

NEWSLETTER

Renovations at Tuscany



To date, the following has been completed:

- The guardhouse was painted both inside and outside.
- New lighting was installed against the entrance walls and in the garden at the bottom of the entrance and exit roads.
- New biometric readers were installed at the two entrance gates

In addition, the extension of the fountain is underway - with numerous setbacks due to Covid-19 and contractor incompetence with regard to the ordering of the cladding and coping. The fountain will hopefully be completed during the coming week.

With the balance of the money allocated for the upgrading of the entrance at Tuscany, the paving at the entrance will be renovated, where necessary.

News regarding our beautiful Nature Valley

~ Veld control

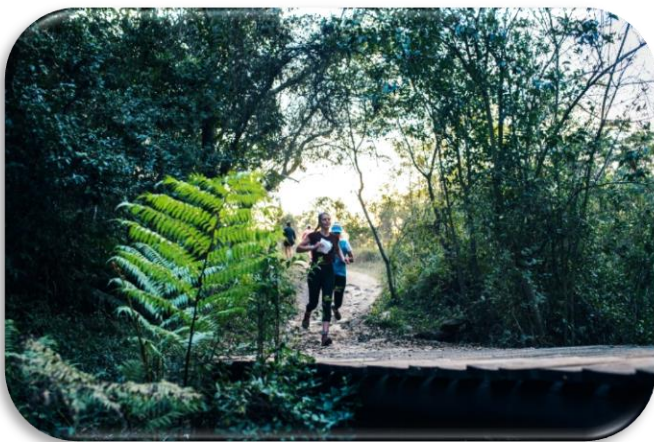
As indicated in our previous newsletters the whole hill top was burned as planned and arranged with the Nature Conservation Section of Tshwane Metropolitan Council.

The process was completed successfully.



~ Trail run event through Wolwespruit Mountain Bike and Trail Park and our Nature Valley

Wolwespruit Mountain Bike and Trail Park hosted their last trail run event for the year on Sunday, 31 October in their Park and our Nature Valley. As always it proved to be a fun filled event.



The Friends of Wolwespruit will be hosting a fundraiser event on 16 November 2021 at 18:30 at the PLTFRM Wolwespruit regarding the extension of the Wolwespruit and Trail Run Park, to which you are all invited. For more details, please see <http://friendsofwolwespruit.co.za/>

Recycling programme



We would very much like to see a higher participation rate by residents in the Recycling Project through Open-Sky. If you are not yet recycling all your recyclable material every Friday, we would like to invite you to please start doing so this coming Friday. No sorting of recyclable material is required. **All you have to do is to place all your recyclable material in a clear refuse bag outside your house early on Friday mornings.** The pick-up truck usually comes between 9 and 11 am. The following materials can be recycled:

Plastic

All bottle-grade plastic bottles (Handy Andy, water, soda bottles)
Soft plastic bags (shopping bags, wrapping film)
Tubs & storage containers (margarine, yoghurt, ice cream tubs)

Paper

Magazines, newspapers, office paper, small and large cardboard boxes
TetraPak (Liqui Fruit, milk cartons)

Cans

Aluminium beverage cans
Canned food
Aerosol cans

Glass

All bottle-grade glass (1 litre Coke bottles, beer bottles)

Other

Electronic equipment
Large appliances, e.g. fridge/dishwasher. NOTE: Please inform Anneli at Open Sky (anneli@open-sky.co.za) beforehand if you want to recycle your appliance.

Should you require recycling bags, you can order them online on Open Sky's website - <http://www.open-sky.co.za/>; or you can buy clear plastic refuse bags at Spar/Pick-'n-Pay etc.



Levy collection process



We would like to remind all owners that levy payments are due in full before or on the 1st of each month and to enable you to meet this date, levy statements are sent out via email between the 18th and the 25th of each month.

