

AQUAVISTA HOME OWNERS ASSOCIATION (RF) NPC

REG NO. 2001/019065/08

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NEWSLETTER INSIDE THIS ISSUE:

Directors Note.

1. *Feedback i.r.o decisions taken at a Board Meeting 11/07/23:*
 - 1.1 Solar.
 - 1.2 Inverters with Battery Back-ups.
 - 1.3 Generator.
 - 1.4 CCTV Cameras.
 - 1.5 Hyacinths Crisis.
 - 1.6 Landscaping.
2. *Impact Meters – Contact Details.*
3. *Domestic Workers and Gardeners.*
4. *Levies.*

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

DIRECTORS NOTE:

We strive to maintain an Estate the Members of the HOA can take pride in. Everyone wants to live in a clean decent neighbourhood.

Homeowners have made a major investment in their homes. We value your input, concerns and opinions. Co-operation is the key.

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

FEEDBACK I.R.O DECISIONS TAKEN **AT A BOARD MEETING 11/07/23:**

1.

1.1 SOLAR:

The HOA has investigated numerous options for the installation of solar power for the whole of the Estate but without success up to this stage.

The installation of solar energy on a large scale for residential townships is at present not on a solid footing in South Africa.

Until the situation improves private installations for single households appears to be the way forward.

1.2 INVERTERS WITH BATTERY BACK-UPS:

The Guardhouse, Clubhouse and Office should have constant availability of electrical power in case of outages or Eskom breakdowns.

Inverters with battery back-ups approved in principle. Solar panels to be considered later as an add-on. The guardhouse to be prioritised.

1.3 GENERATOR:

To ensure a stable supply of potable water for the Estate the purchase of a 110KVA three phase diesel generator and cable connection between our borehole and the purification plant at the reservoirs was approved.

1.4 CCTV CAMERAS:

CCTV Cameras erected at the Northern Fence and finalised.

Additional Cameras approved and will be installed to cover the entire Estate (Entrance Gate, Waterfront and adjacent to Bronkhorstbaai)

1.5 HYACINTHS CRISIS:

The hyacinths crisis was investigated and discussed in full. The following decisions were made by the Board:

A special hyacinth levy to be introduced as from 01 August 2023:

*Normal Stands: R500pm
Court & Terrance: R250pm*

A full time staff complement made up of a supervisor and four workers to be appointed. Should this not suffice changes will be made to accommodate the factual position.

1.6 LANDSCAPING:

The HOA received an enquiry from a member on the WhatsApp group regarding further landscaping at the Entrance. This can't be done during the winter but will be reviewed in summertime.

The Estate Manager to investigate the following upgrades to the Entrance:

- To erect paving on the left-hand side to make the Entrance look neater.*
- Container or an extension to enlarge the Security Office.*
- Canopy Roof for guards.*

2. IMPACT METERS - CONTACT DETAILS:

Office Hours: (Working days between 08H30 - 16H30) 012 763 8200.

Afterhours: (Working days from 16H30 – 22H00, Weekends and all public holidays 07H00 – 22H00) 072 511 3224.

All queries can be sent to support@amps.co.za, please state your query in the subject line, the system will automatically assign the email to the correct department.

3. DOMESTIC WORKERS AND GARDENERS:

Clause P of the Conduct Rules reads as follows;

1. *Members/Tenants and contractors may under no circumstances employ HOA staff as domestic workers, gardeners or general labourers, or request HOA staff to execute any domestic, gardening or building chores for them.*
2. *HOA staff in turn may not accept any employment or may not execute any chores for members/tenants and or contractors relating to domestic work, gardening or building tasks.*
3. *The working hours for gardeners are as follows: Monday to Friday: 07h00 to 16h00. Saturdays and Public Holidays: 07h00 to 14h00. No garden work will be allowed on a Sunday.*
4. *Members/Tenants who contravene any of the rules as contained in Section P agree to pay the penalties as stipulated in Section O above.*

4. LEVIES:

Clause K of the Conduct Rules reads as follows:

K. Levies.

- 1.1 *Any amount due by a member by way of a levy shall be a debt due by him to the Association. The obligation of the member to pay a levy shall cease upon his ceasing to be a member of the Association without prejudice to the Association's right to recover arrear levies. No levy paid by a member shall under any circumstances be repayable by the Association upon the member ceasing to be a member. A member's successor in title to an erf shall become liable upon the date upon which he becomes a member pursuant to the transfer of the erf into his name, to pay the levy attributable to that erf. No member shall be entitled to transfer or lease his erf to any transferee or lessee until the Association shall have certified in writing that the outgoing member or lessor has at the date of transfer or the date of the rental contract paid all amounts owned by him to the Association. If the payment of the levy is due, the owner hereby irrevocably cedes his right to collect the rental of the relevant property to the Association. The Association shall be permitted to contact the relevant rental agent/lessee directly to effect the payment and the owner hereby authorizes the agent/lessee to pay the rental directly to the Association up and until the outstanding levies are paid up to date. The owner furthermore agrees that the rental cession be made an order of Court, such order to remain in force until such time as all the arrear levies in respect of the property have been paid in full.*
- 1.2 *The sale of shares in a property owning company, the transfer of members' interest in a close corporation, or a change in control of any other legal entity shall be deemed to be a transfer for the purposes of clause 1.1 of this clause K. If a clearance is not obtained in the circumstances outlined above, the natural person nominated in terms of clause 3.2 of the introduction to these Rules and Regulations shall be personally liable to the Association for any arrear levies.*

2. *In case a member dies any amount due by way of a levy shall be a debit due and payable by his estate. Any person occupying the property after the member's death must inform the Association thereof and will be liable for payment of the monthly levies to the Association until such time as the estate of the deceased member has been finalized. Failure to inform the Association of his occupation of the property or to pay the monthly levies may result in termination of his access to the estate.*
3. *A member and occupant shall not be entitled to attend or vote at any meeting of members of the Association nor be an officer of the Association nor use any facility of the Association, while any amount due to the Association is in arrear, subject to the MOI.*
4. *A member shall be liable for and pay all legal costs, including costs as between attorney and client, collection commission, expenses and charges incurred by the Association in obtaining the recovery of arrear amounts due and owing by such member to the Association, or in enforcing compliance with these Rules and Regulations.*
5. *The Association shall be entitled to charge interest on arrear amounts at such a rate as it may from time to time determine.*
6. *The Association has the right to fine transgressors where any of the rules as stipulated by the Association from time to time have been broken or infringed upon. Such fines will form part of the levy and shall become due and payable on the due date of payment of the levy. The Association shall determine from time to time the fines which may be imposed for various transgressions.*

*Friendly Aqua Vista Greeting,
HOA Team*