ZEVENZICHT Home Owners Association

C/o **WatchProp** (☎ 021 914 6660 / 086 552 3753 info@watchprop.co.za)

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Zevenzicht Nuusbrief

Die jaar 2017 het baie vinnig ten einde gespoed en almal is alreeds besig met jaareind bedrywighede.

Sekuriteit:

Die aangewese kontrakteur begin eersdaags met die aanbring van kameras in die landgoed en op die grensmure. Tydens die Spesiale Algemene Vergadering het die inwoners versoek dat kameras nie net op die grensmure aangebring word nie maar ook aan die binnekant van Zevenzicht. Die voorlegging met voorgestelde ekstra heffingskoste was op daardie tydstip bereken op R105.00 per maand vir slegs buite kameras. Na onderhandeling met die verskaffer kon ons daarin slaag om nie net die buitemure nie maar ook die binnekant van Zevenzicht onder kameras te plaas teen dieselfde maandelikse ekstra heffingskoste van R105.00 per maand maar nou oor 'n 60 maande periode in stede van 'n 36 maande periode. Ons wag egter nog op die munisipaliteit om sekere kragaansluitings vir ons te maak vanwaar die kameras gevoed moet word. Ons vertrou dat die kameras sal meehelp om ons omgewing veiliger te maak deurdat kwaaddoeners ten minste meer op hulle hoede sal wees om nie deur kameras betrap te word nie en dus ons landgoed liefs vermy.

Die feit dat ons kameras gaan installeer, beteken egter nie dat elke inwoners nie steeds 'n verantwoordelikheid het om sy/haar eiendom so goed moontlik teen misdadige elemente te beskerm nie.

Tydens die Spesiale Algemene Vergadering waartydens daar 'n besluit geneem was oor die aanbring van kameras het meer as een inwoner hulle kommer uitgespreek oor die gebreke by ons ingang. Van die maatreëls en kontroles wat in plek geplaas was, is afstandbeheer meganismes wat aan elke individu uitgereik is teenoor u naam. Daar was ook aan u gekommunikeer dat afstandbeheer knoppies ontkoppel sal word indien daar gevind word dat die knoppies aan enigeen beskikbaar gemaak word. Ongelukkig het dit nou 'n paar keer gebeur dat knoppies aan vriende gegee was om vryelik in die landgoed in en uit te beweeg sonder dat die identiteit van die persone bekend is. Hierdie optrede ondermyn ons sekuriteitspogings en word gesien as sekuriteitsbreuk. Dikwels dra sulke persone ook glad nie

Zevenzicht Newsletter

The year 2017 has almost reached its end and everyone is already busy with year-end activities.

Security:

The appointed contractor is going to start with the installation of cameras on the perimeter walls and on the inside of Zevenzicht very soon. At the Special General Meeting the residents requested that cameras also be installed within Zevenzicht and not just on the perimeter walls. The suggested extra levy was R105.00 at the time of the meeting. After negotiations with the supplier we could keep the extra levy at R105.00 per month for perimeter cameras as well as for additional cameras inside Zevenzicht but now for a 60-month period instead of a 36 month period. We are, however, waiting on the municipality to install certain electrical access points to supply electricity to the cameras. We trust that the cameras will help to make our environment a safer place and to inhibit the activities and plans of perpetrators.

The fact that we install cameras does not take the responsibility away from every resident to accept responsibility for their own property by protecting it against possible criminal elements.

During the Special General Meeting, more than one resident voiced their concerns about weaknesses in the security at our entrance. One of the controls that were put in place was the issuing of remotes against a person's name. It was communicated that remotes will be disabled if it was found that there was misuse and that remotes were made available to other people. Unfortunately, it has happened now that remotes were given to friends to move freely in and out of the estate. Their identity is not known to security or estate management and it undermines our security attempts and is seen as a breach of security. Very often these people are not aware of the rules of the estate either. People are also not aware of the security risk that it is creating for other residents and from a management

kennis van die reëls van die landgoed nie. Mense is ook nie bewus van die sekuriteitsrisiko wat dit skep vir alle inwoners nie.

