

Sandton Village Estate



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Newsletter: July 2012

Dear SVE Residents

What is yours?



When you either bought into or rented a unit in a complex, you automatically fell under the Sectional Titles Act. This simply means that you own/control what is inside the unit, but everything outside is part of the complex. This includes the areas designated as 'exclusive use', such as your carport, garden and patio. These areas are used by you for your privacy and convenience, but as in all complexes, there are rules which apply. For example, should you wish to add any structure in this area, you need the approval of the Board of Trustees (who are elected representatives of the Body Corporate – owners and residents – and who do all in their power to take care of the complex in which we have invested). Therefore, according to the complex rules:

- You cannot cover your patio with just any material of your choice. It has to fit in with the 'look' of the complex and should not cause any damage to the existing structure. (Our managing agent and estate manager can help you in this regard with styles that have been approved.)
- Any servicing of cars or repairs done to cars parked in the carports, is prohibited and seriously frowned upon. SVE is a residential complex. Splotches of oil in the carports are a 'no-no'!
- Washing may not be hung over balconies or fences, as this is unsightly. Please make sure that your domestic worker is aware of this rule.



Safety first!

- No glasses or glass bottles should be in use around the pools. [Our estate manager, Peter, found the broken-off stem of a wine glass in the main pool. Fortunately, it is winter time and the pool is not being used. One can imagine the tragic consequences otherwise! There will be an investigation and you are asked to come forward if you have any knowledge of this.]

- As mentioned in a recent sms to you, there has been an increase of crime in the Paulshof area. It is essential that strangers are not allowed into the complex. **You are asked, as a resident, to use your tag when driving in and out – or you will have to sign in with the guards. Do NOT allow other cars to tailgate you. This is the easiest way for strangers to enter the complex!**



A reminder

- Kindly remember that the levies increase by 10% from 1 August 2012. This was agreed upon at the last AGM.
-  **Remember not to litter!** 'Stompies' and papers which are thrown around are a sign of a person who is totally unaware of the effects of pollution and standards of neatness.
- Place all rubbish in a bag before depositing it in the bin.
- Refer to our website www.svestate.co.za for further information and tips.

Let us continue to show consideration towards our neighbours so that we can all enjoy our lives in this pleasant complex.

Kind regards

Trustees