



## **SANDTON VILLAGE ESTATE – YEAR END NEWSLETTER DECEMBER 2015**

Dear Owners/Residents

Please take the time to read over our year end newsletter as it contains some vitally important information and contact numbers that you may need over the holiday period.

Back at the beginning of October the weather people were warning about a “heatwave”! Well they were right! The “heatwave” has been with us for several weeks and now we are faced with water restrictions. Phase 2 restrictions require the following:

- No watering or irrigating of gardens between 06h00 and 18h00
- No filling of swimming pools
- No use of hose pipes to wash cars, paved areas etc.

Please make sure that you look after your own internal gardens by watering at least twice a week before everything in it dies completely. There are numerous sites on the internet that can offer handy tips on saving water. Here are a few to assist:-

- Turning off the tap between washing our face, brushing your teeth or shaving
- Taking a 2 minute shower a day instead of a bath.
- If you bath don't fill the bath tub.
- Use low-flow shower heads.
- Use dual flush mechanism for your toilet and if you don't have this system flush when only necessary particularly at night. Each toilet flush uses 6 litres to 9 litres of water.
- Switch off the tap behind your toilet and use grey water to flush your toilet i.e. from your bath water or washing machine.
- Use a water efficient washing machine.
- Don't fill kettles full. Only boil what you need – this will save electricity as well.
- Fix leaking toilets and leaking taps inside your unit. Every drip adds up to thousands of wasted litres a year.
- Don't throw tissues down the toilet as this uses a lot of water. Rather use a dust bin.

**INTERNAL GARDENS:** It is up to every resident to water their internal gardens at least once a week with a good water. You can do this with a hosepipe from 6pm to 6am in the morning. Sprinklers and irrigation are NOT permitted at all. Owners, if you have a tenant in your unit, please make sure that your tenant is looking after your garden as the body corporate is not liable for the replacement of your lawn and plants.

**YEAR END:** The holidays will soon be upon us and in this regard we would like to take this opportunity to thank everyone for complying with the estate's rules and enjoying the facilities. We are, however, requested to remind residents of some important operational procedures which must be planned by owners and/or tenants well in advance to avoid inconvenience.

- Owners please make sure that your January 2016 levies are paid in December to avoid falling into arrears.
- If an owner and/or a tenant is moving either into or out of the estate any time between 7 December 2015 and 4 January 2016, PLEASE, and we appeal to you, to PLEASE let us have your movement control form well in advance. The form is to be sent to Phillip at [reception@yvonnenathan.co.za](mailto:reception@yvonnenathan.co.za) by no later than Monday 14th DECEMBER 2015 so that he can process and verify each and every move into and out of the estate during the holiday period. The office is closing for the long awaited holidays and we would like to have everyone's movement form in the guard house ready for you on your day.
- Resident information forms are an essential part of the procedures as we have to load your information onto the various operating systems to ensure you and/or your visitors are not stopped for an unnecessary period of time at the gate house.
- Pet applications must be made to the trustees prior to moving into the estate. We require a pet application form along with inoculation and sterilisation certificates if you have a cat and a photograph to be sent with your application via e-mail to [reception@yvonnenathan.co.za](mailto:reception@yvonnenathan.co.za). Once you receive written consent, only then can you bring your pet into the estate. Please refer to the estate's rules in this regard.
- There will be no club house exclusive use reservations during the holiday period so as to ensure that residents can use the club house facilities themselves without it being monopolised by one resident. The club house officially closes for exclusive use on the 14<sup>th</sup> December 2015 until the 11<sup>th</sup> January 2016.
- NOISE CURFEW – NEW YEAR. Whilst we appreciate that it is the festive season, we would like to remind all residents that your estate's noise times are at all time in effect. Please note that penalties will apply for breach of this rule.
- **Fireworks** – The use of fireworks in the estate is strictly **PROHIBITED**. Whilst we appreciate that it is the festive season, we would like to remind all residents that your estate's noise times are at all time in effect. Any resident caught using fireworks in the estate on New Year's or at any other time will be penalised R1000 without warning.
- Swimming pool – residents must please note the rules relating to the estate and ensure that children under the age of 10 are accompanied by an adult of 18 years or older.

