

NEWSLETTER

GREEN VILLAGE OPERATIONAL UPDATE MARCH 2025

Introduction

The Syndicate of Green Village would like to provide you our first Newsletter which will ensure a transparent and better communication to all coowners.

We have had the EGM on the 21st of March 2025 and the minutes will be available on the syndicate website shortly. We also had a meeting with the Council Syndicate Team with regards to the operational matters of Green Village.

We currently have 4 Syndicate members and 9 Council Syndicate members who represent the 100 co owners of Green Village.

The next Annual General meeting will be held on 31st January 2026 and the agenda will follow nearer to the time. The website do have all the details.

GATE

Gate is functioning well and will require a service. We will also need to change the code and we will inform you when we plan to do so. All owners should be using a remote to open and close the Gate. The gate can be opened by pressing it and pressing it again closes the gate.

We would like to remind co owners, please DO NOT to share code with any individual. Please ensure the gate is closed before you move away, as intruders and dogs may enter the complex.

ANY OWNERS WHO DO NOT HAVE A REMOTE kindly email us on thesyndicategreenvillage@outlook.com and we will be ordering them, Price TBC.

SWIMMING POOLS

All the pools will be named and a name plate will be displayed so that co owners or users can easily notify the syndicate of any issues to the specific pool (This idea has been proposed by co owners). The pools are being cleaned at least twice weekly and monitored daily.



All the pumps have been serviced and new padlocks in place.

Pool cannot be refilled due to water shortage hence please avoid splashing and misusing the pool. It has been noted that the pool had mud / grass and underwear blocking one of the pump - this has been time consuming to find out the issue and hopefully it has been resolved). To date all 4 swimming pools are sky-blue.

CWA and WATER

CWA has issued few communiques on how to use water due the current state of our reservoirs. We have had complaints that co owners have been taking the liberties to wash their vehicles and also watering their garden / plants. You may only do so if you have collected rain water.

Please be aware that this is a National restrictions not a Green Village rules only.



The main water tanks have been cleaned and ballcock changed due to leakage identified.

Leakage has been fixed by syndicate team for some lots.



Syndicate team is liaising with co-owners for lots where leakages have been highlighted by handyman.

All co owners with solar water heating system, kindly check your tanks as the tanks do leaks at time or water leakage are seen at the pipe connecting to tanks.

The Syndic is also offering a service to facilitate co owners paying hefty bills to plumbers etc, instead you pay a fee of Rs500 to Rs1000 for labour excluding parts to the syndicate account and the handyman will do the required work.

Some co owners have stated they are happy with this service and effective in managing water wastage.

WATES COLLECTION

Maxi clean collects waste on Mondays and Fridays. Please dispose your waste properly in bin bags to avoid maggots in the bin.

We are also planning to manage any extra waste for the festive time of Ougadee, Eid and Easter period by asking Maxi Clean to collect on Wednesday too.

PETS and ROAMING ANIMALS

It was observed that co owners/tenants have been feeding stray dogs inside the complex. Please refrain from doing so, as we having many dogs inside the complex causing issues for co owners such are damaging flower pots and even barking at kids. Please familiarise yourself to the Reglement de Copropriete for coowners/tenants having pets.

The syndicate team is liaising with co-owners where their tenants are feeding/keeping stray dogs inside the complex to ensure the cleanliness and safety of Green Village.

The team will also send around rules for all co owners to abide to and for their tenants.

DUMPING

It has been observed that some co owners/tenants are throwing wastes behind their lot where the syndicate team needs to remove these waste in order to cut grasses. We would encourage all co owners to ensure your garden area and car ports are clear from debris, hose, buckets etc. This will facilitate the grass cutting process.

SECURITY

Night Security officer has stated that we have had no major issues during the night. The syndicate as stated before, we are planning to have Barbed Wire around Green Village, Solar lighting and Cameras. These projects are in progress to maintain a better security service in Green Village.

PARKING in Green Village

Each co owner has their parking in front of their lots and some owners near the pool has parking space allocated near their lot. It was observed that some co owners/tenants have blocked their parking space with plants and using common areas to park their car. This disrupts security services for their patrol and landscaping cannot be done properly.

Syndicate team will contact the relevant co owners for clarifications.

DEBTS due for last year to service providers

Syndicate team is working towards reducing actual cost despite a large amount of debtors. This process will facilitate that management of the debt and we would like to inform the co owners that 70% of last year's debts have been settled. Part payments being done for service providers such as CWA, CEB, landscaping, security and previous syndicate.

Syndicate members have been working in collaboration with CO Owners to cut grass / landscaping along in order to reduce costs. The invitation sent to all co owners did help and we appreciate all co owners who kindly attended and help in making Green Village cleaner and better.

This initiative of cost management and collaborative work have facilitated the team to clear 70% of debts to date.

DEBTORS; Non payments of syndicate fees by co owners

All co owners will shortly receive an updated statement of account and the usual monthly invoices. The syndicate has been advised by legal teams that no property can be sold unless all the due debts are paid.

We will not issue any clearance certificate to the Notary if the debts are not cleared. We have also been advised that a LIEN can be attached to the Lot owing money. On a positive note, we have seen a lot of co owners paying (approx. 90%).

A great Thank you for your support and paying your monthly syndicate fees.

Please note **the syndicate fees remain at Rs2800** until further notice.

Communicating with Syndicate

We remind co owners to use our website, platform shared and email for your complaints or your testimonials. Co-owners can call syndicate team for any urgent matters.

We have been receiving some irrational request from owners with respect to non adherence of RDC rules by their tenants.

Owners are reminded that when renting their lots, they are not discharged from responsibilities and should ensure adherence to set rules without causing issue to other owners.

You should always maintain constant monitoring of your lots and how your tenants are not or are adhering to the Green Village rules and RDC.

We remind you to use our website for updated information and your queries/complaints / testimonials:

<https://greenvillagegrandgaube.godaddysites.com>

Thank you.

The Syndicate Team

We remain at your service with a smile



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