



Volume 5 | Issue 1 | March 2022

Thatchfield NEWSLETTER

IN THE SPOTLIGHT:

The AMAX App for Visitor Access

In this Issue, we draw attention to the AMAX Security App which allows residents to take control of their visitors' access into the Estate. The App allows you to let in your visitors without security having to first phone you from the gate.



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Thatchfield's Week of Darkness in Pictures



Every crisis gives rise to a hero. The Thatchfield community was unanimous in its gratitude to the estate manager and his team for the sleepless nights they endured in fighting for Thatchfield to get its lights back on.

From the Estate Manager's Desk

THOA Office Visiting Procedures

No resident/contractor/domestic/gardener/agent or visitor will be permitted to visit our office without making a booking at the relevant desk. Should you wish to make use of this limited service, bookings can be made as follows:

- To register or extend your domestic/gardeners/transport services contract, please email Lucy at: admin3@thatchfield.co.za. Lucy will assist you and guide you with necessary info required to register the above.
- To register for new residents, tenants, and all biometrics related queries, you can email Lizette at admin2@thatchfield.co.za
- For all estate agents registrations, plans, general THOA enquiries, and Thatchfield Ridge registrations, please make contact with Carien at admin@thatchfield.co.za
- Any complaints, disputes, and gardening concerns can be addressed to our Deputy Estate Manager, Vuyo at: deputy@thatchfield.co.za
- Any security related incidents and urgent matters, complaints, inquiries for fibre, City of Tshwane related problems, power, waste, streetlights, poor water pressure, approval of plans, illegal water and electricity connections, estate related disputes, Gautrain inquiries, projects, and neighbour disputes can be addressed with my desk at: estatemanager@thatchfield.co.za.

The policy of 'no mask no entry' will still apply and every person visiting our offices will undergo a temperature scan/test and their information will be recorded.

Sectional Title vs HOA : Maintenance and House Insurance

Sectional title schemes and homeowners' associations (HOA) are very similar. Both are community schemes with shared use of common

property where owners pay (contribute) a levy to the scheme for common property expenses.

There are, however, differences between the two - one of them being maintenance of common property. Common property in HOAs and Sectional Title schemes are defined differently.

In HOAs each owner is responsible for the maintenance of their house, externally and internally. They are also responsible for the maintenance of their gardens, driveways, and all shared common areas between neighbours. The boundary walls between dwellings must also be maintained by the residents. Residents are also responsible for the gardening of the portion of land in front of their existing walls from the roads to their boundary walls.

The portion of the levy contributed to the HOA is for the maintenance of common property excluded from our THOA House Rules of Conduct, such as the perimeter fence wall, electric fencing, cameras, THOA control room, security services, gardening, managing agents, sporting facilities, and all other expenses as indicated and defined in our yearly budget expenditure list.

In sectional title schemes, maintenance of common property is deemed to include everything except the inside of a unit.

As explained, the responsibilities of residents under these two entities differ a lot.

Residents are also responsible for their own house insurance and must make sure that their dwellings are covered sufficiently. This is not the responsibility of the THOA.

City of Tshwane Electricity Kiosk Boxes and Water Meters

Our security found young children switching off power in the electricity

kiosk boxes and closing the valves on water meters in our streets. To the children it is a game but to an unsuspecting resident this causes anxiety and frustration. Some residents even said on social groups that they will take matters into their own hands should they catch any children doing this.



My concern is not just about children being beaten by a resident but also about the risks open electrical boxes pose to children. These boxes belong to the council. By-laws place the onus on CoT to lock their boxes and yet CoT does not comply. The THOA reports these open electricity kiosk boxes regularly to the City of Tshwane, yet the officials fail to adhere to their own by-laws.

Parents are requested to explain to their children the dangers of playing with electricity. Let us be proactive and explain to our children that fiddling with unlocked electricity kiosk boxes can lead to the unnecessary loss of life.

The AMAX Security App

Residents must by now have received a notification from AMAX Security Solutions. You are encouraged to take time and read the notification regarding the App. Please use the App as it will help security a lot if residents can announce their own visitors, deliveries, and services. Also note that once they are announced your guest can enter at the gates. Do not hesitate to contact an AMAX representative should you need assistance.

Your interactions and understanding as always is appreciated. Be safe and think smart.

Kind Regards,
Mossie Mostert
Estate Manager: Thatchfield Estate

From the Deputy Estate Manager

Maintenance of Gardens and Driveways



This plea goes to all Thatchfield residents who are not maintaining their lawns, gardens, trees, driveways, and sidewalks. Garden and driveway maintenance on private property is the responsibility of residents. The Thatchfield Homeowners Association

(THOA) has noted during inspections in the Estate that there are some residents who are still not maintaining their gardens and driveways, and this affects the entire outlook of the Estate. Residents who are sharing a common area, e.g. driveways, are encouraged to have a joint agreement on how to maintain the common area instead of shifting the responsibility to the THOA. The THOA sent several letters to some of these residents but unfortunately there has not been much cooperation. Please be warned that after several unheeded attempts to encourage residents to maintain their gardens, fines will be

imposed on the offenders. The issue of unmaintained gardens is in some instances creating unnecessary tension between residents. Please kindly note that the state of your garden has an impact on the value not only of your house but of the houses around you as well.

