

NEWSLETTER



BASSONIA ROCK ESTATE APR 2013

www.bassoniarockhoa.co.za

MEMORANDUM OF INCORPORATION (MOI)

Many months of hard work culminated at the Special General Meeting held on Monday April 22 with Members present approving the registering of a Special Resolution to adopt the BRHOA Memorandum of Incorporation. A number of amendments were agreed upon by Members at the meetings held on April 15 and 22 and we believe that we now have a credible document encompassing both the requirements of the Companies Act of 2008 and Estate Rules and Regulations.

This document will be lodged with the CIPC for official registration within the next week at which time the MOI will become effective. A copy of the final document will be placed on our website.

Many thanks to all Members who participated in this vital process.

ANNUAL GENERAL MEETING

A further reminder that the next Annual General Meeting will take place on Tuesday, May 7, 2013 at the Seventh Day Adventist Church, Steenbok Ave, Bassonia Ext1 . Your attendance at this important meeting is crucial, so kindly make every effort to be there. An official notice of meeting has already been distributed to Members. Should you not have received the notice and accompanying documents kindly contact Burgert Bauermeister at info@burmain.co.za or by phone on 011 869 4773.

SPEEDING IN THE ESTATE

Further to our appeal in last month's newsletter we again ask motorists to adhere to the speed limit within the Estate. Another concerning matter is the speed at which motorists

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both enter and leave the Estate through the booms. To prevent any serious incidents/accidents resulting from this behaviour a decision has been taken to inhibit the sensitivity of the boom to remote signal such that the booms will only open when motorists are a few metres from the boom. We trust that you will understand why it was felt necessary to do this and look forward to your cooperation (and patience) in this regard. The adjustment to the booms will be effected in the first week of May.

ROAD REPAIRS

We are delighted to report that the first phase of the road repair project by the Ekurhuleni Municipality has been completed. This entailed the levelling of the roads and attending to a few areas where there was serious subsidence. The next phase will be the replacement of broken paving stones and our Estate Manager, George Habib, is pressing hard for this to be done as soon as possible.

DE-ACTIVATION OF REMOTES

The non- payment of levies by Members will result in the de-activation of boom remotes. To obviate this unnecessary inconvenience kindly ensure that your levies are up to date at all times.

OTHER REMINDERS

A friendly reminder that, in order to avoid the possibility of fines/extra charges being levied, kindly bear the following in mind:

- ✓ Dogs – kindly ensure that your dogs are contained within your boundary walls. Evidence shows that dogs are still roaming the streets causing a disturbance. We have also received numerous complaints from neighbouring complexes that dogs are barking (mostly in the evenings) and that their owners are not attending to the problem. Your cooperation in this regard would be greatly appreciated.
- ✓ Parking of vehicles - certain Members/residents are not obeying the rules regarding parking of their visitor's cars on the sidewalk. Please be considerate by parking your vehicles off the street, in your garages and driveways, as well as limiting, to a minimum, the number of vehicles brought into the Estate. Also kindly refrain from parking on open stands.
- ✓ Gardens and streetscapes - please ensure that your gardens and streetscapes are kept neat and tidy at all times not forgetting that the removal of weeds in driveways as well as the maintenance and repairs to driveways is your responsibility. The Estate Manager will notify you in writing should your garden require attention and will request that you attend to it. Furthermore, in the event

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that you are unable to maintain your streetscape to an acceptable standard, the HOA will do so at a fee.

- ✓ Remotes – Members/residents, who are not in possession of remotes for the booms, are required to follow the procedure of signing in at the security. Please note that the issuing of remotes is limited to members of households within the Estate only.
- ✓ Water leaks - please note that all water leaks are to be reported immediately to the Ekurhuleni Municipality. All relevant information such as stand number and account number must be available. Once you have lodged the complaint please forward the reference number to the Estate Manager.

CONSTRUCTION ACTIVITIES

Please note that for any planned building activity, which includes the erection of lapas, the construction of swimming pools and any other structure necessitating building plans, owners are instructed to follow the Building Rules and Regulations imposed by the BRHOA which includes prior approval of the BRHOA Architectural Committee and City Council. Also please note that the use of vacant stands for the purpose of storing building materials during building activities requires the permission of the owner of the stand. Should owners require any assistance please contact the Estate Manager.

CONTACTS

Website address: www.bassoniarockhoa.co.za

Estate Manager: George Habib 071 889 9500

Managing Agent (Burmain Property Administration & Sales): (011) 869-4773

Security Guard Company: Watch Now Trading (formerly JDR): Juan Burger 082 214 6263