

NEWSLETTER



BASSONIA ROCK ESTATE SEPTEMBER 2015

www.bassoniarockhoa.co.za

OUTGOING DIRECTOR AND COMMITTEE MEMBER

We would like to extend a word of thanks to our outgoing director and committee members, Mr Geoff Green and Mr Nigel Coleman. Their assistance and invaluable feedback over the years have been much appreciated.

NEW DIRECTORS COMING ON BOARD

The following new directors are welcomed to the board:

- Deon Hahn – Stand 219
- Yolanda Roozen – Stand 212
- Naren Chhana – Stand 221
- John Beatie – Stand 236
- Dee Alho – Stand 245

They will be joining:

- Pam Mfobo – Stand 114
- Joy Pete – Stand 142

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The following members availed themselves to serve as committee members for the following year:

- Neena Harri – Stand 193
- Brent Joel – Stand 220

LEVIES

At the AGM that was held it was decided that the levies would increase to R800 per month with effect from the October 2015 levy statements. Please make the necessary arrangements to increase your debit/stop orders with your bank.

NEW ACCESS SYSTEM

A Tap-On system has been installed and is already operational. Below is the instruction which was communicated to the residents on how does it:

The tap on system is now in place. All visitors and contractors who need to visit the Estate, the owner will need to sms the intercom no. 079 699 1114 in order to obtain entrance code and exit code. Should you have only 1 visitor you will sms tap 1 in order to obtain the codes. Should there be 5 visitors you will need to sms tap 5.

With regards to contractors the security will still phone the owner who in turn will press 9 on their phone and it will generate and exit code which the owner will submit to the contractor.

Work will commence on the gate motors on the 25th September 2015. Once completed the gates will be closed from 22h00pm and re-open at 05h00am. Once installation is complete all remotes will need to be reprogrammed so as to work the gates and the booms. Estate Manager will arrange to programme the remotes in batches. Estate manger will contact the owners as and when they need to arrange for programming.

DUSTBINS AND GARDENS

Dustbins need to be put out of sight of the street scape, and only to be put out on day of collection. Failure to comply will result in a fine being imposed on to your levy statement. The fine imposed will be according to the schedule of fine being R250.00 per day.

Please note that summer is upon us and all residents must please keep the streetscape neat and tidy as well as maintain the gardens. Owners who share the boundary wall of the Estate must ensure that all trees or shrubs are trimmed away from the electric fence to avoid arcing.

We have noticed that some residents are dumping garden refuse on the open stands, please refrain from doing this.

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WATER LEAKS

The Council has installed a water pressure reduction valve at the entry point to the Estate in an attempt to alleviate the situation – we hope this is behind us. The homeowners should still call the council if they have outstanding brick work to be done when their pipes/meters were repair. The Estate Manager cannot do it on your behalf as your rates accounts is needed to lodge the complaint.

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.”

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.

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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 street curbs cannot be used by residents as their parking bay but this can be allowed for visitors and should not cause any infringement for other road users.

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.”

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 (i.e. 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) 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: ASM GUARDS : Juan Burger 082 214 6263