Wie het uiteindelik afstandbeheer knoppies en wie ry so in en uit by ons hekke? Hierdie vrae kan nie maklik beantwoord word as hierdie praktyk toegelaat word dat knoppies willens en wetens aan enigeen gegee kan word vir gebruik nie. 'n Paar boetes is gevolglik uitgereik om hierdie gedrag aan te spreek en om mense bewus te maak van die verbreking van sekuriteitsmaatreëls van ons kompleks.

Indien u gereëlde besoekers ontvang bv. ouers of vriende en hulle wil nie elke keer inteken nie kan hulle aansoek doen vir die gebruiklike permit wat teen hulle voertuig se voorruit vasgeheg word en die hek sal elke keer sonder veel omhaal vir hulle oopgemaak word. Sonder die permit moet hulle egter inteken. Afstandbeheerknoppies word egter net aan inwoners uitgereik.

Ons beplan om op die langer termyn waarskynlik in die volgende finansiële jaar ook metaal skuifhekke by die ingang aan te bring wat oornag toegeskuif word vir groter sekuriteit soos wat baie komplekse vandag alreeds het.

Ander optredes:

Daar was ook in die onlangse verlede opgetree teen inwoners waar die tuin onnet vertoon het ten spyte van waarskuwings en ook die oortreding van bou-aangeleenthede. Alhoewel dit baie negatief klink is die doel van die optrede om steeds Zevenzicht te onderhou as 'n rustige en netjiese woonbuurt wat 'n ware tuiste vir al sy inwoners moet bly.

Dankie vir 'n baie geslaagde Familiedag:

Ons wil graag aan Piet, ons Landgoedbestuurder dankie sê vir die reël van 'n baie geslaagde Familiedag waartydens daar 'n fietsrit, 'n hokkiewedstryd en 'n mini-rugby wedstryd gespeel was.

Tydens die geleentheid het ons heelwat besoekers van die dorp gehad wat hulle kinders vergesel het en ouers sowel as kinders het die geleentheid baie geniet.

Baie dankie ook aan die borge van pryse en eetgoed naamlik Pierre Steyn van Wingfield Motors, Herbie en Melanie van Jawitz Eiendomme, ander individue soos Elsa wat die hokkie hanteer het, Jano wat die rugby skeidsregter was, Danie Pretorius en Leon van der Westhuizen vir skenkings van hout en pryse, Laerskool Mikro vir die verf van lyne, sekuriteit wat 'n wakende oog oor die fietsryers gehou het en Stompie, Neil en Pierre

and control perspective it makes it very difficult to handle.

It makes it very difficult to answer questions like who is entering and leaving our estate if many remotes are roaming around between residents and friends and who knows else. A few fines were therefore issued to address this behaviour and to make people aware of their breaching of security measures and rules.

If residents have regular visitors like family or friends then there is the option to apply for a permit which can be displayed on the windscreen of the vehicle. The gate will be opened without the red tape of signing in when such permitted people arrive. Unfortunately, people will have to sign in if they do not have a permit. Remotes are, however, only issued to residents.

Over the longer term, probably in the new financial year, we plan to install metal gates at the entrance that will be closed at night for better security like many complexes are currently doing.

Other actions:

Recently action was also taken against residents with untidy gardens and the transgression of building guidelines after they were warned. Although this may sound very negative the purpose is to maintain Zevenzicht as a peaceful and neat residence that must be a real home to every resident.

Thank you for a very successful Family day:

We want to thank Piet, our Estate Manager for arranging a very successful Family day during which a cycle event, a hockey game and a mini-rugby match were played.

This event attracted a number of people out of the local town community of adults that came along with their children that participated in the events. Both parents and children enjoyed the events very much.

