

Thorn Valley Estate Times



NEWSLETTER – APRIL 2014

A warm welcome to all of the recent new residents to the Estate and a Happy Easter to all.

A quarter of the year has already flown by and the Estate continues to grow and fill out as there are less and less vacant stands noticeably available.



Stoneridge Drive Signage Wall

A portion of the decorative stone cladding Stoneridge Drive signage wall recently fell off and it was proving difficult to engage a stone mason to repair the works. The original builder committed to the works and the wall has been repaired at no charge to the Homeowners Association.

LANDSCAPING UPGRADES

The planned phased upgrade of barren areas of the Estate continues where the area around the attenuation ponds on Dublin Road have been the latest area to receive attention.

There are other projects in the pipeline all aimed at improving the image of the Estate and the lifestyle for the residents.

The Association appeals and will be approaching those owners who have not planted out their sidewalks to assist to beautify the Estate – but still leaving some room for visitors parking if there is insufficient in the driveway.



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SECURITY

Thankfully the Estate continues to enjoy an incident free environment whilst other complexes in the area report a number of issues.

Just a reminder that irrespective of the fact that Thorn Valley is a secure Estate, there is still a need to take basic security precautions such as locking doors and windows to vehicles and to the house.



Security Equipment Upgrades

Electric Fence.

The upgrades to the electric fence which were recently postponed due to the inclement weather have now been completed. New energisers were installed as well as communications cable and new brackets where required.

Intercom

At long last the malfunctioning second intercom has been replaced at no charge to the Homeowners Association and was commissioned last Friday, so hopefully communications are back to normal.



Stand-By Power

The Board has taken note that Thorn Valley Estate is a prestigious address where power outages should not be permitted to impair the security of and the service delivery to the residents. It was determined that the security systems of the Estate must be able to continue to operate, whilst the members should not have to return to a dark Estate due to no emergency lighting, etc., being available.

Thorn Valley Estate has a requirement for two generators, one for each Gate House. Generators were determined to being the most practical response to the problem, thus the Board approved the expenditure.

Residents in the immediate surrounds of the Gate Houses were contacted to advise of the proposed installation. It has been noted that all possible measures will be taken to minimize the operational disturbance of the equipment.

The generators will be configured to automatically "kick-in" during an outage and to shut-down after mains power has resumed. All of the security equipment plus the area lighting around the Gate Houses and hopefully also, certain of the street light circuits close to the Gate House would all form part of the emergency supply.

SMS Pre-Clearance Access For Visitors

This is yet another installation hampered by the inclement weather and is nearing commissioning.

To improve access for visitors, reduce the queues and speed up the process, the Association committed to a pre-clearance access control system.

The system will enable residents to pre-clear access for their visitors either by SMS; Web based pre clearance, or both.

Both Gate Houses have been fitted out with the pre-clearance equipment to the four residents and visitor's entrance booms. Any visitor on arrival at the Estate with a pre-clearance code can access any traffic boom key ion the code and gain automatic entry. This will greatly speed up matters from the single visitor's access lane currently available.

It is hoped to have the system activated in the week after Easter and most definitely before month-end April 2014.

Social Misdemeanours

The Estate faces a current problem with various sorts of individuals.

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There have been separate reports of egg throwing at vehicles and property; ditto with stone throwing; and now the houses are being used as paint ball targets.



All of these are acts of vandalism and damage to private property where individual owners have advised they will not hesitate to lay charges. Parents, please speak to the young and not so young children on the Estate.

Also being reported on a more regular basis is the prohibited access to the various building sites where all form of vandalism has been reported.

The Estate Security has been alerted and all residents are encouraged to immediately report any strange or suspicious activity.



JMPD Speed Checks

Residents may have noted the presence of the JMPD now conducting regular speed checks outside the Estate which is most welcome.

The JMPD have advised that they shall become a regular occurrence in the hope of encouraging reduced speeds and safer driving conduct.



Control Room Alarm Monitoring Computer.

A new computer has been purchased to monitor the individual alarm activations to all of the individual homes on the Estate and alert security to react to any potential incident. The previous computer in use since 2008 was no longer able to perform the task.



Pedestrian Access Control

The location of this facility was in question due to the lack of common property on the Estate perimeter or at either Gate House. Ideally the Entrance side of the Blackrock Road Gate House is best suited but there are physical constraints caused by the sliding gate and a significant change in levels within a constructed area which have to be addressed.



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The Board has agreed that all Domestic Staff will be required to access the Estate only through this one single access.

A turnstile will be installed which will record all personnel movements in or out of the Estate. The area will be properly illuminated and there will also be a security camera installed to record all.



Yellow Star Building Packages

Yellow Star have appointed Remax One as the agency to market the last 20 vacant stands, whilst the building contractor is de Vine.

The Building Packages for the 20 Stands range in size from 228 – 358 m2 and are between R3.241 to R4.81 million.



Currently there are only 24 vacant stands still registered to Yellow Star Properties 1055 (Pty) Limited of which four are currently in the process of transfer.

LEGAL REPORT

Stand 808 - Kaplan

The Association has successfully defended with considerable anguish and frustration, the multiple actions that this member pursued against Thorn Valley Estate.

The member has since left the Estate and the property has been sold at the second time of asking. The sale is currently awaiting registration in the Deed Office.

