

# AQUAVISTA HOME OWNERS ASSOCIATION (RF) NPC

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## **NEWSLETTER** (Editors: Henri du Toit + Marlene Holder)

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## **1. DIRECTORS NOTE.**

The Board of Directors are now made up as follows:

HB du Toit – Chairman  
G Gerber  
M Wagstaff  
L Botha – Newly Appointed  
A Laher – Newly Appointed

## **2. ANNUAL GENERAL MEETING (AGM) held on 16/11/22.**

### **- Report Back:**

#### **2.1 Perimeter Security:**

**Quotations for perimeter security received so far are the following:**

**2.1.1 Northern Boundary** comprising a 2.4m free standing electrical fence with flatwrap razor wire = R1.5M.

**2.1.2 ClearVu Fencing/northern Boundary**= R4, 135 000.00

**2.1.3 Perimeter CCTV Cameras -**  
Western Perimeter = R1, 433 811.00  
Eastern Perimeter = R1, 271 454.00  
Northern Perimeter = R1, 610 337.00  
Southern Perimeter = R1, 737 608.00  
**Total = R5, 385 180.93**

Further quotations are under investigation. The only practical solution appears to be thermal cameras but lightning could be a problem. A solid wall on the Northern perimeter is also under investigation.  
**(Item 7 of AGM)**

## **2.2 Dispute – J. Hopley and J van Greuning:**

Johan Hopley has been requested to arrange a meeting with Johan van Greuning to bring closure to this matter.

**(Item 8 of AGM)**

## **2.3 Park Play area for Children:**

The development of a play park area for children by Andre Meyer on Portion 86 of Erf 26 is still under investigation and members will be given feedback as progress is made.

**(Item 12 of AGM)**

## **2.4 Failure to reply to e-mails:**

A number of members complained that they had not received replies to e-mails sent through official channels of communication to the office. This complaint was dealt with in a condescending and derisive way by a number of members.

The Chairman then made the following note at the end of the minutes of the AGM:

**“Should a member not have received a reply to a email please forward a copy thereof to the office on or before 03/12/2021. Should you fail to do so we will accept that you did not experience any difficulties in this regard.”**

Subsequently, not a “single” member took up this invitation to confirm a failure by the office to reply to any e-mails.

A further opportunity is granted to members to respond accordingly. Such remarks are unfortunate as officials of the HOA tasked with liaising with members are meticulous in their dealings with e-mail correspondence. Members must feel free, if they have not received any response to e-mail correspondence, to please forward such mails to [aquavista@penta-net.co.za](mailto:aquavista@penta-net.co.za) Attention Marlene.

## **2.5 Amendments to Mol:**

During the AGM the necessity to amend the HOA’s Memorandum of Incorporation (MOI) was discussed to make provision for AGM and Special Meetings of members to be conducted electronically (on-line). Some members also suggested further amendments to the MOI. It was requested then that those members who wish to propose any amendments to the MOI should please forward their proposals to the Board. To date, no proposals were received. Members are again invited to forward any proposed amendments in writing to the Board. The idea is to get finality on all the amendments before we embark on a process to amend the MOI. This is more practical than to attempt to effect amendments at different stages.

**2.6 Mr. v.d Vyver’ s complaints** regarding the removal of his builders to a different building site, the inconsistent application of the rules and a personal vendetta conducted against him by officials of the HOA were investigated. The matter occurred in 2018. The issue regarding non applying the rules consistently was apparently discussed by Mr. v.d. Vyver with some board members informally way back then, but it was never officially reported. Due to the lack of records and individuals not able to recall events, the Board can only make conclusion based on the evidence available. Subsequently, no grounds to suggest wrongdoing or inconsistent applying of rules (nepotism) could be established.

**(Item 5 of the AGM)**

**2.7 Mr. v.d Vyver** also raised the concern of the prepaid electrical meters the Board implemented without reverting back to members at an AGM.

Extracts from the various documents relevant to this matter are reflected below;

Clause 9.3 AGM held on 20/02/2019 (and I quote)

*“The HOA compiled a comparative list of 4 different companies (Impact Meters, PEC, P&E and UMFA) that provided the HOA with quotes in respect of the outsourcing of electricity and water readings. The list is attached to the minutes. The matter is discussed and will be investigated properly (including prepaid electrical meters) before a decision is made by the Board. The members will be informed before any agreements are signed.”* (unquote)

Clause 5.1 Board Meeting held on 28/10/2019 (and I quote)

*“In principle the Board approves the prepaid electrical meters and outsourcing the services to Impact Meters.*

*The matter will be presented at the next AGM to inform members of the Boards decision.”* (unquote)

Par. 2 Newsletter of April 2020 sent out to all members (and I quote)

*“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* (unquote)

*The contract with Impact Meter Services was finalized and signed on 22/05/2020.*

*It is abundantly clear from the above that members were informed of the Board's decision to implement and outsource the prepaid metering system to Impact Metering Services before the agreement was signed. It seems that some members may have interpreted the decision at the AGM of 20/02/2019 to “inform members before any agreements are signed” as meaning that an AGM will be held before a decision is taken. The intention was never to call on members at a special meeting of members to take a decision, but rather to liaise with members through the normal communication channels on progress and the various options available as considered by the Board and as reflected by the various extracts above.*

