



# BASSONIA ROCK NEWS LETTER JUNE 2016

## GOOD NEIGBOURLINESS

**Kindly refrain from hooting in the Estate.** Request your guests to give you a missed call, or install an intercom or bell at your gate to allow entry into your property. Owners and visitors leaving or arriving in the early morning and late evening should consider their neighbours.

Please ensure that visitors do not park their vehicles in the drive ways of other residents, or restrict access to their driveways or homes.

Should a large number of visitors be expected, advise neighbours and the Estate Manager in advance.

Refer to the rules of the Estate if you are unsure of the rules regarding excess noise and times that noise levels must reduce during the week and on weekends. Refer to the rules at: <http://bassoniarockhoa.co.za/>

## SECURITY

Please note that a recent incident, where a guest of one of the residents damaged the gate to the Estate, we can confirm that the gate will be repaired in the first week of June 2016, and will be back in operation.

The incident is also receiving the urgent attention of the HOA, and is being referred to the relevant authorities.



A notification will go out to all residents shortly regarding access codes to visitors to the Estate. This will mainly affect Owners/Tenants who are in arrears with their levy accounts.



Do not allow access to workers/contractors into the Estate if you are not home. Contractors must wait outside the Estate and only permitted to enter the Estate when the Owner/Tenant is present, or arrangements have been made for workers to access areas where work needs to be done.



Contractors/workers loitering in the Estate will be requested to wait outside, until such time as they can commence with their work.



**COMPLAINTS**



In order to lodge complaints with the HOA, they have to be in writing, with your name and contact details. No anonymous complaints will be entertained. Your details will be treated as confidential. This decision has been taken, to keep adequate records of complaints received, and to provide the complainant with the relevant feedback.



**ELECTRIC FENCE**



All Owners who border on the boundary of the Estate, are requested to please clear all foliage that touches the electric fence as this causes sparking and damages the wiring. Your full co-operation in keeping the fence clear at all times will be appreciated.



Kindly note, that as per rule 4.10.1.10 of the MOI, the Estate Manager is permitted to enter properties and trim plants that interfere with the Electric fence, and charge the owners levy account accordingly.



**PRE-PAID METERS**



Please note that it has come to the attention of the Home Owners Association that there is currently a scam doing the rounds regarding Pre-paid electricity meters. Officials come into the Estate on the presumption that they are “checking” pre-paid meters, a couple of days later, individuals come to do “audits” on the pre-paid meters, and it is then reported that the meters have been tampered with and bribes are then asked for. Do not entertain such claims, if the audits are legitimate, cash will never be asked for up front.



Please report any suspicious incidents to the Estate Manager and the Ekurhuleni Metropolitan Council.





## PETS IN THE ESTATE



As per rule 4.14 and the municipal by-laws set out in the CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY BY-LAWS RELATING TO DOGS AND CATS

The Municipal Manager of the City of Johannesburg Metropolitan Municipality hereby, in terms of section 13(a) of the Local Government : Municipal Systems Act, 2000 (Act No. 32 of 2000), publishes the By-laws relating to Dogs and Cats for the City of Johannesburg Metropolitan Municipality.

In proportion to the size of our stands, not more than 4 (four) cats/dogs should be kept per stand.

The By-laws also clearly state, under Chapter 2, which deals with the prohibitions relating to the keeping of dogs.

**5. No person may keep a dog –**

(a) which barks, whimpers or howls to such an extent that it, or has another habit which, causes a disturbance or nuisance to inhabitants of the neighbourhood;

## CONTACT DETAILS

	<u>Contact person</u>	<u>Times</u>	<u>Contact number</u>
ASM	Rynhardt de Vos	08:00 to 17:00	072 611 9105
ASM	Guards	24 hours	011 432 0139
TAP-ON system		24 hours	079 699 1114
Coleman Properties	Gerhard Lombard	09:00 to 17:00	011 867 3773
Estate Manager	George Habib	08:00 to 17:00	071 889 9500
Ekurhuleni Metropolitan council			011 999 2100
Metro Police EMPD			112
Metro Police Johannesburg			011 357 0013 10111

**For a full set of the Rules and Regulations of the Estate, and latest news, kindly visit <http://bassoniarockhoa.co.za/>**