Avonddans II

Home Owners Association

Oktober 2017

Geagte Eienaars

Ons is alweer sterk oppad na die einde van die jaar. Hiermee 'n nuusbrief om U as eienaar van Avonnddans II op hoogte te hou van verwikkelinge.

Jaarvergadering

Die algemene jaarvergadering was op 23 September 2017 gehou. Die nuwe konstitusie, gedragsreëls en bou riglyne is eenparig aanvaar. Willem Strydom is op die vergadering verkies as 'n nuwe trustee.

Skoonmaak van leë erwe

As gevolg van die droë jaar met min reën, was dit tot onlangs nog nie nodig om leë erwe skoon te maak nie. Die goeie reën gedurende September het egter veroorsaak dat onkruid nou goed aan die groei is. Die eerste skoonmaak van leë erwe in 2017 sal vanaf 15 November 2017 onderneem word. Die koste hieraan verbonde is R300.00 per leë erf. Ons gee egter elke eienaar wat sou wou die geleentheid om sy/haar erf self te laat skoonmaak. Indien die erf nie voor 15 November 2017 skoongemaak is nie sal die HEV (Huis Eienaars Vereniging) dit doen en die koste by die heffingsrekening gevoeg word.

Bestuursagent

Status-Mark Eiendomsbestuur het vanaf 1 Augustus 2017 oorgeneem as bestuursagent. Enige navrae, pluimpie of klagte kan direk aan hulle gerig word.

Palisade grensheining

Die projek om die palisade heining te sweis vorder goed. Die werk is al verby die halfpad merk en behoort teen middel November klaar te wees. Die bestuur doen op 'n gereelde basis inspeksie en is tevrede met die kontrakteur se werk.

Brandpaale

Die 5 meter brandbane rondom Avonddans II is voltooi en sal jaarliks verder onderhou word. Die HEV het 'n kennisgewing ontvang van die brandweerhoof van Mosselbaai Munisipaliteit rakende die digtheid van die plantegroei en indringer plante in die groen areas. Die kennisgewing vereis dat indringer plante binne 30 dae verwyder word ten einde die brandgevaar te verminder. Die kontrakteur wat die brandbane gemaak het, het reeds begin om die uitheemse bos af te saag. Die brandweer word op hoogte gehou met ons vordering in die verband.

Sekuriteit

Sekuriteit is vir almal van ons belangrik en een van die redes waarom ons in Avonddans II belê het. Begin September was daar 'n inbraak in Avonddans in die vroeë oggend ure terwyl die eienaar geslaap het. Daar was geen tekens van gedwonge toegang en het die inbreker waarskynlik toegang verkry deur 'n oop venster sonder diefwering.

Inwoners word gemaan om asseblief na hulle eie sekuriteit om te sien en nie agterlosig te raak weens die feit dat ons in 'n omheinde gebied woon nie. Volgens die polisie is daar op die oomblik redelik baie inbrake in die omgewing.

Bestuur is tans besig met die opknapping van die palisade heining rondom beide ontwikkelings.

Sekuriteits personeel

Volgens bestaande wetgewing mag die HEV nie sekuriteits personeel in hulle diens hê sonder om aan die voorwaardes van die betrokke wetgewing te voldoen nie. Die samewerkings komitee verteenwoordig deur trustees van Avonddans en Avonddans II het onderhandel met Suiderkruis Sekuriteit om Johan Welman oor te neem as werknemer vanaf 1 Oktober 2017. Willem Possel wat twee dae 'n week gewerk het, het 'n skeidingspakket geneem en sy laaste diens dag was 30 September 2017. 'n

Kontrak is met Suiderkruis sekuriteit aangegaan om vanaf 1 Oktober 2017 sekuriteit te verskaf by die toeganshek vir 7 dae 'n week van 6h00 tot 18h00.

Straatbraai

Ons hou vanjaar ons derde straatbraai. Ons nooi alle inwoners om die braai by te woon, bring vriende en familie saam, as jy nie wil braai nie, kom om vir 'n geselsie.

Datum: Woensdag 20 Desember 2017

Tyd: 17h00

Waar: Singel in Kustmeerzicht Straat Avonddans II.

Die HEV voorsien die slaaie, broodrolletjies en braai vure. Bring jou eie vleis, eetgerei, drinkgoed en stoele.

Vullisstoor

Die toestand van die vullisstoor bly 'n probleem wat meer samewerking van al die lede vereis. Avonddans II het 4 asblikke aangekoop waarin swart vullis sakke geplaas moet word. Slegs herwinbare vullis moet in die blou sakke geplaas word. Die herwinbare vullis moet voldoen aan die vereistes wat deur die munisipaliteit bepaal word. Geen los vullis mag in die asblikke of die stoor geplaas word nie.

