

# AQUAVISTA HOME OWNERS ASSOCIATION (RF) NPC

REG NO. 2001/019065/08

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**DECEMBER 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:**



### **SEASON'S GREETINGS.**

*The Board of Directors and the Aqua Vista Team extends our very best wishes for a happy festive and safe holiday season.*

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

## 2. **HOA OFFICE & CONTRACTORS CLOSING TIMES.**

### **HOA Office Closing Times:**

**Close:** 27 December 2023.  
**Re-open:** 04 January 2024.

### **Contractors Closing Times:**

**Close:** 14 December 2023.  
**Re-open:** 08 January 2024.

### **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*

CONTACT



### **3. CONTACT NUMBERS DURING DECEMBER.**

*For any emergencies during December, you can contact the following persons on standby:*

1. **Johannes Landman (Estate Manager):** 082 997 0587
2. **Kobus Wilke (Maintenance Manager):** 071 641 9485
3. **Sam Masilela (Security Manager):** 072 900 3072
4. **Marlene Holder (Secretary)** available during office hours & for Clubhouse Bookings:  
013 932 1815

### **4. INPUTS BY DIRECTORS.**

#### **4.1 Gideon Geber –**

*The HOA operates as a non-profit company (NPC) in terms of the Companies Act of 2008 (Act No. 71 of 2008) and a Memorandum of Incorporation (MOI) adopted which is unique to the Company.*

*The HOA is managed by a Board of Directors consisting presently of five directors with a Chairperson. One of the Directors is also employed full time by the HOA as Managing Executive.*

*Various changes are envisaged with regard to the corporate governance structure and MOI of the HOA.*

*It is envisaged that the Board will be expanded, amongst others, to make provision for non-voting non-executive positions. The position of Chairperson and Managing Executive will also be separated.*

*To overcome the present challenge of holding Annual meetings with more than 300 members, meetings other than physical or virtual as provided for by section 60 of the Companies Act, can be considered. This would require an amendment to the Company's MOI. In terms of section 60, members are allowed to adopt certain resolutions by circulating a written resolution without holding a meeting. Section 63(2) provides for meetings by means of electronic communication subject to certain conditions. Several practical implications will have to be considered, for instance voting by members if meetings are conducted electronically.*

*The Board endeavours to make the participation of members in the new year more accessible if the requirements of legislation can be met and the practical challenges can be overcome.*

## 4.2 Martin Wagstaff –

Dear Homeowners,

We hope this message finds you well. As part of our ongoing commitment to enhance the safety and security of our community, we are excited to inform you that we have recently commenced the installation of state-of-the-art security cameras in strategic locations throughout the neighbourhood.

Our aim is to complete all camera installations by the 8th of December 2023. These high-tech cameras have been carefully chosen to withstand the challenges posed by our unique environmental conditions. Their advanced features ensure reliable surveillance, even in challenging weather or lighting situations. The footage collected by these cameras will be used exclusively for security purposes and will be accessible only to authorized personnel. Please be assured that we prioritize the privacy of our community members, and the camera system is in full compliance with legal and ethical standards.

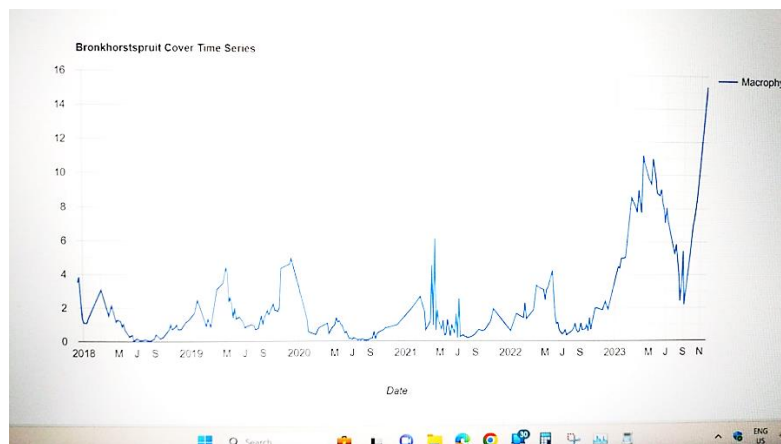
In addition to these security measures, we would also like to urge our members to take extra security measures on their own property. Simple steps such as ensuring all doors and windows are securely locked, installing outdoor lighting, and being vigilant about unfamiliar activities in the neighbourhood can contribute significantly to maintaining a secure environment.