**(Item 8 of AGM)**

### **3. WATER LEAK DETECTION EQUIPMENT.**

*The difficulty of tracing water leaks in the Estate has made it necessary to investigate the necessity of acquiring equipment to trace these leaks. The best equipment available is extremely expensive as can be seen from the attached quotation. LED Pumps has proposed that we purchase the equipment on a 50%-50% basis with them which would make it economically more viable.*

*The matter is being investigated and members will be given feedback.*

### **4. SOLAR OPTIONS.**

*Access to alternative electrical supply options are under intense investigation. The ultimate goal is to replace Eskom supplied electricity to the Estate in total with an alternate source of power such as solar.*

## **5. CRIMINAL CHECKS.**

*Criminal Checks are presently carried out in respect of all contractors, domestics and gardeners. This has now been extended to all tenants. A tenant must give his consent for security to do a criminal check and the prescribed consent form will now be included as part of the documentation to be completed by all new tenants before they can move into the Estate.*

## **6. STORM WATER PROBLEMS.**

*Prolific and unforeseen rainfall has been endemic to the Bronkhorstspruit area for the past few months. The Estate has not experienced storms of this magnitude since its inception. The mountain terrain and sponge like geological ability of the area to absorb water and the subsequent eruption of fountains of water in the most unlikely places has resulted in damage to roads and certain residential properties. Although these occurrences are practically impossible to fully control, the following proposals put forward by our Architect (Chantel Hurter) are being investigated and may be implemented.*

**Proposal to amend the Architectural Guidelines as follows;**

- 1.) *Provide a Certified Surveyors diagram showing stand boundaries, servitudes and 500mm contours.*
- 2.) *Provide Engineers Storm water plan.*

**Implementation:**

- 1.) *A Surveyor's diagram showing the boundaries of the property and 500mm contours. This is an excellent proposal as a number of properties in the Estate have been built across the demarcated boundaries and in one case on the wrong stand. The ½ meter contour will also be a good indication of the directional flow of storm water.*
- 2.) *An Engineer will then be able to determine the best remedies to address the storm water problems such as siting, structural and height adaptations and the utilisation of grids and storm water pipes.*
- 3.) *Neighbouring properties are a given and will have to be accepted as such except if they give rise to serious storm water problems in which case the neighbours will have to negotiate to find a solution. The HOA can also assist in this respect.*
- 4.) *Changes to road gradients and the installation of additional storm water pipes will only be considered by the Association under exceptional circumstances.*

*The damaged roads will be repaired as soon as the constant rain subsides. Certain residential properties that were negatively affected by the storm water have been attended to by owners with the cooperation of the HOA.*

## **7. FRAUDULENT TRANSACTION - SECUREZZA GUARDING (PTY) LTD.**

1. *A guarding Service Company by the name Securezza Guarding (Pty) Ltd is employed by the Aqua Vista Home Owners Association (RF) NPC (hereafter referred to as Aqua Vista)*
2. *On 24/02/2022 we received notifications from Securezza that their banking details had changed from FNB to Standard Bank. The new account details were also confirmed by Standard Bank. We also received a number of telephone calls falsely confirming the correctness of the new account.*

3. *The prescribed monthly guarding fee was paid into the Standard Bank account.*
4. *On 25/02/2022 we were informed by Securezza that their banking details had not changed.*
5. *The matter was reported to Standard Bank as well as to SAPS*
6. *It is clear that professional hackers accessed the private company information of Securezza which was then presented to us.*
7. *Our office staff acted on the information which had been furnished to them which on the face of it appeared in all respects to be correct.*
8. *The good news is that Standard Bank was able to freeze the false Standard Bank Account and the money returned to Aqua Vista.*

## 8. **DRONE RULES.**

*Conduct Rules applicable to the use of Drones have been provisionally finalised and are attached hereto for comments, if any.*

## 9. **DOMESTIC WASTEWATER.**

*“Domestic Wastewater” means wastewater arising from domestic and commercial activities and premises, and may contain sewage.*

*Our wastewater is subject to a primary and secondary treatment process and is presently utilised for irrigation purposes. We are presently in the process of upgrading these treatment processes.*

## 10. **WATER HYACINTH.**

*Water Hyacinth has reached the Bronkhorstspuit Dam and the situation is extremely serious. Please support the BHS Catchment Forum and Estate efforts to control the hyacinth. Mr. Leon Botha represents the Estate on the Forum and will inform residents of all the relevant arrangements to provide assistance in this regard.*

## 11. **SECURITY MANAGEMENT.**

*Wimpie van der Walt has terminated his services with Securezza and will be working as a Compliance Officer at Silverlakes as from 01/04/2022. Mr. Sam Masilela has been appointed to take his place. Please afford him the opportunity to find his feet and settle into the job as Security Manager. His contact number is 072 900 3072*

## 12. **POTHoles.**

*The potholes at the Entrance to Aqua Vista have at long last been attended to after a lengthy process of requests and cajoling finally bore fruit.*

*Friendly Aqua Vista Greetings,  
Marlene Holder (Secretary) and HB du Toit (Chairman)*