**CRIME AND SECURITY TIPS** – don't be complacent about living in a gated estate. Thefts in loft units are on the increase where, due to the excessive heat, residents are sleeping with sliding doors open and perpetrators are climbing from the garden units, up onto the middle floor patios and then lofts. Theft includes money, cell phones, laptops and small items. Most of these thefts are internal.

If you are interested in installing a trellis gate on the inside of your sliding door, please contact Xpanda gate on 086 197 2632 (colour must be black). If you wish to have a security gate placed on your front door, you can contact Fritz Hartman on 083 254 5296 or Versatile Gates on 011) 418-9960 Please note that only the gates which conform to the approved colour and style for the estate will be approved for the front doors. No other gates are permitted.

CRIME – is also on the increase.

There are repeated incidents of “Follow Home” crime happening in our area, primarily from Shopping Centres and Airports, where victims are followed home and robbed as they stop at their gate to wait for it to open, (or even tailgating in behind the vehicle before the gate can close, which I will cover in another article). Don’t let this happen to you.

#### Tailgating

*1) You should always pay attention to vehicles driving behind you, especially when driving away from a Shopping Centre or Airport. As you are leaving the initial premises observe basic make and colour of the vehicles behind you (you do not need to know every make of vehicle for this to work, make your best guess at what vehicle you think it is).*

*2) When you are halfway home and if there is a similar make and colour of car still behind you, which obviously can occur without anything sinister being afoot, then heighten your awareness of the vehicle.*

*3) When you are about a kilometre away from your home/destination check again and if the same make and colour of car is still behind you, either head directly towards your local police station or call ahead to your home or guard house and advise someone there that you suspect you are being followed and give them the description of the vehicle and ask them to meet you at the gate, with a panic button in hand, to open the gate as you approach and actively observe for the vehicle letting them know you are on to them.*

*4) Drive directly into the premises without stopping and your “escort” will close the gate directly behind you.*

Once again we urge you to take your personal security seriously. Keep yourself and your family safe at all times.

**RESULTANT/INTERNAL DAMAGE:** The estate has experienced a high amount of internal damage due to roof leaks/external cracks. Owners are advised to please report any internal damage to the estate manager or maintenance manager immediately. If it is found that these internal damages have been left for too long, the body corporate will not assist with these repairs and you will become responsible for the repairs. **Please note that internal repairs and maintenance are for the owner's account unless the cause of the damage is due to damage from the exterior.**

**WOODEN FENCES:** Please be advised that Masterful Maintenance will be attending to minor repairs of wooden fences in the New Year. This will include fixing loose wood and poles, replacing badly damaged slats and touch-up varnishing where needed.

**VARNISHING PROJECT:** As you all would have noticed, the varnishing project is now complete and the doors, windows and trusses are looking great! We appeal to all residents to please check your unit for any areas of concern and let the estate manager know in writing so that these matters can be addressed before the trustees sign off on this project.

#### **YEAR END CONTACT DETAILS:**

Managing Agents: Angor – Teesh Soudamma – 086 042 6467 – teeshr@angor.co.za

Estate Management: Renee Mc Dermott – 079 872 9785 – estatemanager2@yvonnenathan.co.za

After hour emergency for emergencies ONLY – 079 443 1508

#### **Masterfull Maintenance:**

- Foreman - Wellington
- Site Manager – Neil – 076 522 6760
- Emergency number – 082 073 7076

#### **Security:**

- Guard House – 011) 050-0819

- Control Room – 011) 234-6033 / 0860111156
- Area Manager – John – 076 350 6328

**Electricians:**

- Steve Love – 082 556 9578
- Eric – 084 720 1075

**Plumbers:**

- Renato – 082 650 3417
- Paul – 082 798 3643

**DSTV:(All DSTV repairs for the owner's account)**

- William – 082 749 5549
- Chantelle – 011) 958-5311

**Water account number: (440666200)**

**Electricity account number: (9119735719)**

Wishing you and your loved ones a very happy festive season. If you are travelling, please be safe and we look forward to seeing you in the New Year.

Kind regards,

Estate Manager Renee Mc Dermott