If you have any questions or concerns regarding the new security measures or would like further information about the advanced technology used in the cameras, please feel free to contact our community management team. Your safety and peace of mind are our top priorities, and we appreciate your understanding and cooperation in making our neighbourhood a more secure place for everyone.

Have a blessed festive holiday and may all return safely.

## 4.3 Leon Botha –

The prevalence of hyacinth on Bronkhorstspruit dam started around 2017. There were little to no signs of any of these plants on the Aqua Vista shoreline pre-2020. Since then, these alien invasive plants have appeared on our dam from November to around April every year, with a dramatic rise in the prevalence over the past few years. The below graph captures what has been unfolding.



Macrophyte coverage (hyacinth, horn wort, other water plants)

*There are many people working tirelessly to manage this problem.*

*The Bronkhorstspruit Catchment Forum (BCF) has been at the forefront of this battle since 2017 and they need all the support we can give them. The Aqua Vista Board at the time had the foresight to support the BCF and was for a long period the only estate to make monthly contributions to this cause. BCF is addressing the dam pollution in a number of ways such as oversight on polluters (criminal charges were brought against Delmas LM in 2019), water treatment upstream (wetlands, nano bubble technology, etc.), spraying, bug rearing. They are doing fantastic work and we need to give many thanks and our support to Paddy, Cara and others serving the BCF, all as volunteers.*

*What can we as Aqua Vista do to help?*

*Aqua Vista HOA voted in the 2023 AGM to institute a special hyacinth levy. This levy is used to amongst other things maintain a full-time crew to keep our own shoreline free from hyacinth as best we can so that we can continue enjoying our facilities. Nicky and his team of 4 workers have been busy since August 2023 and they have by and large kept our own shoreline clean and accessible by boat. They are facing an overwhelming challenge which at times will be impossible to manage with their limited resources.*

*There are a few members in Aqua Vista who have generously given their time, sweat and resources to assist us to manage this scourge. We wish to extend our heartfelt thanks to them. There are plans afoot from these few individuals which are extremely exciting. More news to follow on this.*

*We have two boats currently available and our two bug rearing tunnels are the best performing around the dam. We have also commenced sub-lethal herbicide spraying in our vicinity, a big milestone.*

*A low light for us has been the limited uptake in the special levy contributions. Less than 50% of our members are paying their special hyacinth levies. We urge our members to make their contributions. We cannot manage this without the necessary resources.*

*We wish to thank every member who has made a positive contribution throughout the year and wish our members a joyful festive season. Please contact Leon Botha if you want to support these initiatives in any way. Let's work together to keep our dam beautiful, it can be done.*

#### **4.4 Henri du Toit –**

*I am extremely proud to have been involved in the establishment and development of the Aqua Vista Mountain Estate for 23 years.*

*During this period, I have been involved with various Directors elected to represent the members of the Association and promote its interests.*

*The Board consists of five Directors including a Chairman and has over the years done exemplary work.*

*All questions arising at any meeting are decided by a majority of votes and in the case of any equality of votes the Chairman does not have a casting or deciding vote.*

*The Chairman of the Board is selected by the Directors and presides as Chairman at every General Meeting of the Company.*

*I am presently presiding over the following positions:*

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

1. Director and Chairman of the Board.
2. Chairman at Annual General Meetings.
3. Executive Manager.

*These appointments have become overpowering and I have decided to extricate myself from some of these tasks. I have informed the Board members that I will no longer be available to Chair Board Meetings or the Annual General Meeting. I definitely do not want to overstay my welcome, but the future of the development is very close to my heart and my aim still remains to make it the best dam development in Gauteng.*

