

## **Estate News**

### ***Live the Life you have imagined***

The building activity in the Estate has reduced slightly with the Renico houses now completed. Hlala Kamnandi has appointed selected local Estate Agencies to assist with the selling of these houses.

The management would like to dispel fears that the HOA is being sued. A meeting with dissatisfied members resulted in a complaint being submitted to CSOS. A conciliation meeting is scheduled to take place on 21 July between the HOA and the relevant members. The meeting will be mediated by CSOS and we shall communicate the outcome to all members.

The directors and staff have always tried their best to improve the Estate environment, financials and image. Members are welcome to assist in the processes and provide advice. The management appreciate positive contributions and together we can solve any problems.

To improve security we contracted off duty police officers to patrol the Estate at night. They use the Estate pick –up and are in radio contact with the guards. Stallion will be appointing a new Site Manager within the next week

Should you have any queries or want to contribute to the newsletter please contact Reception directly.

***Tobie Esterhuyzen***  
***Estate Manager***

### **Body Corporate Maintenance**

Our maintenance team is currently repainting the Body Corporate and it is already starting to look much better. Thank you to Charl and his maintenance team for doing such an outstanding job.

The rest of the Village is also getting a face lift with the trees that will be removed around the Village as well as in Village Lane; this is due to the trees that are currently damaging the paving. It will be replaced with new trees or plants in due course



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## **Riverfront Bookings**

Please contact Charlene at Reception to make your booking for the 3 Lapa's. The deposit for each Lapa booking is R500 of which R200 is a refundable breakage deposit. Contact 016 985-7700 or [reception@riversprayestate.co.za](mailto:reception@riversprayestate.co.za)

The Lapa has been booked for the following dates:

- Slipway Lapa – 3 July

## **Interesting Facts**

1. Table Mountain itself is noted to have over 1500 different species of plant life which is more than England, Wales, Ireland and Scotland combined.
2. Dr. HJ van der Bijl and Aldrigde had built their private estate in the SW 5 area during the 1920's and these homes are now privately owned and still preserved in the area.
3. Three of the five fastest land animals in the world live in South Africa: the Cheetah, the Wildebeest and the Lion.
4. Excavations within the valley of the Vaal River have located pebble pools.
5. The geographic name "Transvaal" comes from this river, meaning "beyond the Vaal River".



## **General**

### **Riverspray Private Rentals**

All owners renting out their homes / apartments privately must please forward all details of the Tenants to Charlene at Reception so that we can update our database and access control system with the tenant details. Also ensure that your tenant signs the Estate Conduct Rules. A copy must be submitted to Reception including the tenant's lease period (copy of the first page of the contract).

The new tenant must report to Reception before moving in to collect their access tags and complete the Audit Form. The prepaid electricity keypad must be checked beforehand and the new tenant must sign upon collection. The operation and procedure for buying electricity will then be explained to the new tenant.

When tenants are moving out you must inform Reception in advance so that the access tags can be disabled the day after the tenant has moved out.

It is the owner's responsibility to ensure that the new tenant is familiar with all the Estate's regulations. Transgressions by tenants will be communicated and charged to the owner of the unit.

### **Domestics procedures**

All Domestics working in the Estate must have the following to access the Estate on the days that they are working:

**\*Access Card (R70 once-off)**

**\*Blue Overall (R200 once-off)**

This is payable at Reception. The Domestics hours are 7:00 – 17:00 (they are permitted to come into the Estate at 06:45 and leave the Estate 17:30).

Please note that your domestic must wear her overall when entering the Estate as well as exiting. Domestics without an overall will not be permitted into the Estate.

The colour of overalls is as follow:

**\*Red – Sonette's workers**

**\*Blue – Private domestics**

**\*Green – HOA Domestics**

## Something to Make you Smile

1. What is as light as a feather, but even the strongest man could't hold it for more than a minute?

*His breath*



2. What did one ocean say to the other ocean?

*Nothing, they just waved*

3. What is faster hot or cold?

*Hot, because you can catch a cold*

## Levy payments to Riverspray Bank Accounts:

Please use the **correct bank account** and **reference** when making payments to ensure the correct allocation on your account.

### **Home Owners Association (HOA) Levy payments:**

RS HOA Trust  
First National Bank  
62334696210

### **Riverspray Heights Body Corporate (BC) Levy payments:**

RS BC Trust  
First National Bank  
62334687285

### **All Boat Locker Levy Payments:**

RS HOA Boat Locker  
First National Bank  
62360973525

Residents please make sure you use the correct reference number when paying your levies otherwise it will not show on your statement

## Business

### Sunoco Race Shop – Products of Excellence

Sunoco SA is more than just the World's Best Race Fuel! Visit our Race Shop in Vanderbijlpark next to VR Motorsport, 25 Rabie Street.

Contact: Ryan Shapiro, Cell: 082 3451399

Contact Shop: 016 933-9987

Visit the website at [www.sunoco.co.za](http://www.sunoco.co.za)

### Freelance Accounting Services

Contact: Marlyn van Zyl  
083 650-8221 or [marlynvz@outlook.com](mailto:marlynvz@outlook.com)

### Linky Bakery

We bake fresh products for your daily convenience of household scones, muffins and biscuits. We also bake for small to medium occasions from normal weekend outings to different types of parties. We are located within Riverspray Estate.

