

# Newsletter

## Welcome to the 2nd Newsletter of 2016

It is hard to believe that the 2016 year has almost reached the halfway mark. In the second quarter the following has happened which we would like to share with all Waterkloof Boulevard residents and owners.

### Annual General Meeting

The Annual General Meeting will take place on shortly at the Waterkloof Baptist Church in Cygnus Street. Pretor will send out official notifications in this regard. We would like to request that as many owners attend as possible, since there are important issues to address and decide on and the BoD would like to consult as widely as possible especially on two issues – security and optical fibre to the home. Notices will also be posted at the gates.

### Security

We are happy to report that there have been no further security infringements and we thank Marnus, his team and Noordvaal for their contribution to our safety.

However the follow up studies done indicated that there is a need for increased security of the perimeter fence. A proposal will be put to the Owners at the AGM.

### Optical Fibre to the Home

The BoD has accepted the recommendation made by the Optical Fibre sub-committee and the next stage is to get the support from Owners for the implementation of the project.

You will recall that in the previous newsletter a snap survey was included to gauge support for the installation of Optical fibre to the home which will enable much faster internet connectivity amongst other advantages.

We are happy to report that there were a reasonable number of responses (> 45) and that in all cases except one there was good to overwhelming support for the project.

A presentation will be done at the AGM which will endeavour to explain the project to all non-technical as well as technically advances residents and owners. Approval for implementation will also be required at the AGM.

### Aesthetics

It is in the interest of all residents of Waterkloof Boulevard to keep our estate in a pristine condition. In this regard, periodic surveys are done and owners are requested to do

maintenance or upkeep in order to maintain the presentable condition of our estate.

Several Owners were requested to carry out repairs or maintenance in the last quarter. A great thanks to everyone who has complied.

We would like to draw everyone's attention to the section of the WBHOA Rules dealing with aesthetics which are published on the website.

### Property Transactions

Since property transactions take place continuously the BoD would like to draw attention to Section 5 of the WBHOA Rules applicable to property transactions. An excerpt is included below for your ease of reference. If you are in the process of selling or leasing your property or are intending to do it in the future, please pay careful attention to the responsibilities of the Owner as well as the Estate Agent listed below.

#### *"SECTION 5 - PROPERTY TRANSACTIONS*

##### *22. GENERAL*

*22.1. Only Accredited Estate Agencies/Agents shall be allowed to operate within the Estate. Applications for accreditations shall be submitted to the WBHOA via the Managing Agent. The granting of such applications shall fall within the sole and absolute discretion of the WBHOA;*

*22.2. Accredited Estate Agencies/Agents shall ensure that all purchasers are made aware of the Rules, Architectural Guidelines and the Memorandum of Incorporation of the WBHOA and that the purchasers are provided with copies of such documents. Purchasers will be required to sign an acknowledgement of receipt of such documents for WBHOA record purposes;*



## 23. ESTATE AGENTS

### 23.1. ACCREDITATION

The following procedure must be followed by Estate Agencies when applying for accreditation: The Estate Agency must:

a) Complete and submit an accreditation application form to the WBHOA via the Managing Agent;

b) Pay the fees determined by the WBHOA from time to time. The current fees are as follows:

Deposit (Refundable): R 4 000,00

Annual Subscription: R 2 000,00

Admin Fee: R 500,00 (per application).

The annual subscription fee will be payable on a pro-rata basis. (Note that the above expenses might be adjusted from time to time without notification).

c) Submit a list containing the names and telephone numbers of all Estate Agents active within the Estate;

d) Submit the Estate Agency's, as well as its individual Estate Agents', Fidelity Fund certificates, issued by the Estate Agency Affairs Board

e) Ensure that all Estate Agency sale agreements for properties within the Estate include the following clauses:

