

AQUAVISTA HOME OWNERS ASSOCIATION (RF) NPC

REG NO. 2001/019065/08

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APRIL 2023

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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:

Please take a few minutes of your time to read our quarterly Newsletters. We use this method to send important information to Members and to keep Members up to date with “what’s happening” in Aqua Vista.

Editors – Henri du Toit (Director) & Marlene Holder (Secretary)

2. CCTV CAMERAS:

CCTV Cameras on the Northern Perimeter are installed and finalized – amounting to R607, 424.00. Security guards in process to undergo the necessary training to implement the system.

The next step is that CCTV Cameras are also going to be installed at the Security Gate and at the Waterfront.

3. HYACINTHS CRISIS:

It is unlikely that we will be able to eradicate all of the Hyacinths. Our target is to control it to a range of 5% to 15% coverage on the dam for the foreseeable future.

In order to exercise the necessary control measures funding will be required. The funding will be primarily derived from corporate donations and estate levies.

In the case of Aqua Vista the following dedicated bank account has been established to accommodate these funds:

*Emerald Sky Trading 733 (Pty) Ltd
Standard Bank
Branch: 052 850
Account Number: 331 953 617
Reference: Erf Number*

The account and expenses will be managed by the existing Aqua Vista Management Team and be subject to all the

existing control measures.

Members and Corporates are requested to pay voluntary contributions into the designated account and utilise their Erf Number as a reference for the payment.

At the next AGM a decision will then have to be taken on whether to institute a compulsory Hyacinth Levy.

It has been decided to establish a committee who will be responsible for the following:

- Instituting hyacinth control measures for the AquaVista HOA (AVHOA)
- Closely collaborating with similar committees established by the various Estates and with the BCMF.
- Requesting and utilising funds made available by the AVHOA for the above purposes.
- Regular reporting on progress made and funds utilised.
- The Committee will be made up as follows;

Phillip Tossel Cell: 082 442 5715 / Email: PhilipT@mcmotor.co.za;

Lloyd van Wyk Cell: 082 404 3473 / Email: lloydvanwyk@hotmail.com and;

Hennie Boshoff Cell: 083 283 6616 / Email: hennie@ilangasa.co.za

Leon Botha (a Director of the AVHOA) will be the liaison officer acting as an intermediary between the committee and the Board of Directors.

The Hyacinth problem has its origins in water pollution emanating mainly from the Delmas Sewage Plant which is totally defective.

In order to refresh your memory I am attaching copies of Notification 38/2023 and 39/2023.

The response in respect of voluntary donations from members has been negligible with the result that HOA workers have had to be utilised to clear and remove the Hyacinth from the Jetty areas. This has resulted therein that they have not been able to carry out their normal duties in the Estate with concomitant complaints emanating from members regarding these failures.

It has therefore been decided that the Aqua Vista workers will no longer be utilized for this purpose.

These functions will now have to be carried out by members and/or contractors which will be extremely difficult in the long term without funding.

The Aqua Vista hyacinth team are doing outstanding work in co-operation with similar committees established by the various Estates and the BCMF. They are dealing with all the hyacinth around the dam so our Estate will be attended to on a rotation basis.

4. DR. J PELSER 36/24 - BREAK-IN:

The investigation into the housebreaking incident that occurred at Dr. Pelsers house is finalized. The report which is confidential has been provided to him and it is his decision whether to post it on the group.

At this stage of the investigation we cannot fault any of the security protocols that were followed.

Please note that each member is responsible to secure and protect his house to the best of his ability. Any suspicious behavior or criminal activity that you observe in the Estate should please be reported to Security.

5. BOAT LOCKERS MAINTENANCE:

The Boat Lockers have become an eyesore as a result of a lack of maintenance. Numerous efforts have been made to persuade the owners to jointly upgrade the Lockers but without success.

It has been decided by the Board of Directors that the unsightly appearance of these buildings should be remedied by painting and repairing the outside walls.

A number of quotations have been received and the most reasonable amounts to R1, 700.00 per structure. A contractor has been appointed to remedy the situation and thereafter to recover the reasonable costs so incurred from the relevant Member (Clause 10.3 of the Memorandum of Incorporation).

6. DOGS ROAMING THE STREETS:

Aqua Vista is experiencing problems with dogs roaming the streets, therefore we are attaching hereto a "Dog Complaint Form" for your attention.

If you are experiencing any problems regarding dogs, please complete the attached form and send it to the office. Your complaint will be investigated and we will revert to you a.s.a.p.

Please take care of your animals and don't let them become a nuisance to your neighbours.

7. GLOVENT APP:

The HOA is again requesting all members to download the Glovent App to be enabled to receive communication and information from the HOA.

All members received an invite from Glovent to download the application, but there are only 34 members active on the application.

Find attached the following information regarding the app and its functions:

- Get to know your community member App. (This document provides you with all the services provided by Glovent on the application.)

The application can be downloaded from the App Store. Follow the prompts and join the "Aqua Vista Community" whereafter your membership will be confirmed by the HOA Office.

You will thereafter enjoy numerous benefits – we strongly recommend that you join this outstanding application.

8. **BUDGET 2023/2024:**

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 2023/2024 with a 6% increase.

The following increases will be effective from your next account:

<u>Levies</u>			<u>Increase</u>
Normal Levies:	R2, 185.00	-	R2, 320.00
The Court & Terrace Levies:	R1, 100.00	-	R1, 170.00
Consolidated Levies:	R3, 280.00	-	R3, 480.00
Boat Locker Levies:	R210.00	-	R225.00
Sewage (The Court & Terrace):	R500.00	-	R530.00
Sewage (Waterfront)	R850.00	-	R900.00
Jetty Barge Rentals	R150.00	-	R160.00

Water – Tshwane Rates.

Clubhouse Rentals and the penalty levies for empty stands and half built houses will remain the same.

9. **ESKOM INCREASE:**

The annual Eskom Increase of 18.6% was implemented as from 01/04/2023.

The old tariff was R2, 4339

The new tariff is R2, 8877

10. **IMMOVABLE PROPERTY TO BE SOLD IN EXECUTION:**

The following erven at Aqua Vista will be auctioned:

Place: Sheriffs Office
51 Kruger Street
Bronkhorstspuit
(adjacent to SAPS)

Date: 10 May 2023
Time: 10:00am

Description: Portions 51, 91, 198, 42 and 194 of Erf 26 Kungwini Country Estate. **(Map Attached)**

Conditions of sale can be viewed at the Sheriffs Office as from 9 May 2023.

11. **AGM:**

The AGM is scheduled for May 2023 and members will receive all the necessary notifications and documentation.

Friendly Aqua Vista Greeting,
Marlene Holder – Secretary.

Directors: HB du Toit, GA Gerber, MD Wagstaff, L Botha, A Laher