

NEWSLETTER



BASSONIA ROCK ESTATE NOVEMBER 2013

www.bassoniarockhoa.co.za

GUARDHOUSE EXTENSION

The rezoning of the guardhouse stand is still in process and on track. Finalisation is expected in Jan/Feb 2014 after which the plans will be considered for approval by the Council. We are hopeful that we will be able to commence building operations sometime during March 2014.

SECURITY GATE AT THE ENTRANCE TO THE ESTATE

As was agreed at the last AGM we will be installing a sliding security gate at the entrance to the Estate to enhance security at night. The gate will be operated by battery backed up motors and current remote controls held by residents will be upgraded to facilitate the operation of this gate. Final quotes are now in and a decision to proceed will be made in due course. Due to the shut-down of industry in general over Dec/Jan the gate is not expected to be installed until later in Jan/early Feb.

EMERGENCY LANDLINE TELEPHONE NUMBER

A landline telephone has been installed in the guardhouse for use in instances of emergency. Guards have been instructed to continue using the guardhouse dedicated cell phone for contacting residents and operation of the boom access system.

This is an appeal to residents too to only use this number in cases of dire emergencies.

The number is: 011 432 0139

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MANAGING AGENT

Please be advised that as from January 1, 2014 Coleman Properties will be taking over the responsibilities of Managing Agent from Burmain. Proposals from a number of Managing Agents were requested and Coleman Properties came out on top. Coleman Properties are one of the largest Managing Agents operating in the JHB South/Alberton areas and are also contracted to Bassonia Estate across the road. More details are to follow.

SHOW HOUSE PROCEDURE

The following procedure is to be followed should you wish an Estate Agent to show your house on any Sunday:

- ✓ The Estate Manager, George Habib, needs to be advised by the owner of the date and name of Estate Agent at least 24 hours before show day
- ✓ The Estate Manager will advise Security who will then allow the Estate Agent in on the authorised date in order to place directional signs and bunting
- ✓ One advertising banner and strings of advertising bunting will be permitted at the entrance to the show house in question and, together with the directional signs, may be displayed no earlier than 8h00 on show day
- ✓ Show times are strictly between the hours of 14h00 and 17h00 – no exceptions will be entertained
- ✓ All visitors are obliged to sign in at Security on arrival and return the sign-in slip, duly signed by the attending Estate Agent, on exit
- ✓ All directional signs must be removed as soon after 17h00 as possible on show day

HOUSEKEEPING MATTERS

- ❖ Garage doors – please ensure that garage doors are closed at night or when absent from the Estate. On many occasions Security have had to advise residents of open garage doors late at night. This is a security risk and Security cannot be held responsible for any items that may go missing should garage doors be left open at night or when residents are absent from the Estate.
- ❖ Signing in at Security – Security have been advised that under no circumstances will visitors or residents without remotes be allowed to enter the Estate without being signed in. Likewise any person who has received an entry permit will not be allowed to exit the Estate until an entry permit, signed by the resident, is presented to Security – any person arriving at the exit boom without a signed entry permit will be asked to return to the homestead from which he/she has come to complete the procedure. Please help Security and the integrity of the BRHOA security system by complying with this procedure.

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- ❖ Security complaints –kindly report these to the Estate Manager. In cases of EXTREME EMERGENCIES only, Juan Burger of JDR can be contacted on 083 799 9331.
- ❖ Tailgating at the booms – this has been witnessed on a number of occasions and is strictly prohibited. Should anyone be witness to an occurrence of this nature kindly report it immediately to either Security or the Estate Manager. Details of the driver (if possible) together with vehicle type and registration number should be provided in order for the offender to be suitably dealt with.
- ❖ Quad bikes – the use of these on the Estate roads is strictly prohibited as per clause 4.16.6 of the MOI.

ANNUAL BUILDING INDUSTRY CLOSED PERIOD

Please note that no contractor activity will be allowed within the Estate between the dates of December 14, 2013 and January 13, 2014 when the building industry at large closes for its annual recess.

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: JDR EXECUTIVE GUARDS : Juan Burger 082 214 6263