If payment is not received, or should there be an outstanding amount owing by the 7th of the month, and the outstanding balance is equal to or more than R300, a system generated SMS reminder will be sent to you. Thereafter a levy payment reminder e-mail (with a Provisional Statement) will be sent to you on the 9 or 10th of the month. This all is done at no cost to you.

However, should your payment not reflect by the 15th of the month, and the outstanding balance is equal to or more than R300, a system generated Demand Letter SMS and a Balance Notification e-mail with a Provisional Statement will be sent to you. This Balance Notification e-mail together with the SMS is charged at R24.15 and will reflect as "Debt Collection Admin Fee" on your levy statement. Once the Balance Notification e-mail and SMS is sent, you will be granted 7 days before the system will automatically trigger your account as a "debtor" on Pretor's system. Collection fees, such as fees for telephones calls received, correspondences sent etc, as well as debt collection commission fees, will be applicable to an arrear levy account, until such time as your account is settled in full.

If no reaction, payment or part payment is received and the outstanding balance is equal to or more than 2 months charges, you will be handed over to one of Pretor's panel attorneys and then legal costs will also be added to your levy account.

We therefore would like to urge all owners to please keep your levy accounts up to date and to make contact with Pretor to make an arrangement in the event that you are not able to do so.

Discount on debit orders

To avoid the above situation and for one less thing on your monthly to-do list, you can arrange with Pretor to have your monthly levies paid by debit order and receive a 2,5% discount of the levy amount for the given month.

To sign up for this option, please contact Pretor directly (DaveG@pretor.co.za) for the necessary documentation.



How to obtain access to the Nature Valley through the closed gate in Cygnus Avenue

If you'd like access to the Nature Valley Boma Area through Cygnus Avenue, simply inform the security guards of your estate to contact The Hills' security guards for them to open this gate for you so that you and your children or elderly people can easily access the area. If you will be driving in with guests, please provide the guards with the relevant cars' number plates.

Enjoy using this newly renovated area and please make use of the dustbins in the Nature Valley to keep the area clean.

Upcoming AGM of the WBHOA

The AGM is scheduled for next week Tuesday, 9 November 2021, at the Baptist Church in Cygnus Ave. Owners who cannot attend the AGM must please complete and sign the attached proxy form and return it to Pretor (DaveG@pretor.co.za), The notice of and all other relevant information and documentation for the AGM has been sent out to all owners by Pretor last week.

Please also note that Madeleine Lottering has been replaced by Dave Green as the new Pretor portfolio manager for Waterkloof Boulevard.



**WATERKLOOF BOULEVARD
HOME OWNERS ASSOCIATION NPC
REGISTRATION NUMBER: 1996/013332/08**

PROXY FORM

I the undersigned (insert full names)

ID number

Being the owner(s) of stand number(s) _____ and being member/s of the above mentioned Home Owners Association and entitled to vote, do hereby appoint:

_____ ID Number _____ or failing him/her

_____ ID Number _____ or failing him/her

to attend the meeting, the Chairperson of the meeting, as my/our duly authorised representative to vote on my/our behalf at the Annual General Meeting of the Home Owners Association to be held on 09/11/2021, or at any adjournment thereof.

(Only to be completed by the second owner of properties jointly owned by two or more individuals where only one of the joint owners will attend the meeting OR both owners elect to appoint a proxy to attend the meeting).

I the undersigned (insert full names of joint owner)

ID Number

NOTE: Unless specified differently, the holder of this proxy may vote as he/she deems fit on all resolutions tabled at the meeting, unless specifically instructed below:

In terms of Section 63 of the Companies Act, the holder of this proxy must provide satisfactory identification to participate in the meeting.

In terms Section 59 of the Companies Act, the record date determined by the Directors shall be 24 hours prior to the commencement of the meeting; an owner will not be allowed to vote at the meeting if any amount due to the Company remains outstanding at this date

Signed on this _____ day of _____ 20_____.

SIGNATURE OF OWNER