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Estate Manager: office@amberfield-valley.co.za

Registration Number: 2005/023582/08
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12 December 2023

Dear Residents,

AMBERFIELD VALLEY HOA COMMUNIQUE: DECEMBER

The festive season is here and to those residents preparing to travel to their holiday destinations, we wish you safe travels and safe holidays, whilst those residents and members of AVHOA who are remaining here over the festive season, happy and safe holidays to you.

CONTRACTOR'S HOLIDAY

The annual Contractor's Holiday commences from Friday, 15 December 2023 up to (and including) Sunday, 7 January 2024, with registration of contractors opening again on Monday, 8 January 2024.

Emergency services (e.g. geyser repairs, plumbing or electrical repairs, glazing, etc.) will be permitted over the festive period, whilst security will not permit general contractors in to the Estate after Thursday, 14 December 2023. We kindly request residents not to try sneak contractors in to work at your premises and cause disturbances to your neighbours during this period. If such incidents do occur, security will be instructed to remove such workers from the Estate.

DISTURBANCES

Due to the festive season, more visitors to the Estate and regular social gatherings/parties are experienced. Residents are requested to be considerate and mindful of their neighbours in terms of the following:

- Noise levels are taken into account, and time frames adhered to;
- Visitors parking on the roads/sidewalks which influences other residents and drivers;
- Pets left at home whilst residents are away, that may bark/whine excessively.

A reminder to all residents that fireworks in any residential area is not permitted without the consent of the Emergency Services Department, and more often than not results in terrorised animals. Kindly refrain from using any form of fireworks over the festive season.

CHILDREN AND THE PARKS/ROADS

Parents are kindly reminded to ensure that their children who are utilising the parks and riding their bicycles inside the Estate are careful and respectful of the rules of the road. Also kindly ensure that they understand that they may not play in the streets as we have had a few near misses (accidents) with children in the streets and people coming around corners.

Resident and visitors are reminded that this is a child-friendly Estate, and as such, all drivers in the Estate should be vigilant, especially when driving near the parks, and stick to the speed limit which is 30km/h.

Residents kindly take note that out of respect to all of us during this festive period, the soccer field will close as from Saturday, 23 December 2023 up to and including Tuesday, 2 January 2024. Parents are requested to kindly assist Management with this arrangement.

Directors: Johan Botha (Chairman), Randy Molai (Vice Chair), Annette Weldon (Finance),
Thandi Radebe (Safety & Security), Mashudu Mabasa (Infrastructure & Maintenance)

RULES RELATING TO ANIMALS WITHIN THE ESTATE

Owners are once again reminded to ensure that their pets are not the cause of a disturbance or nuisance within the Estate, which includes dogs barking ceaselessly as well as animals roaming the open areas without the use of a leash and causing other dogs to bark.

Where a pet is found to be an annoyance to other residents, a fine of up to R400.00 will be levied to the relevant pet owner.

Owners walking their dogs are also reminded that the defecation of their pet(s) must be removed immediately, or face a fine herein.

SECURITY SERVICES

Residents are kindly advised of the following emergency contact details:

- BIDVEST PROTEA COIN - REACTION OFFICER 076 102 6978
- BIDVEST PROTEA COIN - SITE SUPERVISOR 072 134 1445

Below please find additional emergency numbers that may come in handy over the festive period (as quoted from the Tshwane Website):

- SAPS Emergency 10111 ;
- Tshwane Metro Police Dept (012) 664 4445 or (012) 358 7095/6;
- Fire and Rescue Services 10177 or (012) 310 6300/400;
- Ambulance Services (012) 310 6300/400;
- Society for the Prevention of Cruelty to Animals (SPCA) (012) 664 5644.

SATEC VISITME+

As advised earlier this week, the changeover from SaTec VisitMe to VisitMe+ is unavoidable as the company has not been upgrading or developing on the original app, resulting in the switchover to SaTec VisitMe+.

Registration on the new system commenced on Friday, 8 December 2023, and we will have both apps running concurrently for the month of December 2023 and part of January 2024, with the VisitMe+ app being the only visitors' access application from Monday, 15 January 2024. Residents will be reminded both via e-mail and on the current SaTec noticeboard prior to the final switchover to VisitMe+.

ACCESS CONTROL

Further to previous communiqués sent, Management wishes to confirm herewith that as technology in access control systems improves, and subsequent to the latest security related incidents, the current access control systems also need to be addressed and improved upon.

The Board of Directors have decided to investigate alternate options to replace the current fingerprint identification system and optimize access control to the Estate, including wave readers which read the whole hand without touch. Discussions and decisions herein will be made at an upcoming meeting of owners, scheduled for early 2024.

Residents are reminded that opening for other drivers (visitors, contractors, etc.), either from inside the vehicle or getting out of the vehicle at the boom, opening same, and then returning home on foot is not permitted, and access codes are to be provided for any form of visitor to the Estate.

LEVIES

A trend currently being experienced in the Estate is that some residents fall in arrears with their levy payments. Presently the total outstanding amount is R1,182.780.00, representing 51 residents' in various degrees of arrears. One resident who owes the Estate R714,659.00, and who was handed over to attorneys for collection, has managed to prolong the process since 2016.

The remaining outstanding balance of R468,121.00 influences the Estates' commitments in terms of the approved budget, resulting in Management having no alternative but to instruct Pretor to proceed with the handing over of these outstanding payments.

Management urges any resident that is experiencing problems with paying late or non-payment of levies to contact the HOA's Managing Agent, Pretor, represented by Ms Bianca du Plooy at (012) 001 9000 to made alternative arrangements prior to being handed over for collection.

WATER METERS

It is noted that several water meters within the Estate have recently had water pipes that are leaking or have burst. This is aspect that we at times neglected in terms of regular serviceability inspections. Residents are advised to inspect their water meters periodically to ensure that water leaks are picked up well in advance.

Further to this, residents are advised to report such water leaks immediately to Tshwane on their e-mail address waterleaks@tshwane.gov.za or at 012 358 9999. The following information will be required when reporting:

- Stand Number
- Account number

Kindly also e-mail the Estate Manager with all the information and reference number, who can assist in reporting and following up on these leaks.

AVAILABILITY OF THE ESTATE MANAGER

Kindly note that the Estate Manager, Candida Chisholm, will be on annual leave from Friday, 15 December 2023 until Wednesday, 11 January 2023, and will be returning to the office on Thursday, 12 January 2024.

She will be available on her phone for emergencies, and will make appointments to register new owners, etc. as and when necessary, whilst the Chairman, Johan Botha, will also be available on site for any urgent queries or assistance. We trust that we may rely on your kind cooperation and assistance with regards the above.

We trust that we may rely on the residents' assistance and kind attention in these instances, and thank you in anticipation of same.

Finally, we hope that you and your family have a safe and happy holiday season, and that you will be refreshed and renewed in the New Year!

Sincerely,



JOHAN BOTHA
CHAIRMAN: BOARD OF DIRECTORS AMBERFIELD VALLEY HOA