Please contact Linky: 078 040 6477 / 082 727 8838

### Deon van Zyl



### Rockhard Construction

Painting, waterproofing, damp proofing and renovations. Contact us for a free quotation on your townhouse, house, complex or building.

Contact Manie on 083 2300915 or email [manie@rockhardconstruction.co.za](mailto:manie@rockhardconstruction.co.za)



# We have a huge variety of properties at Riverspray



**Annalien Realty**



**Stands  
Simplexes  
Duplexes  
Houses**



**Please call Annalien 0834217727**

## Various stands for Sales

Please contact Mr Dos Santos for various stands selling for R200 000 per stand, please contact him on 082 4120786

## Duplex For Sale

Duplex in Trinidad Lane is for sale. This property also has a boatlocker for sale for an additional R60 000. Please contact the owner Robert Eykehoff on 082 454 8246 / 082 8902825

## Houses for Sale

3 Houses for sale in Riverspray Estate. Please contact the owner Mr.Flynn Absalom directly on 084 6197006 / 081 3476768 should you be interested



## **For Sale**

### **Standard Boat Locker Right of Use For Sale**

R50 000. Neg. Please contact Adriaan Botha on 082 2082636

R60 000. Please contact Freddie Louwrens on 082 3323277

R65 000. Please contact Francois Vos on 082 8241401

R45 000. Please contact Adriaan Moulder on 084 6110851 / 011 8698673

### **Jumbo Boat Locker Right of Use For Sale**

R75 000. Please contact Simone on 079 6974191

R75 000. Please contact Johan Swanepoel on [johanswanepoel3@gmail.com](mailto:johanswanepoel3@gmail.com)

R75 000. Please contact Charlene on 016 9857700

## **For Rent**

### **Standard Boatlocker for Rent**

R500. Please contact Duran Ribeiro on 083 4425071

R500. Please contact Clint Blandford 082 5743739

### **Jumbo Boatlocker for Rent**

R600. Please contact Johan Haywood on 083 4494999

R600. Please contact Charlene on 016 9857700



## **Review**

### **Riverspray Car Identification Stickers**

Owners and Tenants without stickers must please collect them from Reception (free of charge). Without this sticker you as resident will not have access to the riverfront. Please ensure that the sticker is displayed at the bottom corner of the windscreen on the driver side of your vehicle

### **HOA Garden Service**

The HOA Landscaping team has taken over the grass cutting and cleaning at units from March 2016.

The fees for the Garden Service are as follow R180 for 4 cuts per month for the duplexes and R280 for 4 cuts per month for the houses. Should you be interested in this service please contact Charlene at Reception on 016 9857700 or

[reception@riversprayestate.co.za](mailto:reception@riversprayestate.co.za)

### **Access Tags:**

We are currently phasing out the old grey access tags. The new access card is already been implemented for tenants and is available for all owners and residents.

Please report to the Reception for your new access card as soon as possible

We need the following from you to create the new access card:

- Copy of ID or driver's license
- You in person to take a photo for the card.

The new card will look like this:



## **Review**

### **Estate Rules**

- Washing should only be hung on lines screened from the street and neighbouring properties.
- Refuse bags may not be placed on the pavement, except if they are to be collected/removed within a period of 8 hours. HOA collections are done on Monday and Friday mornings only.



### **Riverspray Contact Details:**

- Reception: 016 985-7700
- Security: 016 985-7706/07
- Estate Manager: 016 985-7700
- Riverspray website:  
<http://www.riversprayestate.co.za/>
- Riverspray Facebook page:  
<https://www.facebook.com/groups/1551709741710714/>
- Riverspray Conduct Rules:  
<http://www.riversprayestate.co.za/PDF-Documents/Conduct-Rules-and-MOI-Regulations/Conduct-Rules.pdf>
- Riverspray Architectural Guidelines:  
<http://www.riversprayestate.co.za/PDF-Documents/Building-Information/Architectural-Guidelines.pdf>



### **Prices for Advertising in this Newsletter**

To advertise your business or something for sale please contact Charlene at Reception. The rates are as follows:

- Small ad without pictures (30 words max)  
Free (personal and business)
- ¼ page graphic – R200 (per issue)
- ½ page graphic – R350 (per issue)
- Full page graphic – R500 (per issue)

For graphic ads we require a picture in JPEG format only. No PDF accepted. Adverts sent in the incorrect format cannot be placed. Adverts without payment confirmation will not be placed.

**If you would like to contribute to the newsletter in any way in the form of news, articles or ideas please contact Charlene at Reception on [reception@riversprayestate.co.za](mailto:reception@riversprayestate.co.za)**

**Want to sell or rent out your boat locker please contact Charlene at Reception on [reception@riversprayestate.co.za](mailto:reception@riversprayestate.co.za)**

COMPILED BY CHARLENE BREDEKAMP  
LIVE THE LIFE YOU HAVE IMAGINED