



Volume 5 | Issue 2 | May 2022

Thatchfield NEWSLETTER

IN THE SPOTLIGHT:

Thatchfield Annual General Meeting

In the spotlight this month is the Thatchfield Annual General Meeting which will be held on the 2nd of June. The protocols governing the AGM are shared in this newsletter on Page 4.



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Thatchfield Retail Centre!

The Thatchfield Retail Centre is finally happening with earthworks commencing on 26 May 2022! In

addition to the earthworks, significant upgrades will be made to roads and other municipal infrastructure.



The centre will comprise approximately 5,000 square metres of gross lettable area and will be anchored by a Checkers supermarket, a Dis-Chem pharmacy and a Woolworths food store. Further convenience tenants will include a

Checkers Liquor, Big Joe's Pies, Tasco Sweets, KFC, PostNet, Vision Works Optometrists, Absolute Pets, The Crazy Store, Pick n Pay Clothing and a Bootlegger's Coffee Company outlet.



Construction is scheduled for completion in March 2023 and we look forward to welcoming everybody to the

Centre on the planned opening date on 23 March 2023.

LYNX Real Estate

From the Estate Manager's Desk

We are halfway through the year. I want to thank every resident for your support and the positive feedback received daily in the THOA office. Your visits and quick drop-ins are appreciated. We feel truly blessed.

Winter is on our doorstep. Last year we had a house that caught fire. Please inspect your winter appliances. Don't use heaters that are old. Never leave any heat device on when leaving your homes.

Thatchfield Market Day – 4 June 2022

At last, we are getting this idea rolling. After several meetings our Thatchfield Market Day will be launched on the 4th of June in the THOA sport grounds. There will be a variety of stalls on the day, and lots of entertainment for our children. Please support the market day, entry is free to the visitors. Notices have been placed at all our gates informing our residents of the market day. Should there be any residents interested in booking a stall please do not hesitate to contact the venue coordinator, Priscilla Moodley on 0849514474.



Residents who stay nearby are requested to walk to the venue at the Thatchfield sports field. Parking is

going to be a problem as there will not be enough space to accommodate all vehicles. The success of the market day depends on your participation. See you there!

Solar Panels

Residents are permitted to install solar panels at their residence. Our THOA House Rules do not forbid the installation of solar energy. However, please take note of the following:

- No solar geyser/heat pump is permitted to be installed on your roof on the roof tiles.
- Always ensure that you make use of reputable companies.
- Request a Certificate of Compliance (COC) from the installer. You will need that should you want to insure your solar installation with your insurance, for example. The THOA also needs a copy of your COC to file on your house plans.

Use and Installation of Generators

Rule 8.1 of the THOA Rules of Conduct refers. The installation of all portable generators shall be carried out by a fully qualified electrician and in accordance with the Electrical Contractors Association of South Africa (ECASA) guidelines for the safe use of portable generators on utilities networks. The electrician is required to supply the member and/or contractor with a certificate confirming that the installation is safe and complies in all respects with the ECASA guidelines. A copy of the electrician's certificate is to be deposited with the THOA by the building owner and/or contractor. Complaints of noise pollution are regularly received, and understandably so. On inspection I have found generators running next to neighbours'

patios and bedrooms. This is totally unacceptable and disrespectful towards your neighbour. Generators are noisy. Please be considerate and use your generators in such a manner that they do not disturb your neighbours' peace and tranquillity. Loadshedding is here to stay. Let's be considerate.



Tenders for Security and Gardening

Both our Security and Gardening complement contracts have expired. The THOA will be requesting security and gardening companies to participate in our tender process. Tender bidding date to be announced.

