

OAKWOOD HOME OWNERS ASSOCIATION
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Dear Home Owner,

Since our last communication there have been a number of positive developments in Oakwood in particular to the security upgrades.

The new Oakwood branded security patrol vehicle.

You may have noticed that the new Oakwood-branded AR vehicle has been commissioned and is patrolling the estate. As mentioned previously, the vehicle's primary tasks will be to monitor the electric fences and to respond to incidents that may occur in Oakwood such as a breach of the fence, vagrants who enter under false pretences as well as to the activation of an home alarm that is registered with Effective Crime Prevention (ECP).

Please note that this vehicle and armed response officer is not authorised to respond to an alarm monitored by another armed response company. Our previous letter outlined the special agreement we negotiated with ECP, who offered to provide this alarm response service to Oakwood residents at a rate of R85 per month, in collaboration with Servest.

This vehicle is monitored by Servest and the HOA on a daily basis to make sure we get the most out of the service. Should you have any comments or concerns with the way the vehicle monitors the estate, please get in touch with us via IPG. We have had residents confronting the guards directly

about the way they are seen to operate in the estate. This is unacceptable. They only follow orders from Servest and the HOA.

All of the fence alarms and radio communications have been upgraded to the monitoring systems of ECP.

Policies and procedures to keep the Estate attractive.

It seems that there are currently some misconceptions or a lack of clarity regarding the specific procedures to follow when selling your property, building alterations and the regulations pertaining to these, including the aesthetics of properties within the estate. Examples are air conditioners, Wendy houses, front street verges, installation of grey water systems with rain harvesting structures (Jo-Jo tanks) and the desire to build double story additions to homes.

Garden Cities (GC) drew up a set of guidelines and a constitution in this regard prior to the development of the Estate. We as the OHOA have retained these and it is our obligation to adhere to them as we are mandated to do.

While amendments are made to these rules and guidelines from time to time, they are always made after following a democratic voting process during Annual General Meetings, and all amendments are documented in the minutes of these meetings and circulated.

Recent posts on Face book have indicated that some residents are unhappy about what may and may not be done, and we assume that the dissatisfaction springs from a lack of understanding. Therefore we'd like to clarify these matters.

- Placement of air conditioners: According to the guidelines, the external machine must be placed below the surrounding walls and should not be visible from the street.

- Wendy houses should also not be visible from the street, and are definitely not allowed to be used for accommodation.
- Awnings and shade cloths should not be visible from the street.
- Jo-Jo tanks should not be visible from the street and their connected plumbing must be aesthetically acceptable.
- Verges that are changed due to the drought need to be 70% pattered stone and paving (not brick paving or gravel alone) and 30% vegetation or planters.
- Double story additions must be a minimum of 75% of the ground floor area of the house. Turret towers can not be allowed.

There are many examples of properties within the estate where the above installations have been done in compliance with the regulations, and therefore we are confident that there should be no reason for home owners not to comply. We'd like to remind everyone that the above examples, other than building plans, fall under the label of **minor works** to the property, and therefore need to be registered as being in accordance with the regulations. We sincerely thank all home owners who have complied.

To ensure that any minor works you undertake comply with the regulations, please refer to the guidelines that appear under *Oakwood* on the web page of the supervising architect Mr Reg Whittaker.

All plans, proposed alterations and verge change applications must be approved by the Home Owners Association via Mr Whittaker before work commences. The final decision lies with the Home Owners Committee.

Selling your property.

Home owners who wish to sell their property, need to inform the managing authority, Independent Property Group (IPG), prior to the marketing of the property by estate agents. IPG is responsible for the registration of the property and upholding the value of the estate. They therefore need to ensure that property plans are up to date, that the paint colour of the house is correct, and that the property generally complies with the estate's regulations as well as levies being up to date.

Transfers are often delayed due to the above procedure not being followed, and of course that is not desirable for either the seller or the buyer

At the Annual General Meeting of 2016, a penalty clause was added to the constitution with regard to boats, trailers, caravans, etc. The clause also pertains to irregular building additions and anything else that can be regarded as impairing the aesthetics of the estate.

Oakwood is a very appealing estate and property values, for their size, are of the highest in Durbanville. Let's work together to keep it that way, and remain proud of the estate in which we live.

Kind regards

Oakwood Home Owners Association