A big word of thanks to our sponsors of prizes and edibles, specifically to Pierre Steyn of Wingfield Motors, Herbie and Melanie of Jawitz Properties, other individuals like Elsa who handled the hockey games, and Jano as rugby referee. Danie Pretorius and Leon van der Westhuizen for donations of wood and prizes and to Mikro Primary School for the painting of the lines of the rugby and hockey field. Stompie, Neil and Pierre did a good job with the braai of sausages for hot dogs

wat die braaiwerk gedoen het vir gratis worsbroodjies en hamburgers. Daleen was ook op diens as ons eerstehulp-beampte. Baie dankie aan elkeen, dit was baie lekker en deur vele geniet.

Die middag het ons ook 'n groot skrik beleef deurdat een van die kinders wat deelgeneem het op sy terugtog huis toe deur 'n motor omgery was. As die harde slag en die skade aan die motor in ag geneem is dan het daar 'n wonderwerk plaasgevind want Maandag was die man op sy pos in die eksamenlokaal. Groot dank aan ons Skepper vir Sy beskerming dat daar nie tragiese gevolge was nie.

Nog 'n dankie maar ook 'n groot jammerte daarby:

Piet Steyn, ons Landgoedbestuurder sedert 1 November 2007 het besluit om finaal af te tree. Piet het diep spore in die Zevenzicht gemeenskap getrap en vele landmerke dra sy nalatenskap. Ons tuine was al deur baie mense raakgesien en waardeer. Piet het gehelp om sekere waardes en dissiplines vas te lê wat regtig van Zevenzicht 'n gesogte woonbuurt gemaak het. Sy bydrae en werk het gehelp sorg dat elke eienaar se woonplek se waarde oor die tyd heen goed gestyg het omdat mense bereid is om 'n ekstra premie te betaal vir netheid en vir ordelikheid en dissipline. Piet het 'n hand in elkeen van hierdie elemente gehad. Ons gaan vir Piet mis maar respekteer ook sy besluit om uit te tree. Ons wil dus van die geleentheid gebruik maak om vir hom en Angelique beste wense toe te wens vir die nuwe fase in hulle lewe.

Die pad vorentoe vir Zevenzicht sonder Piet:

Die pos van Landgoedbestuurder gaan in Die Burger en op die Zevenzicht webwerf geadverteer word. Die normale aansoek-en keuringsproses gaan gevolg word en ons hoop om 'n geskikte kandidaat te kan vind om by Piet oor te neem. Piet is bereid om die nuwe aanstelling op te lei en te help vir 'n maand of twee. Eintlik wil Piet egter einde van Januarie 2018 amptelik uit tree maar dit mag dalk nog 'n maand of twee langer neem. Ons sê dus ook nou-alreeds dankie vir die bereidwilligheid om te help dat daar 'n moeitelose oorgang plaasvind.

Ons is jammer om vir Piet te verloor en wil graag hiermee baie dankie sê vir onbaatsugtige diens oor die afgelope dekade.

Reëlings oor die Desember vakansietyd ten opsigte van Watchprop:

Watchprop, ons Bestuursagente, sluit hulle kantore vanaf 22 Desember 2017 en hulle heropen weer op 8 Januarie 2018. Watchprop se gewone telefoonnommer is 021 914 6660 en hulle het 'n na-ure bystand opsie. E-

and patties for hamburgers. Daleen was also on duty as a first aid official. Thank you to everyone for an event that was enjoyed by everyone present.

There was also an unfortunate event later the afternoon when one of the participating children went home on his bicycle. He was run over by a car. When the sound of the impact and the damage to the car is taken into account then one realises that a miracle happened because that child was on duty in the exam room on Monday morning. Thank you to our Creator for His protection that there was no tragic after effects.

Another thank you but also a big pity with that:

Piet Steyn, our Estate manager since 1 November 2007 decided to retire finally. Piet has made his mark and our estate has several footprints that he is going to leave behind as a legacy. Our gardens were noticed and appreciated by many people over the years. Piet helped to instil certain values and disciplines that transformed Zevenzicht in a sought-after residence. His work and contribution has helped that every home owner's property appreciated over time because people are prepared to pay an extra premium for tidiness, order and discipline. Piet had a share in each of these elements. We are going to miss Piet but we are also respecting his wishes. We are therefore making use of this opportunity to wish him and Angelique best of luck for the next phase in their life.

