



# HERON HILL HOMEOWNERS ASSOCIATION NEWSLETTER

## General Information Update

February 2023



Dear Resident

The BOD would like to welcome all residents back to the Estate from a well deserved break during the festive season. The BOD is excited to see what goals we will achieve together this year. The year is in full swing, and the BOD herewith bring the following important information to your attention.

DIRECTORS PR Botha (Chairperson), ES Ribane, JV Jenkins, J van der Merwe

**1. Annual General Meeting**

Due to various reasons, time constraints and project investigation, the AGM did not take place within the 6-month period as prescribed in the MOI. The BOD would however like to assure all members that extensive investigation into financial aspects and planned projects have been done in order to ensure that comprehensive information is presented to all members during the upcoming AGM. The AGM Notice and supporting documentation will be communicated with all members in due course.

**2. Phase 1 – Intrusion Detection Camera System Project – Update**

The Phase 1 CCTV Project was finalized, and final payment was made to Lunarpro Security Express in November 2022. The BOD consulted with various service providers regarding a Service Level Agreement for the Phase 1, upcoming Phase 2, electric fence and security equipment to ensure that the security equipment is being maintained on a regular basis. The service provider considered by the BOD have agreed to an extension of warranty from the current 2 years to 3 years on the Phase 1 project for all Hikvision camera equipment subject to a full assessment on the equipment to ensure that it meets the service providers and manufacturer standards.

The quotation for the SLA has been included in the 2023 / 2024 budget to be presented to all members during the upcoming Annual General Meeting.

**3. Phase 2 – Intrusion Detection Camera System**

The BOD received various quotations based on a RFQ submitted to service providers for the installation of Phase 2 CCTV equipment to be installed on Western (Midas Avenue) perimeter of the Estate. The BOD established that the Phase 2 CCTV project will consist of solar power, taking into consideration that the electricity and fiber supply to the Phase 2 project would have been excessively high in comparison with the solar option. The quotation for Phase 2 CCTV has been included in the 2023 / 2024 budget to be presented to all members during the upcoming Annual General Meeting.

**4. Boundary Wall Maintenance Project**

The Aesthetic Portfolio Directors, with the assistance of the boundary wall sub-committee members consisting of Mr Reinecke and Schoonees, investigated various options regarding the upcoming maintenance of the boundary, taking into consideration future maintenance on the wall. Two service providers assisted with proposals at no cost to the HOA. The following options was investigated.

- i. Removal of plaster from 2 panels in Ajax and Midas Avenues, replastered, painted and exposing of bottom layer bricks.
- ii. Removal of plaster from 2 panels in Midas Avenue, exposing and treating of exposed brick and re-plastering of columns only.

**5. Guarding Services – Tender Process**

The BOD entered into a tender process to obtain proposals and quotations from 7 identified service providers. The proposal meetings with all identified service providers will take place during the next few weeks whereafter further update will be supplied to all Members.

## **6. Amended Estate Rules**

The current Estate Rules have been amended by the BOD in order to make provision for but not limited to the following aspects:

- i. Updating of the Heron Hill Fines Schedule to align with the Estate Rules
- ii. Generator operating hours
- iii. Application process for installation of water tanks
- iv. Application process for installation of solar panels

The proposed amendments will be presented to all Members during the AGM in order to consider and approve the amended Rules.

## **7. Alterations to communal property**

Alterations to the communal property, including the road servitude areas are strictly prohibited. You are urged to consult with the BOD and EM prior to commencing with alterations or additions to the communal property and servitude areas.

## **8. Reporting of contraventions and incidents // Estate Manager Availability**

Estate Rule contraventions and incidents needs to be reported to the Bidvest Protea Coin Security Officers after hours and during weekends. The Security Officers can be reached on Tel. 064 880 7734 to report any concerns 24/7. In case the Officers are unable to remedy the situation, the Directors and Estate Manager will be notified. The Estate Manager is only available during office hours, Monday to Friday from 08h00 – 16h30 and every first Saturday of the month from 09h00 – 11h00. All matters and concerns raised during period outside of the working hours will be attended to by the Estate Manager on the first working day following the incident.

## **9. House Maintenance**

The Estate Manager have recently noticed that several houses in the Estate is in need of maintenance, including waterproofing, painting of walls and boundary walls, garden gate repairs and garden maintenance. The EM will communicate with all owners where maintenance areas have been identified. The BOD urge residents to upkeep the high level of Aesthetic values in the Estate.

The Directors will keep you updated on Estate related matters. Please be assured of the best intention of the Directors and Estate Manager.

Kind regards

Heron Hill HOA: Directors

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