

# AQUAVISTA HOME OWNERS ASSOCIATION (RF) NPC

REG NO. 2001/019065/08

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November 2020

## NEWSLETTER INSIDE THIS ISSUE:

1. Directors Note.
2. HOA Office & Contractors Closing Times.
3. Contact Numbers during December.
4. Clubhouse Bookings.
5. Pre-paid Electricity Outsourcing.
6. Eskom Meeting.
7. Waterfront Rules.

## 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.**

### ***Season's Greetings.***

**The Board of Directors and the Aqua Vista Team extend our very best wishes for a happy festive and safe holiday season.**

**All members are requested to forward the Newsletter to their tenants.**

**Henri du Toit**  
Director

**Marlene Holder**  
Editor

## 2. **HOA OFFICE & CONTRACTORS CLOSING TIMES.**

### **HOA Office Closing Times:**

**Close:** 11 December 2020 – Friday.

**Re-open:** 06 January 2021 – Wednesday.

### **Contractors Closing Times:**

**Close:** 15 December 2020.

**Re-open:** 06 January 2021.

### **Contractors to take note of the following i.ro building sites:**

1. Board with emergency contact numbers must be on site.
2. All plant, vehicle and equipment to be stored safely and securely.
3. All Excavations are to be closed, and if not possible, ensure that barricading (netting) is secure and visible.
4. Site camp to be locked.
5. All electrical connections to be rendered safe.
6. Site to be left clean and tidy.
7. All scaffolding to be disassembled and where not possible to be locked in.
8. Ensure that the health and safety file is safely kept at the site.

9. A representative of the principal contractor should be identified and must be on standby during the holiday period.

### 3. **CONTACT NUMBERS DURING DECEMBER.**

For any emergencies in December you can contact the following 3 persons on standby:

1. **J. Landman (Estate Manager):**  
082 997 0587
2. **K. Wilke (Maintenance Manager):**  
071 641 9485
3. **W. van der Walt (Security Manager):**  
083 794 8681

### 4. **CLUBHOUSE BOOKINGS.**

The Clubhouse is already booked for the following days in December:

- 05/12/2020, 06/12/2020, 10/12/2020, 12/12/2020, 19/12/2020, 27/12/2020.

Please contact the HOA Office if you would like to book the Clubhouse before the office close on 11/12/2020, otherwise **Wimpie van der Walt (Cell: 083 794 8681)** can be contacted between 12/12/2020 – 05/01/2021 for any bookings.

### 5. **PRE-PAID ELECTRICITY OUTSOURCING.**

All the installations in respect of the electrical prepaid meters are now complete and Impact Meters is in the process of installing conventional meters at all the utilities of the HOA.

Please take note of the benefits below in respect of the electrical prepaid meters:

- No unpaid electrical accounts: arrears presently amount to ± R150, 000.00.
- No admin cost in respect of meter readings, billings and recoveries.
- Lessees automatically responsible for electrical costs. No closing and re-opening of accounts.
- Supply, installation and wiring of new prepaid meters valued at ± R1M.
- Free Call Out, Maintenance and replacement of defective meters.
- Accurate monitoring of electricity consumption and improved budgetary control by users.
- The free supply, installation, wiring and maintenance of conventional meters to measure electricity usage in respect of all utilities in the Township.

Conversion to prepaid meters in respect of the entire Estate will enable the HOA to balance electricity purchased with electricity usage in a more accurate and scientific manner.

Please note that the following electricity recoveries do not accrue to the HOA:

- 15% VAT -** not recoverable by the HOA as we are a non-profit company (NPC) and not registered for VAT. Members who are registered VAT vendors may reclaim this amount.
- 7% -** Merchant Fee payable to a 3<sup>rd</sup> party vendor.
- 7% -** Administration Fee payable to Impact Meter Services (Par. 27 of our Contract).

