



June 2018

NEWSLETTER

Perimeter fence project

In our previous newsletter we informed you about various important and exciting projects to be put into action in 2018. We are now pleased to announce that the perimeter fence project will commence during next week. In terms of this project a second perimeter fence will be erected around the Nature Valley. Both a razor wire fence and an electric fence with beams will be set up with a 4 meter "no-man's land" area in between the fences, which will be patrolled by our guards on a regular basis.

Wattle treatment project

As you have all probably heard, the wattle treatment project is also in full swing at present. In terms of this project we continue to cut and treat with poison the wattle trees (*acacia mearnsii*), syringa trees (*melia azedarach* / sering) and bugweed (*solanum mauritianum* / luisbos) within the Nature Valley so as to get rid of these invader species.

Procedures regarding estate agents and houses on show

We would also like to remind you about the procedures regarding estate agents and houses on show as set out in the WBHOA Rules and Regulations.

Please note that only accredited estate agencies / agents are allowed to operate within the estate. Currently only Lenora Godley and Jennifer-Anne Falcone of Diplomats Choice are accredited agents. Accreditation lasts only for a period of twelve (12) months or any portion thereof, expiring on the last day of February each year and is renewable annually on the 1st day of March, by written application in the prescribed manner. The accreditation process is set out in rule 23 of Section 5 dealing with Property Transactions.

As regards houses on show, please note the following procedure which should be adhered to please:

- 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.
- 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.
- A minimum of two estate agents must be on duty for the duration of the showing.



- 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.
- 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.
- 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.
- The estate agent may not allow more than one 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).
- 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.

Security

We are glad to report that the estate has been incident-free since August 2017. Noordvaal and our security team, Marnus and our management team are working hard to keep us all safe. A big thank you to them! However, security is the concern of all residents and we can never be too vigilant. All residents are requested to be vigilant by making sure that they are not tailgated and reporting any suspicious activities to security immediately.