

# 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.



### PREVALENCE OF COVID-19 IN THE ESTATE + HOLDING OF AN AGM.

We request that Covid-19 infections be reported immediately to the Estate Office. This information will be dealt with confidentially but will be of great value to determine what preventative actions can be taken by Management.

The Board is of the opinion that the holding of an AGM at this stage of the 3<sup>rd</sup> wave of the Covid-19 endemic in South Africa could possibly initiate a super spreader event which should be avoided at all costs and therefore postponed to a later date. All indications are that such a meeting should not be held before the end of July / mid-August of this year.

Members were requested to inform the office should they not be in support of the Board's recommendations in respect of the holding of an AGM. The office only received one notification of non-agreement.

Members will be updated accordingly.

**Be Careful and Keep Safe.**

Henri du Toit  
Director

Marlene Holder  
Editor

## 2. POPI ACT.

With the assistance of Serr Synergy we are in the process of implementing the following POPI policies:

- Record and Archiving Policy.
- Remote working from home Policy.
- Staff Policy.
- Physical access security Policy.

Marlene Holder has been appointed as Information Officer and we are making the necessary arrangements for her to be trained on legal compliance as is expected of all business owners in South Africa.

### **3. WATER.**

Find attached the latest water analysis report of the Dam Water & Purification Plant.

The water problem at the dam has a long and problematic history which has been getting worse over years as sewage spillage; farming and many other factors have contributed towards the pollution which has now become practically endemic.

The HOA are investigating sources of water as an alternative (or additional) to the current abstraction from the heavily polluted dam water.

An existing borehole on adjacent property can be fitted out and connected to our reservoirs. The water is potable and of good quality but corrosive because of high PH and Langelier saturation levels that will necessitate the installation of a Treatment Plant.

Members will be updated regarding the process.

### **4. INCREASE IN ESKOM TARIFFS + PURCHASE LIMIT OF PREPAID ELECTRICITY.**

Eskom has increased its retail power tariffs by 15.06% as from 01/04/2021.

The Aqua Vista rate is now R2.22 excl. vat.

**The maximum amount of electricity that may be purchased from Impact Meters at any one time has been increased from R3, 000.00 to R5, 000.00 to make it more convenient for members.**

### **5. HOA ARCHITECT - MONTHLY INSPECTIONS.**

The HOA's Architect is doing monthly inspections at Aqua Vista during the last week of each month.

If you have any queries in respect of construction/building and would like to meet with the Architect on site please make an appointment beforehand with Chantel Hurter (HOA Architect):

**Cell:** 072 423 9467

**Email:** [planc.arc@gmail.com](mailto:planc.arc@gmail.com)

### **6. GENERATORS - RULES TO IMPLEMENT.**

The HOA is investigating the use of Generators and the implementation of the following rules:

- *Generators shall only be run during electricity outage periods and not between 10 pm and 6 am.*
- *Whether installed internally or externally, adequate precautions shall be taken to ensure health and safety issues are addressed, including precautions against toxic fumes.*
- *The aesthetics of the Estate must not be adversely affected.*
- *The noise level experienced at a neighbour's boundary must be acceptable.*
- *The owner installing a generator must accept an inconvenience to himself in order to limit inconvenience to his neighbours.*
- *A resident installing a generator must show particular consideration towards his neighbor in respect of aesthetics and noise when locating and operating such generator.*
- *Generators may only be installed within the property and shall be placed as unobtrusively as possible in respect of both road side aspects and potential impact on neighbouring properties.*
- *An outdoor generator shall be enclosed in an aesthetically approved acoustic housing.*
- *A formal application shall be submitted to the Estate Manager for permission to install a generator. The application shall include the following;*
  - Specifications of the generator;*
    - *The make thereof*
    - *The rated output*
    - *Whether it is fuelled by diesel or petrol*
    - *The manufacturer's noise rating*
    - *Location plans in respect of the generator*
- *The decibel level of a generator shall not exceed 60 dBA at the boundary of a neighbour's property.*
- *Regular testing by management, using a calibrated decibel meter, will be carried out to ensure that the decibel level complies with the above.*
- *Only one generator with a maximum of 7½ KVA per home will be permitted.*
- *A generator may only serve as an emergency back-up and shall therefore operate only during power failures or outages and shall, in any event, not be operated between 10pm and 6am – provided that it shall be permissible to operate a generator for a period not exceeding 15 minutes immediately following the end of a power failure or outage period, or for such a period when the generator needs to be run to check operability in accordance with good maintenance practices.*
- *Where a generator is connected to the main electrical Distribution Board in the home through an automatic changeover switch, the timer shall be set so that the generator does not run between 10pm and 6am. Furthermore, during periods where the house is unoccupied the automatic changeover switch must be disabled.*
- *Exhaust fumes shall not cause a nuisance or health hazard.*

7.

## **SLAUGHTERING OF ANIMALS FOR CULTURAL, RELIGIOUS OR OTHER PURPOSES - RULES TO IMPLEMENT.**

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*Slaughtering of animals for religious and cultural purposes within the Estate shall only be permitted within the confines of a residential erf (and not under any circumstances on Common Property) subject to the following conditions;*

*a. At least two weeks written notice of the intended religious or cultural event requiring such ritual slaughter shall be given to the Board, specifying:*

*i. the date and time of the proposed slaughter;*

*ii. the type of animal to be slaughtered;*

*iii. the name and qualifications of the person who will be carrying out the slaughter;*

*iv. confirmation that the animal will be brought onto the premises immediately prior to the ritual slaughter and that the carcass, and all remains of the animal, will be removed immediately from the premises after the act of ritual slaughter.*

*b. A notice from the local authority shall accompany the above notice confirming that all bylaws with regard to the ritual slaughter have been/will be complied with.*

*c. A notice from the health department shall accompany the above notice confirming that health department specifications with regard to ritual slaughter have been complied with/will be complied with.*

*d. A certificate from the Society for the Prevention of Cruelty to Animals (SPCA) shall accompany the notice confirming that an official from the SPCA will be present at the proposed event to ensure that the animal to be slaughtered will not endure unnecessary pain and suffering during such slaughter.*

*e. Notice shall also be given to owners of adjacent erven of the date and time of the proposed slaughter.*

*Failure to comply with the above requirements shall entitle the Board of the HOA to prevent the act of ritual slaughter from taking place or debiting the owner concerned with any costs incurred or fines imposed.*

*Friendly Aqua Vista Greetings.  
Marlene Holder (Secretary) – Editor.*