Substance Abuse

This topic is sensitive. The Thatchfield security has received a clear mandate from the THOA: any person found in possession of any form of drug or substance will be arrested. The SAPS will be notified. Unfortunately, we have parents in our estate who are still in denial. Children are smoking, injecting themselves, and drinking illegal forms of drugs in our Estate in public spaces. They then discard their evidence in our parks, streets, stormwater drains and electrical kiosk boxes. The THOA cannot sit and watch the situation deteriorate. I have communicated with all the residents on social platforms and given guidance on what to do when they see or experience such behaviour. Our Thatchfield residents cannot be held hostage by a few delinquent teenagers. We encourage parents to please monitor and talk to your children. Should assistance be needed please do not hesitate to contact the THOA office or security.

Thatchfield Annual General Meeting

The THOA Board has set the date for our Thatchfield AGM. The meeting will be on the 2nd June 2022 at 18:00. Venue is the Curro High School hall. Please refer to the AGM guidelines in this newsletter for guidance on agenda and protocols.

Cable Theft

This topic is still on the THOA red list. We are concerned about the poorly maintained City of Tswane infrastructure and absence of security personnel at the sub-stations serving Thatchfield. Regular electrical cable theft is reported. Thatchfield has a good relationship with the Olievenhoutbosch community and has joined hands with ward councillors, security companies, community leaders, the Olievenhoutbosch community policing forum, neighbourhood watch, Business Against Crime forum and the Olievenhoutbosch SAPS to strategize and combat this pandemic. Meetings were held with senior COT officials and short-term solutions were discussed. The following long-term solutions were also placed on the table.

- City Of Tshwane is busy with an Electronic Security tender. A bid adjunction committee is soon to be set up by COT. The successful bidder will be appointed to protect COT assets including electrical cables.
- This will include sensors to monitor the vibration of electrical cables and the use of drones to monitor hotspots and focus on the prevention of cable theft.
- A SAPS reservist force will be established in the community and the community policing forum will join in tackling cable theft and protecting COT assets.
- COT to employ or work with retired engineers from the affected communities, and will employ IT personnel to embrace the use of technology in fighting cable theft.

A multi-disciplinary approach is underway with SAPS, Tshwane Metro

Police Department (TMPD) and national government to enact stricter regulations for scrap metal dealers because cable theft is now a national problem. National government is now taking the lead to address cable theft country-wide.

Olievenhoutbosch SAPS Cluster Meeting Feedback

A meeting was held between the SAPS, private security and local community representatives. Cable theft and the crime report were the main issues. We are happy to report that the Thatchfield Estate had no crime incidents reported. The SAPS cluster commander reported and confirmed to the meeting that a Cable Theft Unit has been established at Littleton SAPS. The task of the unit will be to combat cable theft and carry all the case dockets where perpetrators are arrested for cable theft. The unit's mandate is to ensure that COT infrastructure is protected, and will be carrying out daily patrols.

Kind Regards,
Mossie Mostert
Estate Manager : Thatchfield Estate

Garden of the Month April and May 2022 winners

Congrats to our winners. Our gardens are improving, and most complexes are looking more and more beautiful. Let's keep on working to make sure that our gardens and driveways are as clean as possible.



April 2022

Congratulations to Mr Xolani & Mrs Nozipho Hadebe from Crescent, winner of the April 2022 garden of the month.



May 2022

Congratulations to Mr and Mrs Tiro from Thatchfield Glen, winner of the May 2022 garden of the month.

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 at **0820844839** 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. Our goal is to make this platform as interactive as possible, so we encourage you to please freely share your views and experiences through the newsletter.



Welcome to this May 2022 edition of the newsletter. As usual, we cover some matters pertaining to the running of the Estate, and bring to your attention issues that you need to be aware of. The

main issue for your attention in this edition is the forth coming AGM. We have included the protocols governing the AGM below. We are also excited to announce the start of work on the Thatch-

field Retail Centre. It will certainly add value to our estate aesthetically and otherwise.

