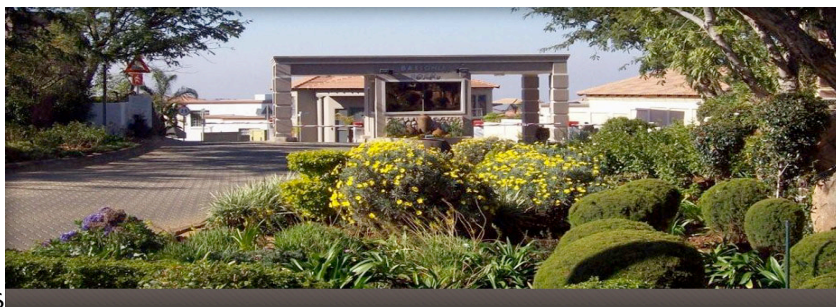


# NEWSLETTER



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## **BASSONIA ROCK ESTATE MAR 2013**

[www.bassoniarockhoa.co.za](http://www.bassoniarockhoa.co.za)

Greetings to all! May you enjoy the Easter Holidays and travel safely should you be travelling to and from holiday during this time.

Below is an update on current projects and activities:

### **PROJECTS**

- The upgrade of the boundary wall is nearing completion and should be finished by the end of March as planned.
- We have appointed an architect to draw up the plans for an office and meeting room above the guardhouse. As mentioned last month approval will be sought at the next AGM for the commencement of construction.
- Road reparation – during the month we received written confirmation from the Ekurhuleni Municipality that they planned to commence with road repairs within our Estate before the end of March. The excellent news is that they arrived with their team on March 25 and have commenced with reparation operations. At long last! Thanks to the tireless efforts of our Estate Manager, George Habib.
- The draft Memorandum of Association (MOI) has now been distributed to all Members for review and comment. A Special General Meeting has been scheduled for April 15 at the Seventh Day Adventist Church in Steenbok Avenue, Bassonia Ext 1, at 19h00 to discuss and ultimately approve this critical document. Members have been invited to submit, to Burmain, any comments/objections they may have to the MOI no later than 48 hours prior to the meeting. These will be discussed and debated at the meeting. The MOI must be lodged with the CIPC for registration by no later than April 30 so it's

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vital that we finalise the process in good time. Hence your participation in the process is absolutely key.

- **Electric Fence** – pleasingly we have had very few problems with the electric fence over the past month and our thanks goes out to Members who have taken heed of our plea to keep branches and other obstructions clear of the fence.
- **Street lights** – we have been trying relentlessly over the last three months to get the Municipality to repair a number of street lights in the Estate. With the help of Councillor Basch and the persistence of our Estate Manager we are pleased to report that some lights have now been repaired with the balance scheduled for the last week in March.

## **SECURITY GUARDS**

Please be informed that we have two new security guards working within the Estate so we would request that you afford them the same level of cooperation that the other guards are accustomed to. Thanks!

## **ANNUAL GENERAL MEETING**

A reminder that the next Annual General Meeting will take place on Tuesday, May 7, 2013 at the Seventh Day Adventist Church. Your attendance for this important meeting is vital, so kindly make every effort to be there. An official notice of meeting will go out in due course.

## **SPEEDING IN THE ESTATE**

There have been a number of cases reported where motorists have been seen to be speeding within the Estate thus endangering the safety of pedestrians and children. A reminder that the official speed limit within the Estate is 15 km per hour. Kindly adhere to this.

## **DE-ACTIVATION OF REMOTES**

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

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## **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. When on holiday it would be appreciated if owners could ensure proper care of their dogs whilst away, preferably placing them in an animal care centre. It would appear that dogs left in the care of others whilst their owners are away bark inordinately more.**
- ✓ **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 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

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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](http://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