENTRANCE TO THE ESTATE

It has now been decided to install the sliding security gate at the entrance once the guardhouse extension has been completed. There are concerns that installing this before construction begins could restrict the movement of building supply vehicles as well as the space required to store building materials. There is the chance too that the gate could get damaged during building operations.

NEW MANAGING AGENT

Coleman Properties are now ensconced as Managing Agents for BRHOA and we are confident that service levels will be enhanced as a result of the change. The contact person at Coleman Properties is Gerhard Lombard and he can be contacted on 011 867 3773 for queries relating to levies and related matters.

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HOUSEKEEPING MATTERS

- ❖ **Streetscapes and gardens – In terms of Article 4.3.1 of the MOI: “Each Member shall be responsible for the maintenance of the area between the road curb and the boundary of his property, referred to as the streetscape which shall include maintaining trees, plants and shrubs planted on the streetscape by the member or the HOA.” Similarly it is the responsibility of Members to maintain their gardens and keep their driveways free of weeds and grass encroachment.**
- ❖ **Maintenance of Erf boundary walls and buildings – there are a number of homes within the Estate which are in dire need of maintenance and this is an appeal to those owners to address the matter with urgency. We are privileged to live in an upmarket Estate and in order to maintain the image and favourable reputation of the Estate, as well as to protect our investment, it is beholden on all of us to ensure that we look after our properties in the appropriate fashion. Article 4.3.2 of the MOI covers this responsibility of Members.**
- ❖ **Water leaks – this is a reminder that the responsibility to report water leaks remains with the owner. The Estate Manager will assist where practicable but cannot be held responsible in any way. The BRHOA cannot be held responsible for any damage to pavements and driveways caused by municipal workers or contractors commissioned to repair water leaks. Again, the Estate Manager will provide assistance where possible.**
- ❖ **Illegal Structures – the MOI is quite clear on what is allowed and what is not allowed in terms of the construction of new homes as well as improvements/alterations made to existing homes (refer Article 4.22). A roadside inspection of properties within the Estate was recently undertaken which revealed that no less than 35 properties have, within their boundaries, structures which are illegal in terms of both the MOI and Municipal Regulations. These relate, inter alia, to Lapas, covered patios and carports, wooden structures in gardens, swimming pools and fish ponds. Letters, advising of the nature of the illegal structure as well as the remedy required will be issued to the relevant Members in due course.**
- ❖ **House and boundary wall paint colours permitted – please be advised that when painting your home for the first time, or when repainting, only colours of an “earthy hue” are permitted (MOI Article 5.7.2). In all cases the Estate Manager must be consulted prior to the finalisation of colour choice.**
- ❖ **Dustbins – please ensure that dustbins are placed on your pavement only on the day of refuse collection and that they are removed from the streetscape after collection on the same day. Failure to comply will result in a fine imposed in line with MOI Article 4.2.1.1**

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CONTACTS

Website address: 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