



GOOSE VALLEY ESTATE NEWS

Home Owners Association



Spring is upon us with Mother Nature bringing welcome rains and new life. The flowers are blooming beautifully, our gardens and course are admired by all.

These parents have been showing off their babies very proudly on and about the 18th fairway, evidence of a happy environment.

Those who play golf here are well aware of the ‘protective’ kiewietjie on the 7th near the bunker – your ball goes there at its peril as that little mommy won’t let you anywhere *near* her nest! It’s a “grab & go” effort otherwise you get dive-bombed and chased down the fairway. Mother Nature at her best!

A lot of maintenance has taken place during the “quieter” times and our thanks go to the never-ending tasks performed by both our garden and maintenance teams:

- ❖ In line with the Fire Department’s requirements, fire breaks have been created and kikuyu grass seeds have been planted in these areas – with the rains we have had, they will be sprouting well no doubt!
- ❖ Twenty pine trees were removed to comply with the Fire Department. It was not an easy task and proved to be rather traumatic to see them fall, to see the confusion of the birds – a resident commented how sad it was to see the hadedas coming to rest at night, not knowing where to settle; she said that they eventually slept on top of the tree on the ground that night. There have been positive comments coming from residents though, with improved sunlight and views enhancing a lot of areas.
- ❖ The maintenance team has been busy with ongoing cleaning and painting the exteriors of the apartments. Residents should refrain from having cables or wires installed on the outside of their buildings as this is very unsightly – please be sure to contact the HOA office of any changes being planned to the exterior of the buildings.

- ❖ A process of replacing all the wooden stairs cases to lower apartments with galvanised frames and flights and stainless steel handrails will be taking place soon, starting with the apartments in the Y block.



Owners need to comply with insurance requirements regarding the geyser in their apartment. A check needs to be done every second year to ensure that all geysers are serviced and installations comply with the SANS specifications, and a copy of the compliance certificate must be forwarded to HOA.

Failure to comply could affect pay-outs of claims in the event of geyser damage and more specific, result damage – please contact the office to check if your certificate is current.



We have our own water!! A new well point has been established where the pump station is, near the 11th tee, providing a fresh water supply. The quality of the water is very good and will be used for cleaning paved roads / areas near the apartments, roofs, etc.

An engine driven power sprayer which can be transported easily, will be purchased to assist with this type of maintenance and can also be utilised in the event of fires.

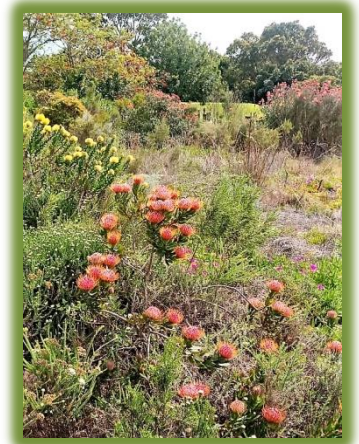
WIFI:

An investigation is currently being undertaken regarding the installation of fibre on the estate, but in the meantime portable WIFI adaptors or routers can be used. WIFI dishes are not allowed and where owners have installed these without approval, they will have to be removed.

Tree Project:

Thanks go to those people who donated funds for trees to be planted! Twenty-two trees have been planted in various spots around the estate, with plaques indicating the names of people who made donations.

At this stage emphasis on planting is moving on to pin cushions and proteas, these plants make amazing displays. Your donations are welcomed to assist in the ongoing enhancements of the gardens, keeping our environment beautiful for all to behold.



Security:

The software for access has been updated to the latest versions and is working very well; access tags should be renewed at the office annually. Visitors to the estates are now issued with an access code as only owners are in possession of the tags. However, tenants can use the access tags but these should be obtained at the office where they are required to register their details.

The new security fences and cameras are fully functional, providing good security for all. Ongoing regular patrols are undertaken by the security team to ensure safety, as well as compliance on estate rules; in particular everyone to take note that only licensed drivers can drive golf carts on the estate.

Garages:

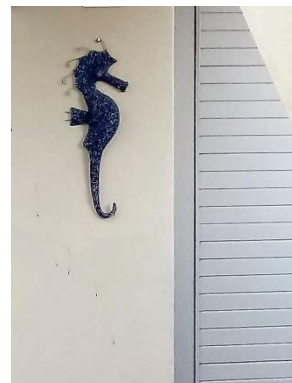
The building of 24 additional garages has been approved - plans have been received and are in a stage of being finalised. These garages are being built for interested people that have applied and are committed.



Architectural Design Manual & Building Regulations:

This manual is available to all owners – please contact the office to get your copy as its quite informative on what is permissible in terms in terms of the Sectional Title and the estate architectural rules.

For instance, owners should note that ornaments are not allowed on walls or doors – if in doubt about anything, check with the office beforehand. These are two examples of ornaments not permitted in terms of the Sectional Title rules.



Bird News! Owner Rachelle at apartment Q1 reported this racing pigeon arriving at the Q block in July. After her son had caught it, Petro from the office took it home, baptising it Snowy. Using the information on the rings of her feet, the owner (Thinus at Villiersdorp) was contacted and confirmed Snowy was a female, so she was re-baptised Hillary Dove! Hillary lived happily with Petro until she hit the road with a returning visitor to Cape Town on 12th August, where she was released at Nuy Valley to take her home flight. Hillary's owner contacted the office to confirm that she had arrived home safely! Well done Petro, all in line with a day's work at the office!!



Enjoy the blessings of the Spring season!

Issued by Goose Valley HOA – please contact the office on 044-5330846 if you have any queries.