



November / December 2015

Dear Owners/Residents

A heatwave experienced throughout large parts of our country have made some changes to our daily lives in terms of water restrictions and the way we utilise our resources.

Gauteng areas are in the Phase 2 Restrictions, which entails the following:

- **No watering or irrigating of gardens between 06h00 and 18h00;**
- **No filling of swimming pools;**
- **No use of hose pipes to wash cars, paved areas, etc.**

There are numerous sites on the internet that can offer handy tips on saving water for both home and garden.

Here are a few to assist:-

- Turning off the tap between washing our face, brushing your teeth or shaving – No running water!
- Taking a 2 minute shower a day instead of a bath;
- If you do take a bath, don't fill the bath tub to the brim;
- Use low-flow shower heads;
- Use dual flush mechanism for your toilet and if you don't have this system, flush when only necessary particularly at night. Each toilet flush uses 6 litres to 9 litres of water;
- Switch off the tap behind your toilet and use grey water to flush your toilet i.e. from your bath water or washing machine.
- Use a water efficient washing machine or do washing once a week;
- Don't fill kettles full. Only boil what you need – this will save electricity as well;
- Fix leaking toilets and leaking taps inside your unit. Every drip adds up to thousands of wasted litres a year;
- Don't throw tissues and insects down the toilet as this uses a lot of water. Rather use a dust bin.

GARDEN SERVICES DURING WATER RESTRICTIONS

Please note that the garden service is not able to water the estate during the day. The staff on site will be divided into two shifts starting 07:30am to 15:00pm and 10:30am to 20:00pm. The last shift will water the common property gardens between 18:00pm to 20:00pm. **Internal gardens will NOT be watered by the garden services.**

INTERNAL GARDENS

Please make sure that you look after your own internal gardens by watering your own gardens at least twice a week (ONLY after 18:00pm) and sprinklers and irrigation are NOT permitted at all You need to make use of water buckets for the moment. This is necessary as your trees and plants need water to survive this heatwave and we do not want to see gardens being replaced totally by you/owners.



YEAR END at our doorsteps

The holidays will soon be upon us and in this regard we would like to take this opportunity to thank everyone for complying with the estate's rules and enjoying the facilities.

A HUGE THANK YOU TO ALL WHO ARE USING THE RECYCLING REFUSE AREA! PLEASE CONTINUE WITH THIS ALL YEAR ROUND!

We are however requested to remind residents of some important operational procedures which must be planned by owners and/or tenants well in advance to avoid inconvenience.

- Owners: Please make sure that your January 2016 levies are paid in December 2015 to avoid falling into any arrears. All levies payable by 7 January 2016!
- If an owner and/or a tenant is **moving either into or out of the estate** between 7 December 2015 and 4 January 2016, **PLEASE, and we appeal to you, to PLEASE** let us have your movement control form well in advance. The form is to be sent to Phillip at reception@yvonnenathan.co.za by no later than FRIDAY 15 DECEMBER 2015 so that he can process and verify each and every move into and out of the estate during the holiday period; Resident information forms are an essential part of the procedures as we have to load your information onto the various operating systems to ensure you and/or your visitors are not stopped for an unnecessary period of time at the gate house;
- Pet applications must be made to the trustees prior to moving into the estate. We require a pet application form, sterilisation and inoculation certificates for cats and a photograph to be sent with your application via e-mail to reception@yvonnenathan.co.za. Once you receive written consent, only then can you bring your pet into the estate. Please refer to the estate's rules in this regard;
- There will be no club house exclusive use reservations during the holiday period to ensure that residents can use the club house facilities themselves without it being monopolised by one resident. The club house officially closes for exclusive use on the 12th December 2015 until the 4th January 2016;
- **NOISE CURFEW – NEW YEAR.** Whilst we appreciate that it is the festive season, we would like to remind all residents that your estate's noise times are at all time in effect. Please note that penalties will apply for breach of this rule;
- Swimming pools – residents must please note the rules relating to the estate and ensure that children under the age of 10 are accompanied by an adult of 18 years. **No Exceptions to this rule!**

CRIME AND SECURITY TIPS

Don't be complacent about living in a security estate with security guards and an electric fence.

Thefts in loft units are on the increase where, due to the excessive heat, residents are sleeping with sliding doors open and perpetrators are climbing from the garden units up onto the middle floor patios and then lofts. Theft includes money, cell phones, laptops and small items. Most of these thefts are internal.

If you are interested to install a trellis gate on the inside of your sliding door, please contact Xpanda gate on 011 418-9960. If you wish to have a security gate placed on your front door, you can contact Fritz Hartman on 0832545296 or Versatile Gates on 011 418-9960. Please note that only the gates which conform to the approved colour and style for the estate will be approved for the front doors. No other gates are permitted. Remember to lock your sliding doors with the dead bolt provided.



The Estate Management Office is closing for the holidays on the 19th December 2015, and re-opening on Monday, 4 January 2016.

YEAR END CONTACT DETAILS

Managing Agents:

Angor – Teesh Soudamma – teeshr@angor.co.za – 0860 426 467

Estate Management:

Yvonne Nathan Real Estate Management

For after hour emergencies ONLY – 079 443 1508

Marc – estatemanager3@yvonnenathan.co.za

Please note that Marc is on standby for holiday emergencies only. Security or maintenance issues are to be reported to the security and maintenance service providers.

Movement control forms to be authorised by owners and forms for December and January **must** reach our office before 15 December 2015.

Masterfull Maintenance:

- Foreman – David – 078 354 4683
- Site Manager – Neil – 076 522 6760

Security:

- Guard House- 083 634 5499
- Control Room- 086 111 4021
- Area Manager- Josephat – 083 678 1510

Electricians:

- Steve Love – 082 556 9578
- Eric – 084 720 1075

Plumbers:

- Renato – 082 650 3417
- Paul – 082 798 3643

DSTV:

- William- 011 958 5311 / email - complex@dstvtime.co.za

Water account number: 440686750 – COJ contact number – 011 375 5555

Electricity account number: 9494105033 – Eskom contact number – 086 003 7566

If you have any queries, please don't hesitate to contact us.

May we take this opportunity to WISHING YOU & YOURS A MERRY CHRISTMAS AND A HAPPY NEW YEAR! TRAVEL SAFE AND LOOKING FORWARD SEEING ALL IN 2016!

Villefranche Trustees and Yvonne Nathan Estate Manager