The THOA has been running a 'Garden of the Month' competition. The winners to date are celebrated below. We are grateful to all residents who have been taking good care of their gardens. Keep it up!



January 2022

The winners of the garden of the month are Mr Vincent Mola & Mme Minah Kgadile of Mossie Street in Thatchfield Close.



February 2022

The winners for the garden of the month are: Mr Joshua & Mme Florence Ndlovu of Shrike Street in Thatchfield Hills.



March 2022

The winners of the garden of the month are: Mr Justice and Mme Sithandiwe Mdhluli of Pride of Madeira Place in Thatchfield Gardens

New Residents: Application for and Disposal of Municipal Bins

The Thatchfield Homeowners Association would like to inform all new residents that if the property you moved into does not have a big black bin which is obtained from the municipality, you need to apply for a bin. You are welcome to call CoT to find out the details on how to obtain a bin, or log into the CoT website and follow the process of applying for a bin. In the meantime, whilst waiting for the bin, it

remains your responsibility to get rid of your household waste. We advise that you take it to any of the designated dumping sites. Please note that if you decide to put your household waste in black bags and place it in front of your property, the CoT truck does not pick plastic bags as long as they are not inside the municipal bin. This also goes for garden waste; the CoT does not pick any residents' garden waste. It is the residents' responsibility to dispose of their own garden waste. No one is permitted to deposit their household

waste into their neighbour's municipal bin even if it is half empty. The household waste bins are collected by the City of Tshwane (CoT) on Thursdays so it is important that bins are taken out and left outside for the CoT truck to collect. For any queries regarding waste disposal please phone the CoT on this number: **Tel: 012 358 9461 /0592/1317** or email them to: **andreb@tshwane.gov.za**. If a resident missed or forgot to take out their bin the responsibility remains with them to dispose of their waste.

From the Editor's Desk

For contributions to the newsletter, please email me at: editor@thatchfield.co.za. (Attention Alison Ziki). You can also Whatsapp me on 082 084 4839 to set up an interview if you have a story to share. We encourage residents to share their special events like weddings and other achievements with the community through this platform.

We would like to echo the encouragement from the estate manager for residents to please download and use the AMAX Security App. The App allows residents to let in their own visitors without having to be phoned by the security at the gates, and it really makes things much easier

and simpler for residents. Please visit this website to learn more and to download the App: www.fw-visitors.co.za

If anything is not clear to you, please do not hesitate to approach the THOA office for further assistance.

Let's all get onto the App and take direct control of access to our homes!



The New Covid Protocols
As the national government continues to ease the Covid-19 regulations, residents are encouraged to familiarise

themselves with the below adjustments to the protocols as announced by the president on the 22nd of March 2022.

ALERT LEVEL 1
South Africa remains on Alert Level 1
We need to keep up basic precautions to prevent a surge of infections.

Measures to protect yourself and others

- Wear a mask that covers your nose and mouth
- Keep a safe distance from others
- Stay away from closed or crowded spaces
- Wash your hands regularly with soap or sanitiser

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ALERT LEVEL 1
South Africa remains on Alert Level 1
With the continued decline in infections, the following measures will be in place from Wednesday, 23 March 2022:

Mandatory mask wearing

- Wearing a cloth mask or similar covering over the nose and mouth is mandatory when in public indoor spaces
- Masks are not required when outdoors

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ALERT LEVEL 1
South Africa remains on Alert Level 1
With the continued decline in infections, the following measures will be in place from Wednesday, 23 March 2022:

Gatherings
No more than 50% of venue capacity:
- With proof of vaccine or negative COVID test: no upper limit on numbers
- Without proof of vaccine or negative COVID test: upper limit of 1,000 indoors and 2,000 outdoors

Masks
Must be worn in indoor public spaces. Do not need to be worn outdoors.

Funerals
No more than 200 people

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ALERT LEVEL 1
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With the continued decline in infections, the following measures will be in place from Wednesday, 23 March 2022:

Gatherings

- With proof of vaccine or negative COVID test: no more than 50% of venue capacity and no upper limit on numbers
- With no proof of vaccine or negative COVID test: no more than 50% of venue capacity, with an upper limit of 1,000 indoors and 2,000 outdoors
- Social distance of at least 1 metre between people, except at schools
- Masks must be worn for all indoor gatherings

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ALERT LEVEL 1
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With the continued decline in infections, the following measures will be in place from Wednesday, 23 March 2022:

Funerals

- Funerals are restricted to a maximum of 200 people
- There is a two hour limit on funeral services
- No night vigils or post-funeral gatherings are permitted

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Vaccinate against COVID-19

To speed up the vaccination process, you can register by:

- Using the online registration platform available on the SA Coronavirus website
- Dialling *134*832# and registering via USSD
- Sending the word "register" via WhatsApp to 0600 123 456
- Calling the national toll-free call centre on 0800 029 999, where somebody will help you to register and answer any questions about the vaccination rollout

You can also go directly to your nearest vaccination centre.

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We have space available for adverts.
Please contact Carien for details: 012 661 1952/admin@thatchfield.co.za

OPEN DAY

Experience what makes our school
stand out from the rest!

Saturday, 9 April 2022 | 09:00 – 12:00

Attend the open day to **QUALIFY FOR A SAVING** on the enrolment fee.

Tc and Cs apply.



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