**“WATERKLOOF BOULEVARD HOMEOWNERS ASSOCIATION** It is recorded that the WBHOA is a non-profit company registered under the Companies Act 71 of 2008 as amended, to manage and promote the communal interest of the members of the Waterkloof Boulevard Estate; The purchaser agrees that:

a) Immediately on becoming the registered owner of a Stand, he/she will automatically become a member of the WBHOA and will be bound by the Memorandum of Incorporation and the Rules of the WBHOA;

b) For as long as he/she is the registered owner of a Stand, he/she will remain a member of the WBHOA and be bound by its Memorandum of Incorporation and the Rules;

c) Should he/she sell the Stand he/she will ensure that his purchaser is made fully aware of the conditions of the Memorandum of Incorporation and the Rules;

d) The following provisions are to be inserted in the title deed to the Property in this form or in such form as may be determined by the Registrar of deeds, and are imposed as conditions in favour of the WBHOA:

i. The Owner of the Stand, or any subdivision thereof, shall not be entitled to transfer the Stand, or any portion, or any unit, or any interest therein, without the prior written confirmation of the WBHOA that all amounts due to the WBHOA have been paid in full and that all building rules have been complied with;

ii. Every owner of a Stand, or of any subdivision thereof, or of any interest therein, shall automatically become and shall remain a member of the WBHOA and be subject to its Memorandum of Incorporation and the

Rules until he ceases to be an owner of the Stand, or any subdivision thereof, or any interest therein. Neither the Stand nor any subdivision thereof nor any interest therein shall be transferred to any person who has not bound himself to the satisfaction of the WBHOA to become a member thereof;

iii. No improvement of any nature may be effected to a Stand without the prior written approval of the WBHOA and any building plans in respect of any improvements to be erected on a Stand shall be subject to the prior written approval by the WBHOA;

iv. The owner of a Stand shall not alter the access to such Stand without the prior written consent of the WBHOA and the Local Authority;

e) The above provisions are for the benefit of the WBHOA and constitute a stipulation alteri, which shall be deemed to have been accepted by the WBHOA, unless advised to the contrary in writing, within seven (7) days from date of signing of the purchase agreement.”

## 24. ACCREDITATION DURATION

The accreditation shall endure for a period of twelve (12) months or any portion thereof, expiring on the last day of February each year and shall be renewable annually on the 1st day of March, by written application in the prescribed manner;

## 25. OBLIGATIONS OF ESTATE AGENCIES

The Estate Agencies must:

25.1. Adhere to the provisions of the Memorandum of Incorporation and the Rules and Regulations of the WBHOA;

25.2. Apply for access to the Estate in terms of the WBHOA's access control policy;

25.3. Accept responsibility for the actions of each of its Estate Agents and/or employees;

25.4. Never, in any way, claim to represent the WBHOA;

25.5. Not canvass, advertise, hand out flyers or similar material for property transactions on a door-to-door basis within the Estate;

25.6. Operate only on a 'by appointment' basis;

25.7. Advise the Managing Agent of properties on show. Show house notices must reach the office of the Managing Agent and Estate Manager not later than the Wednesday preceding the show;

25.8. Ensure that the activities at such show houses do not interfere with or cause a nuisance to the Residents of the Estate;



25.9. Adhere to the following rules regarding signboards and show houses/vacant stands:

a) "For Sale" and "On-Show" boards will be allowed only during weekends (from Friday 14:00 to Sunday 17:00), in front of the house for sale. Only one (1) board per agency, per house, will be allowed. No other boards will be allowed anywhere within the Estate;

b) For the duration of the showing, The "On-Show" board will be allowed to be placed outside the main entrance gate to the Estate in which the property is situated. The show board will not be allowed at any other time without prior arrangement with the Managing Agent or Estate Manager. Only one (1) board may be placed, as aforementioned, in a position acceptable to the security team on duty at the entrance to the Estate and must be removed directly after the showing. Should the Estate Agent fail to remove the board/s, same will be disposed of by the WBHOA;

c) The maximum size for "For Sale" and "On-Show" boards will be 600mm x 450mm;

d) With the exception of the aforementioned boards, not exceeding dimensions of 600mm by 450mm, no other signage will be allowed;

e) The following procedures apply in respect of showing of properties:

1) The Owner of the house being showed must make arrangements with the security guards and give them the information of both the Estate Agency and the Estate Agent showing the house;