Thatchfield Homeowners Association (NPC)

Annual General Meeting

Please take note that the Annual General Meeting of Thatchfield Homeowners Association (NPC) will be held on 02 June 2022 at 18:00 AT CURRO THATCHFIELD HIGH SCHOOL HALL, cnr BRAKFORTEIN ROAD & BARBET STREET, CENTURION

Kindly note that:

- 1 If you are unable to attend the meeting and wish to appoint a proxy, kindly complete and return the proxy form to the Estate Manager's Office or to JM Venter Property Services CC at least **24 hours prior to the meeting**.
Proxies must provide proof of identity at the meeting.
- 2 No new matters can be added to the Agenda. Questions relating to the Audited Financial Statements and the budget which members wish to raise during the meeting must be in writing and must reach the Managing Agent no later than 16H00 on 30 May 2022. No questions of which notice has not been received will be entertained from the floor.
- 3 In terms of the provisions of the Companies Act, Act 71/2008 Section 59 the Board of Directors must determine a record date upon which members must settle their obligations towards the Homeowners Association to be able to participate during the Annual General Meeting.
Members with levy accounts in arrear for longer than 30 days as at 25 May 2022 would forfeit their right to vote at the Annual General Meeting to be held on 02 June 2022.
- 4 A General discussion will be held after conclusion of the meeting. Matters raised during this general discussion will be referred to the Board of Directors for consideration and action.
- 5 Details of matters which members wish to raise or discuss during the meeting must be agenda related. Such items must be submitted to the Managing Agent before 16H00 on 30 May 2022.

From the Deputy Estate Manager

Cleaning of empty stands and general maintenance



The Thatchfield Homeowners Association (THOA) office has been receiving many complaints about the open stands around the Estate which are not being maintained. We would like to clarify that all the open stands belong to the buyers, not the office. Some owners are current residents of Thatchfield but some are not. The cleaning and the

maintenance of these empty stands, therefore, remains the responsibility of the owners whether they are current residents or not. The responsibility of the THOA office is to remind them should the stands look neglected, but also to hold them accountable as stipulated in the THOA Rules Of Conduct. We have had residents with houses next to these open stands contacting the THOA office on several occasions expressing concern about the health risks these stands pose to their families and children because of all the rats, snakes, mosquitos etc. Not only that - these stands are also unsightly and may discourage potential investors in our Estate. The problem is compounded by some residents

who take advantage and dump their waste in this empty stands. Hitherto the THOA office has had no option but to clean and maintain these empty stands. In a few cases, some residents have volunteered to clean and cut the grass on these stands as a way of protecting their own families from rats and snakes. From now on, the THOA office will no longer assist owners of the empty stands to maintain their stands and, instead, punitive measures will be implemented. The owners of the empty stands are therefore urged to take full responsibility and clean up their stands in order to maintain the cleanliness of the Estate.

Regulation of generator usage within Thatchfield Estate

The winter season has just arrived at a time when Thatchfield and the neighbouring communities are experiencing serious challenges when it comes to electricity outages. The outages have led to many residents opting for alternative sources of energy such as gas, solar systems, and generators. The Thatchfield Homeowners Association understands this and is in support of these alternative energy sources. However, we would like to inform and emphasise to all the residents that all these alternatives are governed by rules and regulations. The current major challenge that we are faced with is the excessive usage of generators within the Estate. Usage of generators is permitted within the Estate but there are specifications that the installer/resident should adhere to before purchasing or installing a generator. The THOA office receives regular complaints

about the noise pollution and the extended hours or time of day some residents operate their generators. This is causing tension between neighbours. Residents are therefore urged to contact the THOA office and obtain the revised THOA Rules Of Conduct in order to follow the specifications on generator usage. The generators which are permitted in Thatchfield Estate going

forward are only the silent ones, and no generator may be operated after 22:00 hours.

ANNOUNCEMENT:

Residents should be on the lookout for the revised THOA Rules Of Conduct soon after the Annual General Meeting.

FIDELITY ADT IS LOCALISING

We are at your doorstep in Centurion. Our new address is cnr. Hendrik Verwoerd and Hippo, Zwartkop.

THATCHFIELD RESIDENTS SPECIAL
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