



FROM THE TRUSTEES MAY 2019

<p>INTERCOM SYSTEM</p> <p>In previous Newsletters, it was reported that Telkom had miscalculated the number of intercom licences by registering for 600 ports, whilst we require 671 ports in the estate. As the next licencing tier is for 1200 ports, which comes at double the cost, Telkom offered to exchange all the intercom devices at Laguna Beach Body Corporate with more expensive models. These devices do not require an ATA (which is subject to licencing); meaning that Telkom could remove the licenced intercoms and install them in the few homes still waiting for connection. The cost of the more expensive models is borne by Telkom.</p> <p>Unfortunately, this process has held up the finalization of the intercom system.</p>	<p>As intercoms need to be removed, replaced and re-installed at different homes, Telkom also has to switch off certain services from time-to-time at the internal exchange (GPON). This, in turn, causes occasional disruption in the overall intercom service; for which we have received several complaints.</p> <p>It must be borne in mind though, that the intercom service is free of charge at this stage. The special levy approved for the down-payment of the intercom/fibre installation will only be activated once we officially sign off the project.</p> <p>Residents are therefore asked to bear with us whilst the system is still under construction.</p>
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<p>AGM COMPLAINT</p> <p>In the previous Newsletter we reported on a process currently followed to investigate an allegation of voting irregularity during the Annual General Meeting. The legal firm Morkel & De Villiers was commissioned to conduct a full forensic investigation, which is almost completed. As also stated in the previous Newsletter, the outcome of the investigation will be communicated to Greenways residents.</p>	<p>SOET RIVER</p> <p>On 16 May 2019, a senior City Manager, Mr Franz von Moltke visited the estate and made a comprehensive presentation on the Soet River Pollution Abatement Strategy & Action Plan. The presentation is unfortunately too big to share in this Newsletter, but interested residents may request an electronic copy from the Estate Manager via email collin@greenwaysestate.co.za. This was also placed on the Greenways Estate Residents Facebook page.</p>
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SGM REQUEST

The sub-committee tasked to review the Greenways Constitution is fervently busy with their task and has already put in a tremendous amount of effort and time. Upon conclusion of their given mandate, draft resolutions will be sent to all members of the Homeowners' Association and notice given for a Special General Meeting to decide on those resolutions.

We wish to invite all members of the HOA to send any recommendations for constitutional amendment to the sub-committee via email collin@greenwaysestate.co.za .

Even though the review process has not been concluded yet, we wish to express our deepest appreciation for the mammoth task performed by the sub-committee members, being Mr David Walker, Ms Maré van der Walt, Dr Carel van der Merwe, Dr Philip Coetzer and Advocate Anton Meyer.

COMMUNICATION

In a further effort to enhance communication between the Trustees/Management and Greenways residents, adding to the already established Newsletter, we are contemplating forming WhatsApp groups through which news and information can be promulgated to residents as and when it happens. Aspects like water/electricity disruptions, possible public unrest, cars crashing into our perimeter wall, etc.) can be communicated via this platform.

Keeping in mind the restrictions imposed by the POPI Act (Protection of Private Information Act) and receiving unsolicited messages, we would like to invite residents to indicate their willingness to form part of such a WhatsApp group.

All permanent residents, both owners and tenants, are invited to send an email to admin@greenwaysestate.co.za under the heading WHATSAPP GROUP and indicate your cell phone number, Greenways Address and whether you are an owner or a tenant. This email will be accepted as your consent to form part of the WhatsApp group.

Once we have received ten or more consents, we plan to activate the WhatsApp group immediately. As we receive more consents, they will be added to the group.

Residents who do not have email facilities are welcome to visit the Greenways office during working hours to give such consent and details.

SPEED ENFORCEMENT

We have emphasized the dire need for less speeding in the estate in many previous Newsletters, but still experience infringements.

We have now partnered with the company Ambrosys, who specialises in speed enforcement in gated communities and will act with force against speedsters in the estate.