2) The Estate Agency/Agent must notify the Managing Agent by the Wednesday preceding the weekend of the show house so that the Managing Agent can notify the Estate Agent in writing of the procedures to be followed and obtain the Estate Agent's written undertaking that he/she will comply with such procedures;

3) Only Accredited Estate Agents may show houses and vacant stands within the Estate;

4) A minimum of two (2) Estate Agents must be on duty for the duration of the showing;

5) The guard is to call the Estate Agent when a prospective buyer arrives at the guard house and he may not let the prospective buyer into the Estate;

6) The Estate Agent must meet the prospective buyer/s at the entrance to the Estate and satisfy himself/herself that the prospective buyer/s are financially capable of buying the show house/vacant

stand and that they do not intend entering the Estate for criminal purposes;

7) The Estate Agent must ensure that all the details of the prospective buyer/s are recorded by the security guard in the visitors register.

In addition the ID number or driver's license of the prospective buyer/s must be recorded in the visitors' book. No prospective buyer/s may enter the Estate without positive identification;

8) The Estate Agent may not allow more than one (1) prospective buyer (and his family) to view the show house at the same time and the prospective buyer must be escorted to the show house/vacant stand in the Agent's own car (the vehicle of the prospective buyer will not be allowed to enter the Estate);

9) The Estate Agent must escort the prospective buyer (and his family) out of the Estate immediately once they have finished viewing the show house/vacant stand."

## 27. NON-ACCREDITED ESTATE AGENCIES

27.1. Should any Owner wish to make use of a non-accredited Estate Agency, the Owner must forward a letter to this effect together with the required registration fee to the office of the Managing Agent. Only then will an agent that is not one of the WBHOA's accredited agencies be allowed access to the Estate to market that particular house/vacant stand;

27.2. All Estate Agencies/Agents will under all circumstances comply with the Managing Agent Policy and Accreditation Document and will be liable for the NON-Accreditation fees and any administration fees;

27.3. The Estate Agent may under no circumstances market anywhere else within the Estate. Registration fees and any other fees must also be paid at the WBHOA managing agent, before "For Sale" or "On-show" boards may be erected;

27.4. Agents will be allowed to use their own "For Sale" boards at the applicable house/vacant stands. Only one (1) "For Sale" board per agency will be allowed, as set out above.



### 28. "PRIVATE SELLER" TRANSACTIONS

All rules applicable to "Property Transactions" in this Section 5, shall apply to Owners electing to execute their own Property transactions (i.e. without utilizing the services of an Estate Agency/Agent) with the exception of those rules that are, within the context, not applicable;

### 29. BREACH

The WBHOA shall have the right to take whatever steps it deems necessary, including but not limited to, without notice, the immediate cancellation of the accreditation, in the event of breach of any of these rules by the owner, Estate Agency, Estate Agent or any of their employees or contractors;

### 30. DISCLOSURE OF INFORMATION

Neither the WBHOA nor the Managing Agent or Estate Manager is authorised to disclose any information, personal or otherwise, relating to any Owner (i.e. ownership, status, address, telephone numbers, email address etc.) to any Estate Agency/Agent;

Currently the following estate agencies are registered:

[Waterkloof Properties](#)

[Realty 1](#)

[Pam Golding Properties](#)

[Seeff](#)

[Ambassador Letting](#)

[Remax](#)

### WB Newsletter

The WB newsletter is sent out quarterly and aims to enhance information sharing and the sense of community of all WB residents. In this regard residents are invited to submit items and articles for information sharing.

Residents and owners are also invited to place advertisements in the newsletter, which will carry a minimal cost. Sponsorships are also available. Contact the BoD Communications team (Anabel Vieira and Annelie Forbes) by email at [wbcomms100@gmail.com](mailto:wbcomms100@gmail.com).

### DOGS

In the majority of cases, dog owners adhere to the rules that dogs outside of the owner's property have to be on a leash and accompanied by its owner.

However, two incidents of dog attacks have occurred in the last quarter, and in both cases the dogs involved were not on a leash.

All residents are again requested to ensure that when pets are outside the premises, they must be on a leash and in the company of its owner, in accordance with the WBHOA Rules Section 2.2. Failure to comply can result in stray animals being removed from the estate.



### Important Contact Details

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