



**HOMEOWNERS ASSOCIATION NPC
(REGISTRATION NO: 2002/029403/08)**

ESTATE MANAGER

TEL: 012 652 0053
FAX: 086 538 4047
CELL: 082 666 8259
EMAIL: estatemanager@thatchfield.co.za

P O BOX 12406, CLUBVIEW, 0014
TEL: 012 644 1010
FAX: 012 644 1007

C/O JM VENTER PROPERTY SERVICES CC
SUITE 1F SELBORNE CENTRE
C/O SELBORNE & CANTONMENTS STREET,
LYTTELTON

Dear Owner/Resident

FESTIVE SEASON

We are approaching that time of the year for fun, braais, parties and holidays. We have all had a long year behind us and would like nothing more than to unwind; but this sometimes comes at a price. During this time we relax, are not vigilant enough and our loved ones or valuables could become targets of criminal activity.

Our security provider has committed themselves to be extra vigilant and cautious over this period but also need the assistance from you as owner/resident. You owe it to yourself and fellow residents to contribute to the effectiveness of security by becoming actively aware of your surroundings, to comply with security procedures and manage your own safety and that of your property in a responsible manner.

We have to realise that living in an estate does not safeguard us against crime. The following are basic hints to assist you during this time:

- You can never be too careful when it comes to home security.
- You become an easy target when leaving garage doors/house doors and windows open.
- Do not leave curtains open at night.
- Do not leave valuables near windows or doors.
- Do not leave valuables inside your vehicle visible from the outside.
- Never leave duplicate keys or access cards in your vehicle.
- Day/night automatic light bulbs in the driveway will ensure that driveways are only lit at night.
- Do not leave tools such as ladders, picks etc outside as they can be used to break in.
- Never leave keys in the inside of an outer door that has glass panels or glass near the lock.
- Should you have an alarm system, ensure that it is in working condition and tested regularly.
- Stop newspaper deliveries whilst on holiday and ask a friend/neighbour to collect post.
- Inform your neighbours of your holiday plans and request them to keep an eye on your property.
- Ensure that your house has a visible and easy readable street number, should emergency vehicles have to respond.
- Test your alarm to ensure it is in working condition.
- Have all emergency at hand should they be required.

Fireworks

The discharging of fireworks within residential areas of the estate is strictly prohibited.

Disturbances of the peace

Residents should contact the SAPS or Metro regarding any disturbance and report the complaint to the control room for record purposes. Thatchfield Crescent and Thatchfield Manor fall under Wierda Bridge Police Station (Tel: 012 654 2121/31) and Thatchfield Glen, Thatchfield Gardens, Thatchfield Close and Thatchfield Hills under the command of Olievenhoutbosch Police Station (Tel: 012 652 0086 / 071 675 6466 / 071 675 6465).

Animal Care

Dogs are often left unattended when owners go on leave. These unattended animals most often get bored and end up barking and howling into the night. This is not only annoying and irritating, but cruel to these animals and neighbours. We urge residents to make proper provision for their pets and ensure they are properly cared for.

Cats can also become a nuisance and we have received numerous complaints lately. Although we realise that cats are roaming animals by nature, we cannot allow them to become a nuisance to others. We therefore urge cat owners to be considerate towards other owners/residents.

Use of roads and speed limits

As this is holiday time, pedestrians especially children will play in the streets. Please take care and drive safely. You are reminded that the speed limit is 30 km/h and in addition to this, abide by all traffic rules according to the National Road Traffic Act.

Building activities

No building activity or building contractor will be allowed in the estate over the period that the HOA is closed, the dates are 14 December 2013 until 5 January 2014, including both dates.

Estate Management Office

We remind you that the estate office will close on Friday 13 December 2013 and re-open on 6 January 2014. The following contact numbers can be used during the festive season:

Security Control Room -	073 697 1990
Security Duty Manager -	072 952 8903
HOA -	012 652 0053

I will be on leave with little or no cell phone coverage from 13 December 2013 until 21 December 2013, during this time please contact the numbers above or leave a message on my phone. I will be able to return your mails/telephone calls from 22 December 2013.

Kind Regards,


Burger Venter
THATCHFIELD Estate Manager
082 666 8259
estatemanager@thatchfield.co.za



Wishing you all a happy Christmas and a prosperous new year.