



Thatchfield NEWSLETTER



From the Estate Manager's Desk

This year has started at a hectic pace. THOA staff has had to run around assisting our visitors and residents with their queries. We do hope things are settling down now, as we finally adjust to the new security system.

Mid-Term AGM Dates

The Board of Directors has indicated that a mid-term **AGM meeting** will be held in 2020. Please be on the lookout for communication notices from JM Venter. They will communicate the date to you once it is confirmed. The venue should be unchanged.

Non-Registration on Biometric System

We note with concern that 437 households did not register for the biometric system. This places a burden on our security guards. They are struggling to get hold of residents when their visitors arrive at the gate. This in turn creates congestion, which in the case of Thatchfield Glen and Gardens then affects traffic on Brakfontein Road. We are also experiencing incidents of residents entering the estate as visitors. This leads to tension as the guards are constantly serving unregistered residents. We want to appeal to all residents to please register. Non-registration slows down the whole system, inconveniencing the registered residents. We have a list of all the unregistered residents and we will be sending them notices about their non-registration.

If you have visitors at the gate whose fingerprints can not be read by our biometric system, please inform your visitors to inform the guards to phone the control room. THOA has fully trained controllers to deal with this issue. If a resident goes to the gate and opens for her/his visitor with her/his prints, that resident has to also take the guest out of the Estate when the guest is leaving. We are getting cases of visitors who get to the gate intending to leave the Estate, and when the

system denies them exit it is leading to frustration on both sides and is causing unnecessary tension at our gates.

House Renovations

No building activities can take place without the THOA's aesthetic approval and Tshwane City Council's building authorization and approval. Please communicate with your architect so that proper plans are submitted to THOA. Also note that there is a building deposit of R5,000 that needs to be paid to the THOA before any building activities can be permitted. Residents please bear in mind that making renovations to your houses without approved plans can affect the value of your neighbours' houses (and the value of houses in the rest of the Estate in general). We urge residents to make sure that their plans are approved and are compliant before going ahead with renovations. Non-compliance can result in serious litigation.

When painting your houses and walls, only earthy colours are permitted. Please visit the THOA Office as we can assist you with the colour schemes.

Children and Teenagers

Regular complaints are made to my desk about our children not behaving within the Estate. Reports of unruly behaviour, such as drinking and smoking of illegal substances in public, are reported. Some teenagers even do this whilst in full school uniform. Other transgressions include kicking of balls against newly painted garage doors and walls, spraying sexually and racially offensive graffiti on walls and street signs, and disrespecting and threatening security personnel when confronted. We recently arrested a teenager for housebreaking and theft; after interviewing him, we were shocked to find out that he was a 'dealer' within our Estate. He targets youths between 12-20 years of age, who then buy from him soft drugs and, in some instances, harder drugs.

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All our security vehicles are under 24-hour surveillance. Footage of any incident can be recalled and viewed. Our Board made it clear that security needs to act tough, and regular offenders must be brought to book. Please communicate with your children, and warn them. There are parents who tell us that they trust their children. Our advice in this matter is that as parents we should keep in mind that how our children behave in front of us may be very different from how they behave out of sight. The main role of security should be to protect residents from breaches and break-ins from the outer perimeter wall, but now security has to spend a lot of their time and resources dealing with delinquency within the Estate. Communicate with your children please. Our approach as the THOA and security personnel is one of tough love. We are going to hold residents liable and accountable for their children's actions. I know I have your support on this issue.

Tuck-shops and Businesses

The running of businesses within the Estate is not permitted. I have had to close 4 tuck-shops within the Thatchfield Estate. THOA will not hesitate to contact the City of Tshwane to deal with transgressors.

Coronavirus

I have also requested our editor to insert an awareness notice regarding the novel coronavirus (2019-nCoV). Please take time to read it and be proactive with this information.

Kind regards,

Mossie Mostert
Thatchfield Estate Manager



From the Editor's Desk

We welcome you to our first Issue of 2020. We continue to highlight some of the challenges that we have to deal with on a day-to-day basis around the Estate. We also take time to reflect on the threat of the coronavirus. On the bright side, we have the privilege and honour of recognising two of our own Thatchfield girls, Aneshree Buldeo and Avi Buldeo. The two sisters won the 2019-2020 Miss India South Africa and Miss India Gauteng, respectively. We are proud of their achievements, and as a community we would want to say congrats to them.