As part of the successful defences, the Association now awaits guaranteed settlements of two Court awards for costs plus the settlement of an outstanding Levy Account.

The original Court Application commenced by this individual was postponed and the Association is fully prepared to defend the same if it is ever brought before the Courts again. This is however deemed unlikely.

Stand 920 – Sobethu Family Trust

A Court date of 14th May 2014 has been set for this hearing.

Yellow Star Properties 1055 (Pty) Limited Court Application

The Association successfully also defended this action taken by Yellow Star in 2012. Yellow Star appealed the judgment and the response of the Courts on this matter is awaited.

STAND STATUS

Of the 435 total stands in Thorn Valley Estate, 353 or 82% of the stands are completed, with a further 41 or 9% of stands under construction. There are a total of 38 or 9% vacant stands remaining in the Estate, where Yellow Star Properties currently owns 24 vacant stands, 4 of which are in the process of transfer. As such, only 20 of the original 433 developer stands are remaining on the entire Estate

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FINANCIAL RESERVES

The reserves of the Association currently record a balance of R4.5 million and with distressed sales in progress plus agreed term repayments from the debt collection process undertaken by ABA, it is hoped that this amount shall increase to over R5 million in the next few months.

This sum will also record a 250% increase in the reserves of the Homeowners Association over the past financial year, notwithstanding the expenditure on security upgrades, etc.



Street Lights

The street lights on the Stone River Valley side of the Estate were giving many problems, which resulted in a fault finding exercise and the need to replace cable in certain parts of the Estate.

Thankfully all of the various faults have been addressed and the problems rectified.

SCHEDULED ROAD WORKS

As was discussed at the AGM, certain areas of the Estate require road repairs and members will be aware of current road closures which signify the commencement of these works.



To commence a number of paved road intersections on Athens Avenue are being resurfaced with an 80 mm thick commercial paving brick as opposed to the 60 mm thick domestic type of brick that was originally installed and is presently breaking up.



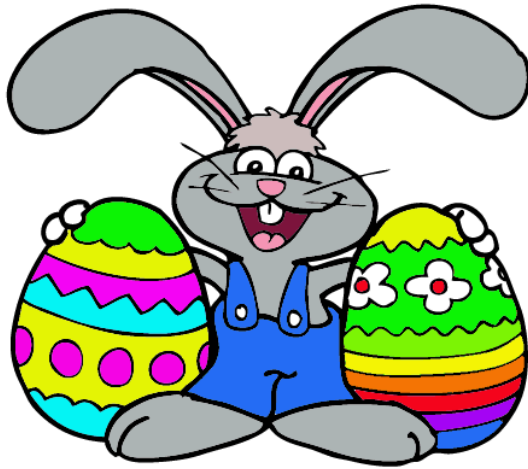
The intersections are being raised at the same time and thus will double up as speed deterrent features as well.

Construction traffic will be required to primarily make use of Lisbon/Sydney as the principal thoroughfare and to avoid the use of Athens Avenue.

The existing paving bricks shall be salvaged wherever possible and possibly used to provide footpaths within the Estate to accommodate the extensive numbers of pedestrians.



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PETS

Following complaints from members, the Homeowners Association wishes to remind that it is the owner's responsibility of a pet to ensure that all waste is disposed of when walking dogs. In addition we wish to emphasise the importance of keeping dogs on leashes, as oftentimes, even socialised dogs can become provoked and cause harm.

Unfortunately, the Association is also still receiving a large number of complaints regarding barking dogs. It is in a dogs' nature to bark, and they cannot be kept silent continuously.

Passing pedestrians and vehicles, cyclists and playing children are all likely to elicit barking from a dog, and members are requested to make allowances for these situations.

Residents are requested however to ensure that their children do not taunt the dogs and purposely evoke barking.

The Association requests that residents first attempt to amicably address and resolve the issue with their neighbours, before submitting formal complaints and requiring formal warnings to be issued to members.

Finally, residents are reminded again that only two dogs and two cats are permitted per household, and require prior written consent from the Board of Directors.

GATE HOUSE COMMUNICATIONS

A reminder to all, the number that will appear on your phone when called from the gate house is 082 804 8703. Please save this in your phones and note that the intercom cannot accept incoming calls.



SOCIAL CALENDAR – EASTER EGG HUNT

Residents have been advised of the annual Easter Egg Hunt that will take place on Easter Sunday morning at 09h00 am at the open area at Dublin Road.



USEFUL INFO AND CONTACT NUMBERS

A Byrne Associates – Managing Agents : 011-706-9700(t) 011-706-9709 (f) Tobie Steyn the Estate Manager is contactable on 078-883-6578.

Access cards – R114 each COD payable to:

A Byrne Associates, Standard Bank,
Sandton Branch, 019205, Account Number
022709029.

(Please do not confuse this account number with the TVEHOA account number, when paying your levy).

Please advise ABA at info@abyrne.co.za if you are taking over cards from a previous owner, so that records can be updated, or advise how many new cards you require.

For security reasons, please advise our offices asap should a card be lost, so that it may be deactivated.

It is recommended that members save the following number in their cell phones, so that they recognise the call as being the Gate House Security: 082 804 8703 (Please note this number does not accept incoming calls, and calls made from them are timed to 30 seconds)

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Happy Easter