The road ahead for Zevenzicht without Piet:

The vacancy of Estate Manager is going to be advertised in Die Burger and on the Zevenzicht web page. Normal application and selection processes will be followed and we hope to find a suitable candidate to take the reigns over from Piet. Piet is willing to stay on for a short while to hand over and to show the new person around for another month or two but Piet actually wanted to finish off by the end of January 2018. We are also thankful for his preparedness to assist us to have the possible least disruptions with a hand-over and transition.

We are sad to make this announcement but we also want to thank Piet for the manner in which he served the Zevenzicht community over the past decade.

Arrangements over the December holiday season regarding Watchprop:

Watchprop, our Managing Agents, are closing for business from 22 December 2017 and are open for business from 8 January 2018 again. The normal telephone number of Watchprop is 021 914 6660 and they do have an afterhours stand-by option. You can e-

posse aan hulle adres by support@watchprop.co.za word beman en sal na die korrekte party roteer word. As gevolg van die vakansieseisoen sal u 'n rekening vir twee maande ontvang ten opsigte van Desember 2017 en Januarie 2018. Debietorders sal egter soos normaalweg afgaan en u sal nie 'n dubbel-debiet in een van die maande deur u bankrekening ontvang nie. <u>Belangrike telefoonnommers gedurende die komende vakansieseisoen om byderhand te hê:</u> SAPS 021 854 9103 10 111 Stad Kaapstad vir Water, Elektrisiteit of Vullis 0860 103 089 Alle Nooddienste Vanaf landlyn 107 Vanaf selfoon 021 480 7700 Zevenzicht Sekuriteit 021 903 0976 Sekuriteit Beheerkamer 086 1700 533 **<u>Ander belangrike inligting:</u>** 1. Kontrakteurs sluit vanaf 15 Desember tot 5 Januarie 2. Verfkleure vir Zevenzicht is verander en die goedgekeurde kleure is by Piet beskikbaar. 3. Piet is op verlof vanaf 11 Desember tot 29 Desember 2017 4. Eienaars wat hul eiendom verhuur moet asseblief toesien dat huurders in besit is van Landgoed Reëls en veral dat hulle ook die kennisgewings wat uitgaan kry. Hiermee wens die Trustees en Landgoedbestuurder elke inwoner / eienaar 'n geseënde feesgety van Christus-vrede toe. Vir die wat op die pad gaan na vakansiebestemmings - reis asseblief met veiligheid in gedagte.	mail them at support@watchprop.co.za. This inbox will be managed and the message will be routed to the appropriate person that can assist. Due to the holiday season, you are going to receive an invoice for two months, December 2017 and January 2018. Debit orders will, however be action as per normal and no double deduction regarding your levy will go off against your bank account. <u>Important telephone numbers during the coming holiday period that you can keep at hand:</u> SAPS 021 854 9103 10 111 City of Cape Town for Electricity, Water and Refuse 0860 103 089 Alle Emergency Services From land line 107 From cell 021 480 7700 Zevenzicht Security 021 903 0976 Security Control Room 086 1700 533 **<u>Other important information:</u>** 1. Contractors are closing between 15 December and 5 January 2018. 2. Approved paint colours changed recently and the colours are available at Piet's office. 3. Piet is on leave from 11 December 2017 to 29 December 2017. 4. Owners must please ensure that their tenants are in possession of Estate Rules and they are getting all notices that are sent out by Watchprop. The Trustees and the Estate manager wish that every resident / owner will experience a blessed and festive season with the peace that only Christ can give. For those that will be on the roads to holiday destinations – drive carefully, please.

watchPROP body corporate management

NAMENS BESTUUR / TRUSTEES ZEVENZICHT HEV / HOA