What must furthermore be taken into consideration is that the Annual Electrical increase for Aqua Vista has not been implemented ( $\pm 7\%$ ) last increase in September 2019).

The HOA previously paid the VAT component of all the members' electricity accounts which could not be reclaimed and was as a result extremely prejudicial to our general finances.

The Tshwane electrical sliding scale tariffs (VAT excl.) are attached and clearly more costly than ours. There are of course winners and losers with a fixed scale tariff but in our case definitely more winners.

**NB:** It was brought to our attention that a certain member was charged incorrectly when purchasing prepaid electricity (charged on the Tshwane tariffs instead of the flat rate as per agreement). A ticket was registered with Impact Meters and they immediately rectified their mistake. Please bring these kind of matters to our attention to follow up.

## 6. **ESKOM MEETING.**

Mr HB du Toit attended a meeting held with various representatives of Eskom, The City of Tshwane and representatives of the Bay area on 17/11/2020.

A copy of the minutes are attached for your information. Hopefully our relationship with Eskom will benefit from these meetings.

## 7. **WATERFRONT RULES (CLAUSE D OF THE CONDUCT RULES).**

Water rules applicable to all watercraft as well as to the use of the Waterfront area, jetties & slipway

1. Every owner launching or using any type of boat from any place on the shores of the Township must bind themselves to the "Boating Rules and Regulations" as enacted and condensed from the Transvaal Nature Conservation Ordinance and Regulations 12/1983 as amended as well as the Rules and Regulations of the Bronkhorstspruit Dam Water Safety Committee. Boat trailers must be removed from the communal launching slipway and parked in the area provided for them. Vehicles may not be left on the communal slipway or any place where they may cause an obstruction. Should a tractor or a truck be provided by the Association, it may only be used in accordance with the rules and guidelines laid down by the Association.

2. Only 1 Guest Watercraft per owner / resident will be allowed into the Estate per day. This Guest Watercraft must be accompanied by the owner /

*resident or alternate arrangements to facilitate entry to be made beforehand with Security by the Owner / Resident.*

*3. An Owner / Resident is limited to a maximum of 10 guests per day at the Waterfront Area or alternatively to obtain written consent from the Board to exceed this number.*

*4. All owners / residents must accompany their guests at launching area.*

*5. No guest's water craft are allowed without owners / residents presence.*

*6. Launching and docking hours are between 6h30 am to 18h30pm from 1 Sept – 30 April and 7h30 – 17h00 from 1 May -31 August.*

*7. Day visitors, owners and residents are allowed to use the area only between 6h30 to 19h00.*

*8. Fisherman may use area 24 hours but after 18h30 they have to be quiet.*

*9. No camping at all.*

*10. Only braai's to be used.*

*11. No wild parties, loud music, drinking and dancing at all.*

*12. The abuse of alcohol is not allowed and persons who make themselves guilty of misuse will be removed and forbidden to enter the area again.*

*13. Parked vehicles must keep have their doors closed to leave enough parking spaces available for other vehicles.*

*14. Please keep music in vehicles to a level that does not disturb other people.*

*15. Members are responsible for their families, guests, friends and tenants behavior. Misbehavior might lead to a fine or to be banned from the launching and picnic area.*

*16. Please make use of the dustbins and keep area clean.*

*17. Aqua vista is not a holiday resort but a residential area and the privacy of the owners / residents must be respected at all times.*

*18. Skippers license and COF for water vessels must be on board and be produced at any time on request.*

*19. A contravention of any of the above rules may result in a member's right of access and use of the Waterfront area (Erf 15) to be restricted by the Board in its sole discretion.*

***Security has been requested to give special attention to excessive drinking and partying at the Waterfront area. Members are responsible for irresponsible behavior by their guests.***

*Aqua Vista Greetings.  
Marlene Holder – Editor.*

**Directors: HC Boshoff, G Chantler, HB du Toit, GA Gerber, M Wagstaff**