Please remember to share your own milestones with us by sending me an email at: editor@thatchfield.co.za (Alison Ziki). You can also simply Whatsapp on 082 084 4839 and ask for an interview.

Highlights from the December 2019 AGM

Security Services

Mr Justus Janse van Vuuren reported that there had been no forced break-ins during the year. However, disturbance of the peace was still a major concern and residents were urged to respect the right to peaceful living conditions of their neighbours. Brakfontein Road, which falls outside the perimeter of the Estate, has seen yet another armed robbery. Cameras have been installed along Brakfontein Road and are already operational.

Gates and Guard Houses

The Chairperson reported that maintenance has been done on all Homeowners Association buildings. He further reported that the boom motors at the gates were nearing the end of their life cycle and a decision has been taken to replace them with more modern and robust models in 2020. Self-closing mechanisms were

fitted to the guard house doors. This was necessitated by assaults on guards by residents. The Chairperson voiced his disappointment at this deplorable trend.

Recreation

Mr Hannes Lourens reported on the sportsfield. He said that the facility was utilized throughout the year for soccer and fitness training. Problems were being experienced with residents abusing alcohol at the facility, and teenagers demanding to use the facilities without prior booking. The problems are being addressed through signage and a higher degree of supervision by security.

Environment

Ms Mernette Schoeman reported that more than 200 trees have been planted in Thatchfield over the past year. There is some planting currently being done

in Thatchfield Hills and all plants come from the Homeowners Association's own nursery.

Speeding

Speeding continues to be a problem, especially on Brakfontein Road where vehicles often jump red traffic lights. Video footage of the transgressions will be shown to Metro Police and the City of Tshwane will be requested to install speed cameras along Brakfontein Road.

Gautrain Bus Service and Fibre

Mr Lourens reported that Gautrain has yet to make a decision on the implementation of a bus service for Thatchfield. He further reported that fibre installation in Hills and Close is nearing completion. Glen and Gardens will follow early in 2020.

From the Deputy Estate Manager

Maintenance of gardens and driveways



The Thatchfield Home Owners Association (THOA) Office would like the Thatchfield community to take note that SSG Gardening Services is only servicing the public areas within and outside the Estate but not private properties. The private gardens and driveways are the responsibility of the residents. THOA have noted during inspections throughout

the Estate that some gardens and driveways are well-maintained, and we applaud those residents who are taking good care of their gardens - keep-up the good work.

However, the THOA Office is still faced with a serious challenge of residents who continue to leave their gardens and driveways unmaintained and trees untrimmed; in some instances the trees overlap into neighbours' boundary walls. Residents who are sharing a common area like a driveway are encouraged to discuss between them how to maintain the common area. THOA sent several letters to some of the residents whose gardens and yards are not well maintained; however, there has not been much cooperation. We plead for cooperation, because unkempt gardens and driveways have a negative impact on the value of the properties within the Estate as a whole. We plead with you to please maintain your gardens, yards, and driveways.

Meet the Queens



Avathara (Avi) Buldeo (19) (left) is Miss India Gauteng 2019. She is a law student pursuing her LLB degree. Avi is also a qualified belly dancer who teaches belly dance classes and performs professionally.

Aneshree Buldeo (21) (right) is Miss India South Africa International 2019. She is a graduate in Accounting Science from the University of Johannesburg. Anshree is currently studying for her honours degree in CTA.

Thatchfield's Beauty Queens *It's in the Family!*

How it all happened

Miss India South Africa International was initiated 8 years ago. It is a fashion pageant which introduces young ladies to the world of fashion and modelling. The pageant aims to promote women empowerment. Aneshree won the Miss India South Africa International crown at the Durban Jewish Centre. Thereafter she travelled to India to partake in the Miss India Continent Pageant, where she was crowned Second Princess.

Avi won the Miss India Gauteng 2019 at a pageant at the Gold Reef City. This is a cultural pageant, which gives young ladies a great platform to showcase their talent.

The work that they do

Avi and Aneshree organize many outreach programs in collaboration with different companies. They have collaborated with the 'Reach for a Dream' organization and have been actively involved in their

'Queen for A Day' charity event. It has been a roller-coaster of events for the two sisters: the Gandhi Walk, Book launches, cricket events, and movie premiers.

