

NEWSLETTER



BASSONIA ROCK ESTATE FEB 2013

www.bassoniarockhoa.co.za

February has been a busy month with some good positive progress being made in respect of projects in progress as per the summary below:

PROJECTS

- The upgrade of the north eastern boundary wall is almost complete. The concrete run-off at the base of the wall is nearing completion after which the wall will be painted and work on the north western section will resume. We are expecting this project to be finalised by the end of March 2013.
- The registration of the Guardhouse stand into BRHOA's name has finally taken place! We are currently getting quotes for the drawing up of plans for an office and meeting room above the guardhouse. Approval will be sought at the next AGM for the commencement of construction.
- Road reparation – we have an undertaking from the Council that they will commence with road repairs during the first quarter of 2013. However we are struggling to get any commitment from Council and the Councillor for our Ward has now referred the matter to Provincial Government. This too will be a matter for discussion and debate at the next AGM as the possibility exists that we (BRHOA) may have to repair our roads at our own expense. All suggestions and offers of relevant expertise in this regard would be most welcome.
- As mentioned at the last AGM, in terms of the new Companies Act, we are obliged to consolidate our existing Articles and Memorandum of Association as well as our Rules into one document, namely A Memorandum of Incorporation (MOI). We, as a committee, have been working hard to get our proposed MOI into a concise and coherent document and have reached the stage where the Directors have approved it. The proposed MOI will be distributed electronically and in hard copy format (for those members who do not have access to

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computers) within the next week or so for review by all members. The process thereafter will be for a General Meeting of members to be called in order to ultimately have the MOI approved by members prior to lodgement with the CIPC for registration.

- Electric Fence – we have had a number of performance issues with the electric fence surrounding the Estate but are happy to report that these are now resolved and we have full current flowing through the fence. Members and residents are requested to kindly ensure that branches are kept clear from the electric fence at all times as it interferes with the efficacy of the system thus compromising the security of the Estate.

LEVY INCREASE

As from March 1, 2013 levies will be increased to R715 per month. Kindly make the necessary banking arrangements to facilitate this change. Please note that the letter that went out with last month's levy statement stating that the levy would increase to R750 was incorrect. The new levy is R715.

ANNUAL GENERAL MEETING

Please be informed that the next Annual General Meeting will take place on Tuesday, May 7, 2013. Kindly diarise this date as it is of utmost importance that as many members as possible attend this critical annual event.

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 as well as messing. 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.
- ✓ 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

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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 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. 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