Bouplanne en die Boudeposito

Indien eienaars beplan om te bou (nuwe wonings en aanbouings) moet Status-Mark gekontak word wat die prosedure sal verduidelik. Alle nuwe of aanbouings bouplanne moet in die toekoms by Status-Mark ingedien word.

Avonddans II het 'n nuwe argitek aangestel wat die planne namens die HEV gaan nasien en goedkeur, Marais Visagie van Rudman & Visagie Tel (044) 691 1503.

Die boudeposito wat vasgestel is op R10,000.00, is betaalbaar aan die Bestuursagent (Status-Mark) met die indiening van die planne.

Groete

Willie van Zyl

Voorsitter Avonddans II Huis Eienaars Vereniging Bestuurkomitee

Avonddans II

Home Owners Association

October 2017

Newsletter

The end of the year is approaching fast. Herewith our latest newsletter to keep you abreast of developments.

Annual general meeting

The annual general meeting was held on 23 September 2017. The new constitution, code of conduct and code of architectural style and design rules were unanimously approved. Willem Strydom was elected as a trustee.

Cleaning of empty stands

Due to the lack of rain throughout the year it has not yet been necessary to clean the empty stands during 2017. However, as a result of good rain during September, weeds are growing thick and fast. The first cleaning of empty stands for 2017 has been scheduled to commence on 15 November 2017, at a cost of R300.00 per stand, which will be debited to the applicable owner's levy account. Owners of empty stands have the option to attend to the cleaning of their stands themselves. However, empty stands that have not been cleaned by 15 November 2017 will be cleaned by the HOA (Home Owners Association).

Managing Agent

Status-Mark Property Management took over the function of managing agent with effect from 01 August 2017. All enquiries, compliments and/or complaints should be directed to them.

Palisade perimeter fence

The project to weld the fence is progressing well and should be completed by middle November 2017. Management are doing regular inspections of the work completed and are satisfied with the standard thereof.

Firebreaks

The 5 meter firebreak around the estate has been completed and will be maintained on an ongoing basis. The HOA received an official notice from the head of fire prevention at Mosselbay Municipality about the density of vegetation and alien vegetation in the green belt on the estate. Alien vegetation has to be removed within a period of 30 days to reduce the risk of fire. The contractor responsible for the firebreaks have already commenced with the removal of alien vegetation. The fire department is being kept up to date with the progress in this regard.

Security

Security is of concern to all owners and is probably one of the reasons why we invested in Avonddans II. There was a burglary in Avonddans during September. It took place in the early hours of the morning whilst the owner was asleep in the house. There was no sign of a forced entry. It would appear that the burglar gained access through an open window which had no burglar bars.

Owners are urged to be security conscious at all times notwithstanding the fact that we live in an enclosed estate. According to the local police there is currently an increase in burglaries in our area.

Security personnel

In terms of current legislation the home owners association is not allowed to employ staff whose function it is to perform security related duties without meeting some legal requirements. Management of both the home owners associations have therefore arranged with Suiderkruis Security to employ Mr. Johan Welman, our current security guard, with effect from 01 October 2017. Mr Willem Possel who worked for us for 2 day per week opted for a retrenchment package. Suiderkruis will provide access control services to both estates from 06h00 to 1800 every day, 7 days per week from 01 October 2017.

Street braai

We will be hosting our third annual street braai this year. We invite all owners and residents, including their visiting friends and family to join, even if it is for a chat only.

Date: Wednesday 20 December 2017

Time: 17h00

Where: Singel in Kustmeerzicht Street Avonddans II.

The HOA will provide salads, bread rolls and braai fires. You bring your own meat, drinks cutlery and chairs.

Refuse store

The condition and appearance of the refuse store remains a concern. Avonddans II acquired 4 wheelie bins for black refuse bags. Refuse which meets the requirements for re-cycling in terms of the guidelines provided by the municipality must be placed in the blue plastic bags provided for that purpose. No loose refuse are to be dumped in the wheelie bins or on the floor inside the refuse store (as is presently the case).

Building plans and building deposit

Owners who intend to commence with the building of new homes or home improvements to existing homes must please contact Status-Mark who will explain the procedures to be followed. All building plans must in future be handed in at Status-Mark.

A new firm of architects has been appointed to approve plans on behalf of the HOA, they are Rudman & Visagie telephone number 0446911503.

The building deposit to be paid to Status-Mark with the submission of building plans amount to R10,000.00, the deposit applies to new buildings and improvements to existing homes.

Regards.

Willie van Zyl Chairman Trustee Committee,

Avonddans II Home Owners Association