

AQUAVISTA HOME OWNERS ASSOCIATION (RF) NPC

REG NO. 2001/019065/08

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December 2021

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BOARD OF DIRECTORS:

HB du Toit
G Gerber
M Wagstaff
L Botha
A Laher

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.

The HOA would also like to welcome the two new Directors Leon Botha and Azad Laher appointed at the last AGM on 16 November 2021. The AGM minutes were e-mailed to all members on 30/11/2021.

Henri du Toit
Director

Marlene Holder
Editor

2. HOA OFFICE & CONTRACTORS CLOSING TIMES.

HOA Office Closing Times:

Close: 10 December 2021.
Re-open: 05 January 2022.

Contractors Closing Times:

Close: 15 December 2021.
Re-open: 10 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. **Johannes Landman (Estate Manager):**
082 997 0587
2. **Kobus Wilke (Maintenance Manager):**
071 641 9485
3. **Wimpie van der Walt (Security Manager):**
083 794 8681

4. CLUBHOUSE BOOKINGS.

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

- 04/12/2021, 05/12/2021, 10/12/2021, 11/12/2021, 12/12/2020, 16/12/2021, 18/12/2021 and 19/12/2021.

Please contact the HOA Office if you would like to book the Clubhouse, alternatively you can contact **Wimpie van der Walt (Cell: 083 794 8681)**.

5. WATERFRONT RULES.

CONDUCT RULES – CLAUSE D:

D. 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 Samsa Small Vessel Policy: Implementation of the Merchant Shipping (National Small Vessel Safety) Regulations 2007 (as amended) Version 4. 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. No overnight parking/docking of vehicles, trailers or boats allowed.

2. A Member / 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.
3. All owners / residents must accompany their guests at launching area
4. No guest's water craft are allowed without owners / residents presence
5. Launching and docking hours are between 6h30 am to 18h30pm from 1 Sept – 30 April and 7h30 – 17h00 from 1 May -31 August
6. Day visitors, owners and residents are allowed to use the area only between 6h30 to 19h00.
7. Fisherman may use area 24 hours but after 18h30 they have to be quiet
8. No camping at all
9. Only braai's to be used
10. No wild parties, loud music, drinking and dancing at all
11. 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
12. Parked vehicles must keep have their doors closed to leave enough parking spaces available for other vehicles.
13. Please keep music in vehicles to a level that does not disturb other people.
14. 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.
15. Please make use of the dustbins and keep area clean.
16. Aqua vista is not a holiday resort but a residential area and the privacy of the owners / residents must be respected at all times
17. A valid skipper's license, COC and CDF for water vessels must be on board and be produced at any time on request.
18. 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.

Please ensure that COF's are up to date, valid Skippers and all safety equipment valid and on board and all rules are obeyed as SAPS Water Wing will be on the water in December.

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

6. ESTATE SECURITY.

The safety of residents living in the Estate has always been the prime concern of the Board. The Estate Manager has weekly meetings with Wimpie van der Walt on site and regular contact is maintained with Eric van der Watt, the CEO of Securezza.

Security is possibly one of the most difficult disciplines to control and maintain efficiently in an Estate setting especially in an area with open and extremely rugged perimeters. We are a member of the Association of Residential Communities (ARC) with more than 500 affiliated members. Security problems and increased levels of crime are a prevalent problem everywhere. The Security situation in the Estate is presently remarkably good.

There was one serious matter a few months ago and the latest incidents which are clearly vandalism most possible committed by children living in or visiting the Estate. Watchfulness on the part of residents would be extremely helpful to address this problem.

Members who have concrete evidence indicating a failure on the part of security to carry out their duties should report this to the HOA or Security Management by telephone or e-mail and not on an open whatsapp group unless of course it is an emergency situation necessitating immediate assistance by neighbours or other residents living in the Estate.

Two members and one non-member are constantly accusing the Security of non-compliance with their obligations and responsibilities. This virulent critique is conducted on a whatsapp group setting instead of through official channels of communication. This type of conduct creates fear and apprehension among residents and is apparently triggered by occurrences such as the smearing of a car with mud which must of course be investigated and reported on but not used to initiate an attack on Security protocol. Furthermore to make derogatory statements such as (quote) “we will put up a banner at the entrance for the crooks to take into account and that they should only enter on sunny days”. (unquote) and; (quote) “All residents please do yourself a favour and ask the guards themselves how they feel about their current working conditions”. (unquote)

This is totally unacceptable and unethical.

All aspects of the Security industry are strictly regulated and the Guards are placed in an extremely difficult position by asking them questions relating to their working conditions and relationships with their employees.

The Estate Manager has been tasked with ensuring the presence of a Supervisor when conducting his Monday morning Security Meetings with Wimpie van der Walt.

We would like to congratulate certain of our members/residents who made such positive and constructive proposals regarding the Security situation on the whatsapp group during the weekend of 4/5 December 2021.

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