

# NEWSLETTER



## **BASSONIA ROCK ESTATE AUGUST 2014**

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

### **AGM FEEDBACK**

As you all know the AGM was held on August 5, 2014. The minutes of this meeting have been uploaded on to the BRHOA website. Below is a summary of the salient matters discussed and resolutions passed:

- The construction of the guardhouse has commenced and the original cost estimate of R340 000 remains achievable. The mandate to limit the total expenditure to R400 000 was reconfirmed. Three quotes have been obtained on all expenditure.
- A generator to provide back-up power to the booms, guardhouse and electric fence will be installed at the guardhouse once construction has been completed.
- A security gate will also be installed at the entrance to the Estate once construction of the guardhouse has been completed. This will enhance security between the hours of 22h00 and 06h00.
- To further enhance security and improve on the efficacy of access/egress controls at the guardhouse it was resolved that a “Tap-Tap” system would be installed. This is similar to systems at many other Estates and works on the principle of pre-authorised codes. The cost to install the system is minimal. More detailed information will be communicated in good time.
- The finances of the BRHOA are in a healthy state with cash of more than R1.1m available for both operational needs and to fund capital projects.

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- *There will be no increase in the monthly levy for the next twelve months and all capital projects will be funded out of reserves.*
- The Board of Directors was re-nominated for a further 12 months. Current directors are: Pam Mfobo, Joy Pete and Geoff Green. The following committee members will continue to serve for a further year: Brent Joel and Nigel Coleman.
- As a result of general dissatisfaction it was decided not to install a speed hump at the entrance to the Estate but there were no objections to introducing additional speed humps elsewhere in the Estate. The proposed metal dome humps were however not supported and the Directors were mandated to obtain additional quotes on alternative solutions. Existing speed humps would also be reviewed as part of the process.
- Feral cats – the Estate Manager will make contact with the Feral Foundation in an attempt to address the problem we currently have in the Estate.

## **BUILDING CONTRACTORS ON SITE WITHIN THE ESTATE**

Owners who are either in the process of building or are planning to build are reminded that it is imperative that the contractors provide copies of the identity documents of all personnel on site to Security at the guardhouse. The obligation is also on the owner to ensure that the assigned contractor is fully aware of the conditions of entry into the Estate to obviate the possibility of their personnel being refused entry into the Estate by Security.

## **RULES OF THE ESTATE**

Despite numerous requests to residents to abide by the Rules of the Estate, which are encapsulated in the Memorandum of Incorporation (MOI), we continue to issue warning letters and fines to residents guilty of breaching these rules. Most common breaches include:

- Roaming and incessant barking of dogs (Article 4.14)
- Excessive speeding in the Estate (Article 4.16)
- Inconsiderate parking in roads causing obstructions and inconvenience to other motorists/residents (Article 4.16.8)
- Laundry exposed to the general public (Article 4.3.10)
- Garage doors being left open when no-one is in attendance (Article 4.3.11)
- Untidy/unkept streetscapes (Articles 4.3.1 and 4.3.2)
- Upkeep of boundary walls and homesteads (Article 4.3.5)
- Building of illegal structures (Article 4.4.2)
- Information required relating to letting and re-selling of properties ( Article 4.7)
- Excessive noise in the Estate (Article 4.13)

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This then is a further appeal to all residents to comply with the Rules of the Estate in order to maintain the dignity of our living environment as well as to engender an atmosphere of good neighbourliness. The MOI is available to all on the BRHOA website – see address below.

Finally, to those residents who have not yet done so, kindly ensure that Security, the Estate Manager and the Managing Agent have up to date cell phone numbers as well as email addresses.

## COMPLAINTS

Complaints of any nature should be addressed in writing to the Estate Manager who will either address the matter himself or refer it to the BRHOA Committee for resolution.

## CONTACTS

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

Estate Manager: George Habib 071 889 9500

Managing Agent: Coleman Properties (Gerhard Lombard) 011 867 3773

Security Guard Company: JDR EXECUTIVE GUARDS : Juan Burger 082 214 6263