

NEWSLETTER



BASSONIA ROCK ESTATE MARCH 2014

www.bassoniarockhoa.co.za

GUARDHOUSE EXTENSION

The waiting game continues with the application for rezoning going from the Alberton Council to the Germiston offices and now to the Kempton Park offices. The current status is that the Town Planner handling our application is waiting for comments from engineers in Kempton Park following which it will go back to Alberton for finalisation. This rezoning process is extremely frustrating but is entirely out of our hands and we have no option but to be patient and wait for it to take its course. We are hopeful that the process will be finalised by end March (6 months after application) after which the plans for the guardhouse extension will then be considered for approval by the Council.

ESTATE AGENTS

Should you appoint an Estate Agent to either sell or let your home we request that you provide our Estate Manager with full details of the Estate Agent including company name, agents name, contact number and email address. This will facilitate efficient access control and communication.

The Estate manager will then make contact with the appointed Estate Agent and advise him/her of our requirements relating to relevant issues such as Show House and Open House procedures as well as access to the Rules of the Estate (MOI).

HOUSEKEEPING MATTERS

- ❖ Water leaks – this is a further 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. Furthermore the BRHOA cannot be held responsible for any damage to pavements and driveways caused by

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municipal workers or contractors commissioned to repair water leaks. In the event of such damage being caused it is also the responsibility of the owner to report the matter to the Council. Useful numbers to use when struggling to get a response or action from the Council are 011 999 2647 or 011 999 2841.

- ❖ Street lights – there are a number of street lights in our Estate which are out of order and a request is made to owners adjacent to malfunctioning street lights to report these to the Council. The Council will only log the call and provide a reference number once they have an electricity account number and this can only be provided by owners (the same as with water leaks). The Estate Manager can only assist in these matters once a reference number has been obtained by the owner. The current situation in the Estate is unacceptable and the Estate Manager, armed with reference numbers he has obtained from some owners, is doing his utmost to remedy the problem. The next course of action is to hand the matter over to our local Councillor.
- ❖ Speeding and reckless driving in the Estate is a serious, ongoing problem. Offenders identified by security or other residents in the Estate will be dealt with as defined in the MOI and will be liable for a fine. Please adhere to the speed limit and have regard for other residents and especially small children and pedestrians.
- ❖ Parking in the Estate – the number of vehicles parking outside homesteads has increased significantly over the last six months or so and, in some instances, is causing serious disruption to the flow of traffic as well as causing obstructions. Residents are kindly requested to park their vehicles inside their properties (i.e. garages, driveways) where possible. Failing the ability on the part of residents to do this cars parked in the street should not be parked in a way which will cause an obstruction to other vehicles, especially on corners.
- ❖ Barking dogs – this too is an ongoing issue and an appeal goes out to residents to keep the barking of their dogs under control. Whilst it is understood that dogs will bark from time to time it is the incessant, uncontrolled barking that is a nuisance to neighbouring residents.. Whilst the BRHOA will do what it can to limit the nuisance by writing letters to dog owners and imposing fines where warranted, aggrieved residents can also contact either the SPCA (011- 681 3600) or the Ekurhuleni Municipality (011-999 1120) in this regard.
- ❖ Fireworks in the Estate – there was an incident on Saturday night March 1, 2014 when a homestead across the road in Bassonia Estate discharged fireworks directly over our Estate causing much trauma to pets. This incident was reported to the authorities and hopefully the appropriate action will be taken. This is merely a reminder that in terms of both Municipal by-laws and the BRHOA MOI the discharging of fireworks is strictly prohibited except in circumstances relating to cultural and religious celebrations as defined in the Municipal by-laws.

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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.

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