

AQUAVISTA HOME OWNERS ASSOCIATION (RF) NPC

REG NO. 2001/019065/08

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NEWSLETTER (Editors: Henri du Toit + Marlene Holder)

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INSIDE THIS ISSUE:

1. Directors Note.
2. Glovent Application.
3. Water Hyacinths.
4. Amendment of Rules.
5. Children's Facilities / Park.
6. Budget (increases)
2021/2022 – 2022/2023.
7. Emerald Sky - Directors.
8. Solar.

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.

Please take a few minutes of your time to read our Newsletter.

We use this method to send important information to Members and to keep Members up to date with "what's going on" in Aqua Vista.

2. GLOVENT APPLICATION.

The HOA together with Glovent launched an upgraded communication system and all members should have received an invite from the Glovent system by now, if not - please contact the office.

It is important that all members download the new Glovent Application as all communication is sent out through the Glovent application and the old system is no longer functional, otherwise members may miss important information.

This is an exciting new project for the HOA and we would like to involve all members. The application is beneficial to the administration of the Estate and to members as well.

3. WATER HYACINTHS.

The Bronkhorstspuit Catchment Management Forum (BCMF) is a small group of volunteers who formed and run a Non Profit Company with a mandate to tackle issues threatening the biodiversity and water quality of the Upper Olifants River Catchment area, which includes Bronkhorstspuit Dam

Due to the rapid spread of water hyacinth in the Bronkhorstspuit Dam and river, fuelled by the high nutrient levels caused by sewage plants, industry and farming, the BCMF has applied to the Department of Forestry, Fisheries & Environment for authorisation to spray, remove & boom

the hyacinth in the dam. A public participation event to present the purpose of this application and answer questions will be held on 20 August 2022 at the Kungwini Solarium at 11h30. All Aqua Vista Residents are welcome to attend – **pamphlet attached**.

It is important to note that the above is only a part of all the actions taken by the BCMF. They are working on a number of initiatives to not only address the hyacinth but also all other alien invasive species and furthermore to address the sources of all these unwanted nutrients.

Your participation and support not only in this event but all other initiatives undertaken by the BCMF will be of great value to ensure we continue enjoying our dam.

You are welcome to liaise with our delegated Board Member, Mr. Leon Botha should you wish to participate or contribute in any way or would just like to be informed of what is being done to protect our dam.

4. **AMENDMENT OF RULES.**

Conduct Rules Issue 4 attached – Please take special note of amendments number “D4”.

Architectural Guidelines Issue 4 attached – Please take special note of amendments number “D4”.

All HOA rules are available on our website: www.aquaivsta-estate.co.za or on the new Glovent Application.

5. **CHILDREN FACILITIES / PARK.**

Andre Meyer has withdrawn from the project due to the complaints received from members. The members who complained were informed of Andre’s decision.

The Board appreciates all Andre’s efforts.

6. **BUDGET 2021/2022, 2022/2023 INCREASES.**

In terms of Clauses 7.1 to 7.5 of the Memorandum of Incorporation (MOI) the Directors are responsible and authorised to determine the levies payable – **attached the approved Budget for 2021/2022 – 2022/2023.**

The following increases will be effective from your next account:

<u>Levies</u>			<u>Increase</u>
Normal Levies:	R2, 020.00	-	R2, 185.00
Levies (The Court & Terrace):	R1, 000.00	-	R1, 100.00
Consolidated Levies:	R3, 030.00	-	R3, 280.00
Boat Locker Levies:	R195.00	-	R210.00
Clubhouse Bookings:	R850.00	-	R1, 000.00

Water – Tshwane Rates minus 10%.

The penalty levies for empty stands and half built houses + the monthly sewage fees will remain the same.

7. EMERALD SKY DIRECTORS.

The HOA received HJ Jacob's resignation as Director from Emerald Sky Trading 733 (Pty) Ltd and any proposals/recommendations by member for a new Director would be appreciated.

8. SOLAR OPTIONS.

The HOA is investigating the possibility of reducing energy costs and to provide a more reliable source of energy for all Home Owners as well as the HOA through having a Solar Energy Plant on site supplying the Estate, smart energy metering, energy management and tariff concessions. The following is under consideration:

- To replace free of charge where/if needed the current electricity meters inside the Aqua Vista estate and establish communication with the meters for billing purposes. Will make the necessary arrangement with Impact Meter Services and the Aqua Vista Home Owners Association (RF) NPC to terminate the existing metering contract without prejudice to any of the contracting parties.*
- To grant a tariff concession for the consumers and to reduce the energy cost to the HOA.*
- To give total transparency on energy usage, via software, allowing the energy user to understand their energy consumption. Providing an easier, faster way to pay for energy consumption.*
- Hardware to conform to regulatory requirements.*
- This will enable us to understand the actual energy usage and behaviour.*
- The solar generated energy will then be billed through a dedicated system.*
- This will provide energy management capability to the HOA, enabling them to reduce further energy cost.*

We recommend that members who intend to install solar systems to their homes please reconsider this option until we have finalised our investigations regarding the erection of a solar plant to service the Estate. This should not take longer than 4 months.

Mr. Uwe Hammerle of Stand 18/24 is a member of the HOA and the Board is utilising his services and expertise to assist us with the investigation. He is in the business of installing solar systems.

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