

Greenville Home Owners Association

P O BOX 2221
DURBANVILLE
7551

TEL: 975-1177
FAX: 975-8842

10 RUST & VREDE BUSINESS SQUARE
cnr OXFORD & CHURCH STREET
DURBANVILLE, 7550
EMAIL: andre@Lmscape.co.za

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TRUSTEES' QUARTERLY NEWLETTER

Newsletter 11/2018

TO ALL OWNERS

Please find feedback regarding the following issues:

FINANCES

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

MAINTANANCE

- Public gardens were cleaned and tidied.
- The fence around the park was replaced.
- As a solution to the recurring accumulation of rain water every winter season on the play park, we plan to install a small water tank and pump to drain the water.
- The parameter wall is an ongoing maintenance and concern as a result of cracks produced by the moving of the ground. A19 Engineering Company did an evaluation and we will further investigate the matter.

SECURITY

- The contracts of Servest (guarding) and Electrosec (infrastructure) have recently been cancelled and a new 12 month contract was concluded with Phangela Group for the security guards and monthly check and maintenance of security equipment, effective from 1 November 2018.
- Phangela assured us that if any incident occurs, whether it be nuisance, security or emergency (ambulance needed) related, you can call the guard on duty on this cell no: **073 418 4285** and they will assist you accordingly. An armed response is on standby. Phangela will do a risk evaluation in the next two weeks and give feedback.

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

- A special home owner meeting concerning security was held in good spirit on 29 October 2018. Promising ideas were discussed. A subcommittee was formed to assist the trustees on various security matters, such as to give input on new systems as the current one is outdated, gathering information from owners to incorporate in a new Standard Operating Procedures document and to give input to the Service Level Agreement. The members elected to the subcommittee are: Anton Giani, Nico Swart, Dries van der Sandt, Coert Knoetze, Hein Gillen, Patrick Cobb and Themba Nolutshungu. You are welcome to discuss your proposals and concerns with them.
- It is each resident/owner's responsibility to contribute to our security. Please report any suspicious behaviour or noticeable faults immediately and ensure that you also submit your report by email via LMS for the record. Members must also be mindful of security risks when allowing strangers into the estate. Please ensure that domestic and other workers report at the security guard on arrival and departure. All contractors must also report their workers at security.
- As previously requested, your cooperation by keeping vegetation away from the electric fence is appreciated.

Water crisis

- As grey water is no longer available, we are investigating every possible solution for our water shortage. The viability of a borehole on our premises is currently receiving attention. We are also engaging with the golf club to investigate the use of their borehole water. We will provide feedback soon.

General

- Please take note that our constitution stipulates that no persons other than the guard on duty and his superior, the involved maintenance staff and the appointed trustees are allowed inside the guard house. This affects workers that use the toilet in the guard house. We are fully aware of this problem and are investigating alternatives. Any proposals are welcome.
- The guards are not allowed to use their time for favours, for example, to deliver newspapers and to return bins. We request that you take responsibility for the collection yourselves. If you have any proposal in this regard, please contact us.

Socialisation

At our home owner's meetings, it became obvious that there is a need among residents to socialise and to get to know each other better. This will promote a positive vibe and boldness to contact each other in good neighbourly spirit without hesitation and in any situations that may arise from time to time. We are waiting for your proposals.

We remind you to make use of our open door policy and 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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