

AQUAVISTA HOME OWNERS ASSOCIATION (RF) NPC

REG NO. 2001/019065/08

22 Versterpark, Bronkhorstspuit, 1020
PO Box 1462, Bronkhorstspuit, 1020
Tel (013) 932 1815 / 0312
Fax (013) 932 2940
E-mail: aquavista@penta-net.co.za



August 2021

NEWSLETTER INSIDE THIS ISSUE:

1. Directors Note.
2. Alternate Water Source: Borehole.
3. Budgets.
4. Generators – Rules to implement.
5. BHS Chicken Farm.
6. Cleaning of Empty Stands.

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 retaining wall adjacent to the Water Purification is ± 3 meter high and a potential source of danger, especially to children.

It has been decided to erect a "Clear View" barrier on the wall and also install a gate to prevent unaccompanied children from entering the area from the play park.

Henri du Toit
Director

Marlene Holder
Editor

2. ALTERNATE WATER SOURCE: BOREHOLE

We have made good progress with the development of the borehole as an alternate source of water. The Eskom transformer has been activated and the borehole tested for a 13hour period. Yield Test Certificate No. 2021/25 and the borehole test record sheet – **attached**.

The Borehole has been equipped and the Borehole Package Water Treatment Plant installed (WTP).

See Photo's below:



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



We require an electrical connection at the WTP in order to make it operational and for this purpose extensive trenching in very rugged and rocky terrain is required. We were making good progress with this but unfortunately the trenching machine has broken down and is being repaired.

*The Borehole water was tested on 11/10/2018 and again on 08/07/2021. The Microbiological Analysis test reports – **attached**.*

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

3. BUDGETS.

Because of Covid-19 Lockdown restraints and certain financial information outstanding, the Board has as yet not finalised the 2021/2022 budget. You were informed during July 2020 of the previous budget increases which are still applicable and payable until the 2021/2022 budget has been finalised. We are attempting to make the budget more user friendly as it is becoming an extremely ungainly and very detailed document.

Also take note of the Tshwane water tariff increase as of July 2021. Our water charges are based on the Tshwane water tariff minus 30% discount.

4. GENERATORS - RULES TO IMPLEMENT.

The HOA is investigating the use of Generators and the implementation of the following rules that have been amended since the previous Newsletter for your feedback and recommendations:

GENERATORS

- **Preamble:**

- 1.1 Generators shall only be run during power failures or electricity outage periods.
- 1.2 Whether installed internally or externally, adequate precautions shall be taken to ensure health and safety issues are addressed, including precautions against toxic fumes.
- 1.3 The aesthetics of the Estate must not be adversely affected.
- 1.4 The noise level experienced at a neighbours boundary must be acceptable.
- 1.5 The owner installing a generator must accept an inconvenience to himself in order to limit inconvenience to his neighbours.

- **Rules:**

- 2.1 A resident installing a generator must show particular consideration towards his neighbor in respect of aesthetics and noise when locating and operating such generator.
- 2.2 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.
- 2.3 An outdoor generator shall be enclosed in an aesthetically approved acoustic housing should it create excessive noise.
- 2.4 Should a generator to be installed not comply with these rules a formal application shall be submitted to the Estate manager with full details of non-compliance.
- 2.5 The decibel level of a generator shall not exceed 60 dBA at the boundary of a neighbours property.
- 2.6 Regular testing by management, using a calibrated decibel meter, may be carried out to ensure that the decibel level complies with the above.
- 2.7 Only one generator with a maximum of 15 KVA for a single phase and 20 KVA for a three phase connection per home will be permitted.
- 2.8 A generator not complying with these rules installed before the coming into effect thereof must be brought to the attention of the Estate Manager

who may authorize the use thereof subject to conditions that he may impose.

2.9 A generator may only serve as an emergency back-up and shall therefore operate only during power failures or outages

2.10 Exhaust fumes shall not cause a nuisance or health hazard.

5. BHS CHICKEN FARM.

Kindly receive the attached response to comments for the proposed development of the Bronkhorstspuit Chicken Farm. BHS Catchment Forum's responses are highlighted in blue – attached.

We are a member of the Catchment Forum.

6. CLEARING OF EMPTY STANDS.

Empty stands have been cleared of building and other rubble by the HOA. The majority of empty stands are obliged to pay penalty levies amounting to R1, 500.00pm for failing to build within the prescribed time limits and are far in arrears with these payments. It would be a waste of time and money to charge them for the clearing of the rubble from their stands especially as they usually deny responsibility for the illicit dumping thereof.

All Residents are requested not to dump rubble of any kind on empty stands.

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