

AQUAVISTA HOME OWNERS ASSOCIATION (RF) NPC

REG NO. 2001/019065/08

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BOARD OF DIRECTORS:

HC Boshoff
M Wagstaff
GA Gerber
G Chantler
HB du Toit

Estate Manager:
Johannes Landman
082 997 0587

Secretary
Marlene Holder
013 932 1815

1. **DIRECTORS NOTE.**

The Directors and staff would like to thank all members for their co-operation, assistance and understanding during the Covid-19 Lockdown. Please remain safe during this trying period.

The **Annual General Meeting** will be held at a later date and members will be informed accordingly.

Henri du Toit
Director

Marlene Holder
Editor

2. **PRE-PAID ELECTRICITY OUTSOURCING.**

The outsourcing of electricity has been under investigation / review for a number of years and the Board has now made a final decision to implement and outsource the pre-paid metering system to Impact Meters.

The Board can ensure members that various companies and options were carefully investigated before the final decision was taken.

Please take note of the following important information:

1. The only additional costs applicable to users will be the following:
 - **Single phase meter clients:** R500.00 keypad purchase that will remain the property of the purchaser.
 - **Three phase meter clients:** R1, 400.00 keypad purchase that will remain the property of the purchaser.

These amounts can be debited to a members levy account.

2. A 7% fee to be paid by clients which will enable them to purchase electricity via Unipin. No deposit will be required.
3. The supply, installation and maintenance of the prepaid electrical meters will be done free of charge by Impact Meters.

4. *The meter will remain the property of Impact Meters. Collection of payments will be done monthly by Impact and refunded to the HOA who will in turn pay Eskom.*
5. *The prepaid meters will be registered in the name of the HOA and not the individual users. This will enable the HOA to suspend the supply of electricity in terms of Clauses 7.15 and 7.17 of the MOI which stipulates as follows;*

Clause 7.15:

“Any failure by a Member to pay such Levy or any part thereof to the Company shall, despite any other right that the Company may have in terms of this Memorandum or in law, entitle the Company to cease or suspend the supply of electricity and any other services, in the sole and exclusive discretion of the Company, to such Member or the Property of which the Member is the registered owner, pending the payment of all amounts due and payable to the Company.”

Clause 7.17:

“Each and every member shall be deemed to have waived any possible claims for damages or consequential damages against the Company resulting from the suspension or cessation of the supply of electricity or other services to any Property of which such Member is the registered owner during any period.”

6. *Impact Meters have done a survey and there are 8 kiosks that are not large enough for the three phase prepaid meters. Additional kiosks will have to be provided to accommodate these meters.*

Members will be updated regarding any further developments. We request Members to co-operate so that a smooth transition will be possible.

3. WATER TARIFFS IN RESPECT OF TSHWANE.

The HOA’s present water tariffs are far below the norm and will have to be increased. Sufficient income (± R1.8M) will have to be generated to upgrade the water purification plant to offset the deterioration of the quality of the dam water and to discourage excessive water usage.

It has been decided by the Board to adopt the Tshwane water tariffs with an initial discount of 30%. The new tariffs will be applicable in respect of water usage from 08 April 2020, to be billed on 07 May 2020.

See below a comparison in respect of Aqua Vista’s water tariffs / Tshwane’s water tariffs:

WATER USAGE OVER 30 DAY PERIOD IN KL.

<u>AV KL</u>	<u>AV TARIFF</u>	<u>TSHWANE TARIFFS</u>	<u>TSHWANE TARIFF -30%</u>
20	230,00	349,84	244,89
40	600,00	933,84	903,84
60	975,00	1594,68	1116,28
80	1408,00	2278,68	1595,08
100	1760,00	2990,88	2093,62
156	2745,00	4985,04	3489,53
238	4188,00	7905,06	5533,54

4. **HOA - NEW APPOINTED ARCHITECTS.**

Find below the information of the new appointed Architects of the HOA:

Company: C Plan Architectural

Contact Person: Chantel Hurter

Contact Number: 072 423 9467

E-mail: planc.arc@gmail.com

Address (for submission of plans): Grounded (work) at Echo, Shop 1, 353 24th Ave, Villeria, Pretoria, 0186

Architectural Guidelines will be amended accordingly.

5. **CRIMINAL CHECKS IN RESPECT OF TENANTS.**

It is decided that as from 06 February 2020 tenants will undergo criminal checks if required to do so by Security. Conduct Rules will be amended accordingly.

It is the owner and Estate Agent's responsibility to ensure the HOA receives all the necessary documentation in respect of tenants. Estate Agents who do not comply with these rules may be banned from the Estate for a period of three months or longer Owners who fail to comply may be penalised.

The HOA has recognized a tendency in the Estate for tenants to move from one house to another while leaving the previous owners with outstanding/arrear water and electricity accounts.

To prevent this from happening the HOA request owners that before they sign a lease agreement they enquire from Marlene Holder at the office if the relevant tenants have previously leased a property in the Estate and have any outstanding debts owing to the HOA or their previous landlords.

6. **SPEEDING.**



The HOA received various recommendations from ARC and alternate sources regarding speeding in the Estate. The equipment to be utilized for this purpose is very expensive and a dedicated operator needs to be appointed.

The legality and enforceability of speedtraps held in the Estate is still in doubt and subject to controversy.

Members will be made more aware of the speed limit by the erection of warning signboards. The speed limit is changed to 40km per hour and the Conduct Rules will be amended accordingly.

7. APPOINTMENT OF DEDICATED PERSON.

Mr. HB du Toit as a dedicated person with specialized and institutional knowledge of the Aqua Vista development has been tasked by the Board to investigate and give attention inter alia, to the following matters:

7.1 Electricity Outsourcing.

7.2 Water purification and Tariffs.

7.3 Promulgation of Township & Zoning in Provincial Gazette and matters relevant thereto such as engineering and other services.

7.4 Arrear levies (± R6.5M).

Mr. du Toit will carry out these duties in conjunction with his office as Director in terms of Clause 22.2.2 of the Memorandum of Incorporation of the Aqua Vista Home Owners Association (RF) NPC.

8. AMENDED RULES.

Find attached the latest and amended version of the following:

8.1 Conduct Rules – Issue 1.

8.2 Architectural Guidelines – Issue 2.

8.3 Contractor's Procedures – Issue 2.

Please ignore all previous Issues of these Rules.

*Aqua Vista Greetings.
Marlene Holder – Editor.*