

Greenville Home Owners Association

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TRUSTEES' QUARTERLY NEWLETTER

Newsletter 1/02/2019

TO ALL OWNERS

We hope that you had a wonderful holiday season. We are in the beginning of a new year with new and old challenges:

FINANCE

Our finances are in a good stable condition. Debtors are kept under control.

MAINTANANCE

- Regarding the recurring accumulation of rain water every winter season on the play park, we decided not to install a small water tank and pump to drain the water, but rather to install a dish drain with a ditch. It will be much cheaper. Instalment will be done nearer to the winter months.
- We decided that a solar panel for the irrigation system is more important.
- The irrigation system was serviced.
- We are planning to fix the entrance roof and ceiling in the near future.
- We had complaints of cockroaches and requested intervention from pest control specialists.
- The squatting of homeless people behind our perimeter wall on De Villiers Drive is an ongoing concern. Their possessions were removed once again, and we secured barbed wire between the wall and edge.
- As this is a time for outside maintenance, we remind all owners to abide to the building guidelines and rules of conduct. To ensure that all houses contribute to Greenville's neat image, please ensure that your new paint colours are approved by the HOA before purchasing your paint. Be aware that the painting of roofs is not permitted.

If you are planning to alter your landscape and it involves any structures higher than a meter, please request the approval of the HOA to prevent any negative reactions thereafter. In this respect we urge you to plant indigenous flora in front of your house as they are more water wise and according to the building guidelines (paragraph 4.4.4).

- As previously requested, resident's cooperation by keeping vegetation away from the electric fence is appreciated as it interferes with the security system.

TRUSTEES: SURITA ODENDAAL, ANDRE DE LA REY (CHAIRMAN), NELMARIE SMIT,
VAL KILLIAN, NICO SWART, ANTON GIANI

SECURITY

- The subcommittee that was formed to assist the HOA for this purpose, is still gathering information as security is taken very seriously and it is a time-consuming process. You are always welcome to forward any proposals and concerns to them.
- External risk assessments have already been done, feedback from the assessors have been received and presentations to the security sub-committee are currently in process.
- We urge all residents to inform the security guard immediately of any security breach, for example if the golf gate is not working properly or you suspect a problem with the security fence or anything suspicious. If you have a problem with a security guard, please inform our HOA members immediately. Ensure that you file all complaints through LMS as well for record purposes.
- Security on the estate is the duty of every resident, so please be alert and diligent.

WATER CRISES

Grey water is again available but is not sustainable. As the holiday season interrupted the process, we are still investigating alternative solutions. We received positive feedback from Durbanville Golf Club and opted to make use of their borehole water as soon as the infrastructure is finalised.

GENERAL

- We became aware that some residents are annoyed by their neighbours. We remind you to first try to solve this yourself. If this is to no prevail, you are welcome to submit the complaint via LMS to the HOA. Please use the complaint forms provided by our management agent.
- We urge all residents to help us to solve the continuous problem of dog poop on the public areas and neighbour's property. We are very serious in implementing fines. We remind you that the only doggie playground is at the grass at the water tanks where dogs may roam freely. Thank you for those who abide to the rules.
- When you are letting your house out or it is sold, please inform the HOA of the new resident's detail for effective communication.

SOCIALIZATION

Our resident's "braai" held on the 8th of December was a huge success. Everyone who attended, enjoyed themselves and requested that it should become a regular event. Feel free to contact us with your proposals to enhance Greenville's vibe.

We remind you to make use of our open-door policy. You are welcome to email any proposals to andre@lmscape.co.za.

We thank you for all your positive contributions and support.

THE TRUSTEES

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