*Some negative vibes have become apparent in the Estate during the foregoing year and it would appear that the appointment of SDS Protection as the security company for the HOA has been subject to some criticism from certain members.*

*All actions of security are carefully monitored and subject to weekly meetings with the Estate Manager. Failures by guards to carry out their duties are subject to internal disciplinary action and dismissal where justified. Any contractual failures by security are immediately reported to their head office.*

*No justifications for the termination of the security contract have been identified by the Board to date.*

*A joyous X-Mas and wonderful New Year to all members.*

#### **4.5 Azad Laher –**

##### **Season's Greetings**

*As the year comes to an end, I am thankful to serve for a second term as the Director of Aqua-Vista Mountain Estate. I have had the good fortune to collaborate with the board, staff, and members of the HOA, among other like-minded, compassionate and knowledgeable individuals. The energy that each of you still has, in the face of so many of the country's present social, economic, and health issues is inspiring.*

*As the time approaches for us to pause and reconnect with family, friends, and most importantly, ourselves, I am encouraged at the prospects that 2024 will bring for Aqua-Vista Mountain Estate and the members we serve. The on-going work that management conducts every day fuels my enthusiasm. These monumental efforts include the ones we have already highlighted in our newsletter and on the Glovent App, as well as those that we will continue to feature going forward.*

*Financially, Aqua-Vista HOA, like many other non-profits across the country that have been challenged by current economic uncertainties, has continued to examine its business practices in order to ensure its viability through streamlined and sound fiscal practices. Through the tremendous efforts of our Board of Directors and the management team, Aqua-Vista has once again obtained a "clean" audit and is poised for growth in 2024. Whether it's optimising our electronic communications, automating our business processes, or fully embracing the virtual meeting space, we're all in. We embrace technology and are investigating it as a preferred method of back-office activity.*

*Management is investigating its external communications to various online and social media platforms, in order to maintain a high level of member engagement and in direct response to the many limitations and prohibitions imposed by COVID. While our website remains an active information hub, and these changes are yielding many benefits, we remain hopeful that we will be able to safely gather in-person in the near future - a practice we now value more than ever.*

*In closing, and with the same spirit of gratitude and Ubuntu, I recall a recent conversation we had at our board meeting. Though recent times have been stressful to body, mind, and spirit due to the loss of social liberties, economic viability, and, in the worst-case scenario, our precious loved ones, there is still hope. The hope that stems from the resilient human spirit demonstrated by the numerous individuals we interact with on a daily basis, who in turn serve millions nationwide. As a result, we are confident that when we return at the changing of the calendar year, we will be ready, hopeful and energised to do even more. Together with our current members, we will be looking for new and diverse members to help us collectively build and strengthen the estate. So, as we take our respective respites from our daily labours, please remember those who are near, far, and no longer with us. Celebrate life, recharge, and consider joining us in 2024 as we get into even more “good trouble”!*

*Wishing all my Colleagues, Friends, Associates and fellow Board members, a Joyous and Festive Holiday Season.*

## **5. WATERFRONT RULES.**

### **CONDUCT RULES – CLAUSE D:**

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. *An 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. Trailer parking is only permitted for trailers and not vehicles.
14. Please keep music in vehicles to a level that does not disturb other people.
15. 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.
16. Please make use of the dustbins and keep area clean.
17. Aqua vista is not a holiday resort but a residential area and the privacy of the owners / residents must be respected at all times
18. A valid skippers license, COC and CDF for water vessels must be on board and be produced at any time on request.
19. 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. AMENDMENTS OF CONDUCT RULES.**

**Conduct Rules Issue 5 attached – Please take special note of amendments number “D5”.**

### **7. FIRE WORKS.**



**Fire Works are not allowed and strict fines of R500 – R2000 will be imposed in respect of any contraventions.**

*Friendly Aqua Vista Greeting,  
HOA Team*