<p>CONDUCT RULES</p> <p>All residents moving into the estate accept and consent to abiding by the estate’s conduct rules (House Rules, Architectural Guidelines, etc.) under their signature when they register. These conduct rules have been established in terms of the Constitution of the Homeowners’ Association and are intended to provide an acceptable code by which residents may live together, reasonably and harmoniously, to the benefit of all without interfering with each other’s enjoyment.</p> <p>These rules are binding on all persons at or visiting the estate and it is the responsibility of every member of the HOA to ensure that all members of his/her household and all employees, tenants, invitees and guests, paying or otherwise, are fully aware of these Rules.</p>	<p>In the event of any breach of the Rules by a member or a member’s household or any employee, tenant, invitee or guest, or by a member of the tenant’s household or any employee, invitee or guest of the tenant, the breach is regarded to have been committed by the member himself/herself.</p> <p>In a reputable estate like Greenways, the enforcement of conduct rules should not be necessary, as it would always be expected of stand-up citizens to respect the rules. The Trustees and Greenways management do not want it to be necessary to police conduct rule infringements draconically - creating the impression of a prison camp – and therefore wish to urge residents to be first-world citizens in respecting and abiding by the rules.</p>
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<p>AESTHETICS SUB-COMMITTEE</p> <p>The Trustee Committee has approved the reconstitution of the Aesthetics Sub-Committee with the following members:</p> <ul style="list-style-type: none"> • Dr Caroline Blick (convener) • Ms Elmari van Wyk • Ms Elise Opperman • Ms Zenobia Taljaard • Ms Mariaan van der Burgh • Mr Louis Cabano. 	<p>At the first meeting of the sub-committee, the terms of reference and associated planning will be looked into. Residents who wish to engage with the sub-committee are invited to do so via email collin@greenwaysestate.co.za .</p> <p>We also wish to thank the previous members of the Aesthetics sub-committee (for the 2018/2019 year), to wit, Mr PJ Lemmer, Dr Louis Louw and Mr Henry Thijs for their valued work. Their time and efforts are sincerely appreciated.</p>
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<p>STREET CAMERAS</p> <p>We were hoping to have the new street security cameras fully functional at this time but were unfortunately frustrated by technical problems. The street cameras are linked to the new fibre installation system and it was found that the high definition streaming of the street cameras competes unfavourably with the available fibre bandwidth; thereby disrupting the intercom bandwidth.</p>	<p>Telkom has engaged with their solutions architects who designed a VLAN (virtual local area network) to 'carry' the street camera bandwidth parallel to the intercom bandwidth. All of the proposed optic installation for the VLAN have been completed and we are only waiting on the final linkage to the various network switches and computer servers.</p>
<p>GOLF COURSE</p> <p>One of the privileges afforded to members of the Homeowners' Association is the free use of the Greenways golf course whenever they desire. This privilege unfortunately does not extend to tenants or visitors, who are obliged to pay the prescribed green fee of R120 per day (or month card at R1'000).</p>	<p>Unfortunately, homeowners cannot 'transfer' this privilege to their tenants in the event of them not utilizing the golf course. This is, in fact, governed by clause 5.10 of the constitution which states: <i>"The rights and obligations of a member shall not be transferred ..."</i></p>
<p>TRUSTEE MEETINGS</p> <p>The Trustees have been asked whether members of the HOA may attend Trustee meetings as observers. This is indeed possible, but we would ask that such attendance be on request via email collin@greenwaysestate.co.za . The purpose of a written request is not meant as a restriction, but necessary for logistical planning. The Greenways conference hall has limited space and seating, to which we might have to limit the number of members wishing to attend.</p> <p>The scheduled Trustee meetings for 2019/2020 are as follows:</p>	<ul style="list-style-type: none"> • Wednesday 19 June 2019 at 15:00; • Wednesday 17 July 2019 at 15:00; • Wednesday 21 August 2019 at 15:00; • Wednesday 18 September 2019 at 15:00; • Wednesday 23 October 2019 at 15:00; • Wednesday 20 November 2019 at 15:00; • No Trustee meeting in December 2019; • Wednesday 22 January 2020 at 15:00; • Wednesday 19 February 2020 at 15:00; • No Trustee meeting in March 2020 as the AGM is held.

FUNDRAISER

As stated in previous Newsletters (available on our website), we have started a campaign to raise funds to build additional ablution facilities for people with disabilities.

Whilst the Greenways clubhouse does have ablution facilities for people with disabilities, it is situated downstairs and accessible from the golf course only.

It is our wish to build a suitable ablution facility on the top level of the Clubhouse where it will be accessible for people visiting the restaurant and Greenways office; without having to brave the elements and go all the way around the building to the lower level.

As we are certain that many residents will feel the need to contribute to this cause, we have initiated this fundraiser and have displayed a fundraiser barometer in the Greenways office.

We have already received **R53'379.04** in donations towards the estimated project cost of R120'000.00.

Should you feel it pressed on your heart to make a financial contribution please deposit your donation into the dedicated account: **ABSA, Somerset West, Investment account 9345 796 052** using your levy account number for reference purposes.

Please contact the Greenways office should you have any further enquiries.

The funds received to date are as follows:

- Film shoots R25'500.00
- Monika & Ray Fourie R10'000.00
- Jorge Pia R7'000.00
- H & S Schmutz R5'000.00
- Greenways Golf Day R2'320.00
- Cash donations R3'200.00
- ABSA interest R359.04