



# Thatchfield

## NEWSLETTER

Thatchfield HOA Tel 012 652 0053 or 012 751 2388

Edition: April 2017



### SOCCER FIELD

The soccer field is currently undergoing maintenance and should be ready for use in summer.

Please note that the field will then only be available to Thatchfield Estate residents.



### GARDEN REFUSE REMOVAL

Dumping of refuse bags on sidewalks and open stands remains a serious problem in Thatchfield Estate. Please inform your domestic worker and gardener not to place garden refuse and/or bags on the sidewalks. Residents must dispose of garden refuse themselves. Please keep your garden refuse within your own stand perimeter. Your nearest dumpsite is Rooihuiskraal Mini Garden Refuse Dumpsite next to the Historical Terrain in Rooihuiskraal Road.

### FROM THE ESTATE MANAGER

Dear Resident

Our community letter to you has changed from the previous booklet to a two-page letter to focus more on the serious and pressing matters/complaints received by the Thatchfield Management Office. We have a few matters that we would like to bring to your attention.

- No fencing or structures are allowed to be erected on the five-metre pavement area between the tar road and the boundary wall in front of any dwelling within the estate.
- No parties are to be held in the parks in Thatchfield Hills & Close. The consumption of alcohol in the parks is also not permitted. Jungle gyms have been installed in the parks for children to play on so please ask them not to play in the streets.
- Residents are requested not to litter in or around the estate. We have noticed residents discarding refuse out of their car windows whilst driving.

Regards,

Mossie Mostert  
Thatchfield Estate Manager  
estatemanager@thatchfield.co.za

### REFUSE REMOVAL

**- Boxes, polystyrene, household goods, etc.**

The dumping of boxes and refuse bags with household refuse is forbidden in Thatchfield Estate. Seeing that the Council does not remove bags and boxes, we urge you to please apply for a refuse bin from the Council if you do not have one. For your convenience, application forms can be collected from the Thatchfield Management Office. Alternatively, refuse can be dumped at the Mooiplaats Landfill and Waste Management site, situated on the R55, approximately 8km from the estate. Just follow the boards.

Kindly note that we have contacted the Tshwane refuse bin depot in Pretoria West and we can confirm that they currently do have stock available. You will require a copy of your municipal rates account, ID document and a refuse bin application form to apply for a 240-litre refuse bin. Unfortunately, the Council does not deliver refuse bins and you will have to collect the bin yourself.



## **DRIVEWAY MAINTENANCE**

Driveways must be kept in a neat and tidy condition at all times.

Please note that driveways are not the property or responsibility of the HOA. They are the common property of the residents/owners sharing and using the driveway.

You are reminded that one stand is divided into two units/houses and that sometimes more than two houses share one or two driveways. It is therefore the collective responsibility of the residents to manage their upkeep and keep driveways clear of weeds.

All residents must ensure that they and their guests do not obstruct the driveways of adjoining properties.



## **SECURITY GUARD SHOT**

We regret to inform you that one of our security officers, Mr Tulani Mazibuko, sadly passed away on 23 January 2017.

Tulani was shot and killed in a robbery in Olivenhoutbosch whilst on duty.

We have lost a dear friend and valued colleague.

## **SPEEDING & RECKLESS DRIVING IN THATCHFIELD**

**- The speed limit in the estate is 30km/h**



All roads within the estate belong to the City of Tshwane and therefore all regulations pertaining to the National Road Traffic Act must be adhered to. Please obey road signs and traffic lights. Speeding and reckless or negligent driving costs lives.

## **IMPOSITION OF DOUBLE LEVY**

**- Undeveloped/partially developed stands, Thatchfield Estate**

Kindly be advised that at a meeting held on 6 April 2016, the Board of Directors resolved to impose double levies on stands where the owners have failed to commence with and/or finalise construction within the time period stipulated in the Deed of Sale. Such stands will be charged double levies from 1 June 2017.

It is therefore in your own interest to submit plans for approval by the Home Owners' Association and the Municipality, and to commence with construction in accordance with the approved plans as a matter of urgency to avoid incurring these additional levies.

Plans must be submitted to the Home Owners' Association at the new Thatchfield Estate offices in Brakfontein Road. For more information or queries, please contact them on 012 652 0053 or send an e-mail to [admin@thatchfield.co.za](mailto:admin@thatchfield.co.za). Please keep the Estate Manager's office informed of progress in this regard.

## **HOUSE NUMBERS**

House numbers in Thatchfield Estate still remain a problem. In our previous edition, we referred to the Rules of Conduct which clearly state that owners are required to display the house number outside their property.

An inspection will be done early next year to determine which owners have not complied with this request. Owners who have failed to install house numbers will be fined. The Estate Manager will install all outstanding house numbers and all associated costs will be added to the owner's levy account.

For custom-made house numbers, please contact the HOA Office.

## **GAUTRAIN SURVEY**

Please take a moment to complete this short online survey (see the link below) for residents wishing to use the Gautrain to commute to Johannesburg/other areas for work purposes. This will assist the Gautrain administration to determine the best times and routes for the bus service to collect Gautrain users from Thatchfield Estate.

<https://docs.google.com/forms/d/e/1FAIpQLSf2DzdYNoAaaZ7ulf8HpEgZQGSxWwsyTaLawq73asoC5HnjA/viewform?c=0&w=1>