Their vision

Their overall vision is to empower the youth through value-driven motivational talks. Focusing on the

youth, they have been visiting various schools in and around Centurion to motivate and empower the youth. The sisters aim to educate

*"Little girls
with dreams become
woman with visions"*

teens on the 5 human values that they are passionate about: Truth, Love, Peace, Non-violence and Right Conduct. The sisters believe that they had the advantage of being inculcated with these values at a very young age, which has helped guide them to make positive decisions in their own lives. The Buldeo sisters, through their platform *2sisters1journey*, see their end goal as global domination. The sky is the limit!

The Coronavirus COVID-19 UPDATE

The National Institute for Communicable Diseases (NICD), a division of the National Health Laboratory Service, is currently the only laboratory performing testing for SARS-CoV-2 in South Africa and can confirm that the country has not had a case of COVID-19 to date. The institute has tested a total of 121 people for SARS-CoV-2 of whom 77 met the case definition for persons under investigation (PUI). As of 26 February, all results have come out negative.

In addition to healthcare workers and the public, the NICD continues to expand reach and involvement to include the business sector and corporations across the country with regards to COVID-19 preparedness. An information session for businesses, corporations and occupational health practitioners will be held at the NICD on 3 March 2020. The information sharing session will ensure alignment and coordination pertaining to managing a possible case of COVID-19 in South Africa.

Here are preventative actions that might help curb the spread of the viruses:

- Wash your hands often with soap and water for at least 20 seconds. Use an alcohol-based hand sanitizer if soap is not available. This is the simplest and most effective way to protect yourself and your loved ones from infection
- Avoid touching your eyes, nose and mouth with unwashed hands.
- Avoid contact with people who are sick.
- Cough or sneeze into the crook of your arm, into a tissue, then throw the tissue in a rubbish bin.
- Clean and disinfect frequently touched objects and surfaces.
- If you are in an office environment, these steps are even more important.

If you suspect that you or any of your family members have contracted the virus you should immediately consult your practitioner for assistance.

The South African National Department of Health continues to closely monitor the rapidly evolving

developments surrounding the Coronavirus outbreak.

You can also visit the website of the National Institute for Communicable Diseases at <http://www.nicd.ac.za/> for up-to-date alerts on the Coronavirus outbreak.



HUISEIENAARSVERENIGING/HOMEOWNERS ASSOCIATION NPC
(REG NO. 2002/029403/08)

POSBUS / P O BOX 12406, CLUBVIEW, 0014
TEL: 012 644 1010 FAKS/FAX: 012 644 1007
EMAIL: administration@jmventerprop.co.za

A contribution by JM Venter Property Services cc – your managing agents no 01/2020

LEVIES: SOLE REVENUE OF THE THATCHFIELD HOMEOWNERS' ASSOCIATION NPC TO COVER BUDGETARY EXPENSES

1. The term 'Levy' refers to the monetary contribution which each member of a community scheme is obliged to make towards the funding of the expenditure of the scheme.
2. The gross amount payable by members of THOA is determined from the gross expenditure of the HOA as calculated on the annual budget of the HOA.
3. The gross monthly budgeted expenditure divided by the number of units in the Estate equals the monthly levy payable by each member
4. A levy amount payable by each member usually remains unchanged during a financial year.
5. However, the levy amount could be amended during a financial year if a change in circumstances related to the budget items arise.
6. The budget and the levies payable require approval of members in meeting.
7. Members are to be notified in writing every time levies are amended.
8. The Board of Directors of THOA requires that a monthly levy account be produced and delivered to each member via e-mail and it is the responsibility of each member to ensure that the managing agent has his/her correct e-mail address. This account serves as a first reminder.
9. The levy collection service applied at THOA together with the positive co-operation of the vast majority of members results in a good cash-flow position.
10. The few who are lagging behind on their levies do create a negative impact on the cash-flow of the THOA.
11. Noting the way in which levies are calculated as prescribed above, together with the fact that THOA is a non-profit company, excess revenue may not be budgeted for.
12. The system functions on the understanding that it is deemed that each member shall pay levies punctually.



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Time: 07:30 – 12:00

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087 286 8268 | info.thatchfield@curro.co.za
3512 Barbet Street, Thatchfield Hills, Centurion
www.curro.co.za

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