



Inside this issue

Photo Credit- leonard Hein

SECURITY

p. 02 - 03

**PROPERTY SALES,
MINOR & MAJOR
WORKS**

p. 03 - 04

**COMMUNICATION &
AGM**

p.03 - 04

**PARK UPGRADES &
SUGGESTED UPDATE
OF RULE 14**

p. 03-05

**ESTATE MANAGER
UPDATE**

p. 05

Dear homeowners and neighbours

We wish to thank you all for assisting us in maintaining an amazing estate over the past year. It is a pleasure and a blessing to be living in such a beautiful environment where kids still play outside, many people walk, run, cycle, and simply enjoy the beauty and tranquility of their surroundings.

Nowadays, it is often easy to focus on the negative news that surrounds us; therefore, we need to take special note of the good things in our lives, and we are very proud to be able to say that we reside in such a wonderfully supportive and beautiful village.



SECURITY

We are pleased to announce once again that we have not had any major security-related incidents since our previous newsletter. This is testament to the investment made over the past years to establish a strong defense perimeter and controlled processes at all entrances and exits.

There were however reports of vandalism, especially over the December holiday period:

- Damage done to the power transformer in Martinet Street
- Graffiti applied to the slide in Cordier Park
- Broken poles surrounding the dam at the Briet park.

We urge all to please assist us in curbing incidents such as above as it leads to unnecessary costs and frustration among residents.

Residents must please be aware that contractors and visitors allowed access to the estate is their responsibility while in the estate as per the constitution: *“The member remains responsible for the conduct of tenants and of visitors to his/her property”*.

Over the past few years, home deliveries increased many-fold as all are aware. All delivery vehicles follow the sign-in process as per the rules. There are however instances (especially Takealot deliveries) where dozens of packages need to be delivered to dozens of residences. It becomes near impossible for the guards to contact every household in such instances, which lead to delivery vehicles arriving at a residence unannounced. At this stage we unfortunately don’t have an alternative solution to this problem and urge residents to be understanding whilst we investigate alternatives applied by neighboring estates.



Pedestrian visitors (e.g., domestic workers & gardeners)

We kindly request all residents to ensure their pedestrian visitors are furnished with gate codes. The process of furnishing gate codes can be found [here](#). Pedestrian visitors without valid gate codes put extra pressure on our guards as they need to ensure they have valid access to the estate.

As can be seen on the following table, Oakwood estate deals with between 600 and 700 visitors (vehicles and pedestrians) per day. Some days the guards deal with up to 450 visitors per day per gate!

”

Safety is a full-time job! Do not make it a part-time practice! - Unknown

”

	October '21	November '21	December '21	January '22	February '22
Pedestrians	3 336	3 557	2 499	2 599	2 603
Vehicles with Codes	10 424	10 026	10 532	9 690	9 057
Vehicles with No Codes	6 921	7 197	7 037	6 638	6 478
Total Visitors through gates	20 681	20 780	20 068	18 927	18 138
Average visits to Oakwood per day	689	693	647	611	648
Codes used for visitors	66,53%	65,37%	64,93%	64,93%	64,28%



We wish to thank residents for sending codes to their visitors. On average, around 65% of all visitors visit Oakwood with valid codes.



PROPERTY SALES

Oakwood Estate is a highly sought-after community and properties tend to sell extremely fast. It is important to note that properties need to at all times adhere to the standards set out in our constitution and home improvement guide. As soon as a property becomes available on the market, it is the owners’ responsibility to ensure that the estate manager is made aware of the impending sale. This would allow time for a quick property inspection and any potential corrections to the property prior to the transfer of the property to new owners. We implore homeowners to please assist us in this regard.

MINOR & MAJOR WORKS

Oakwood estate is a true jewel of the Northern suburbs, and we as a community are all proud to be associated with it. To ensure it remains a jewel going forward, any renovations or alterations made by homeowners need to align to the standards set out in the home improvement guide. Please make every attempt to follow the well-documented process in the guide to reduce any potential confusion. As documented in the constitution, it remains the responsibility of the HOA to: *“promote and enforce acceptable aesthetic, environmental and architectural styles and design criteria for the development in order to achieve a harmonious development thereof; control any exterior alterations, changes of colour finishes or design of all buildings erected on erven within the development”*.

COMMUNICATION & AGM

The HOA remains committed to ensure transparency within Oakwood and again request residents to please follow the set-out process below if you wish to ask a question, raise a complaint, or need assistance:

OAKWOOD HOA



- 1 Contact the Estate Manager, Mr. Jaco Smit via oakwood@inpg.co.za

- 2 If no reply after 2 business days OR unsatisfactory reply: Contact the managing agent (IPG) by forwarding above email to admin@inpg.co.za. Please clearly state the reason for the escalation.



- 3 If no reply after 2 business days OR unsatisfactory reply: Contact the HOA by forwarding the above email to oakwoodhoa@outlook.com. Please clearly state the reason for the escalation.



Our website is regularly updated with useful information. Most recent additions include FAQ's regarding the security systems, the process to be followed when selling/letting your home in Oakwood as well as the addition of our Privacy Policy based on the POPIA act. Please be sure to check back regularly.

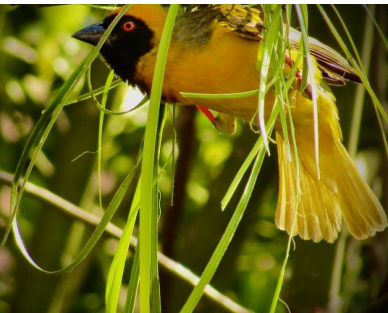
We are fast approaching the next AGM and the HOA Executive Committee are starting to prepare for this event. Our financial year ends on 30 April after which we are required to get audited financial statements. The actual date and time will be formally communicated closer to the time, but at this stage it would most likely be held somewhere in June or July 2022.

PARK UPGRADES

As mentioned before, park upgrades are on the cards, and we have identified the Jourdan Park as the first to get a facelift. The intention is to wait for the weather to cool down before starting with this venture as the trees and plants prefer to be planted in cooler weather.

We have an amazing array of birds in the reeds, and we will be demarcating this area as a bird sanctuary. Some reeds will be removed to expose some of the water for ducks etc. to home themselves, but most of the reeds will be left undisturbed for the birds to flourish and nest. After receiving quotes from three indigenous landscaping companies, one was decided on which provided the best price for the proposals.

Oakwood is a Garden City, and we pride ourselves on the beauty of our trees and gardens. We will therefore be planting a few larger trees in some parks and install more benches for residents to relax on while enjoying our beautiful parks. Any residents who wish to sponsor a bench with paving will have the opportunity to select the location and have a personalized plaque fitted to the bench with any appropriate message they wish to add. The cost of a bench, the paving and installation is in the region of R12 000. Please contact the estate manager if you wish to enquire about becoming a sponsor.



Suggested update of Rule 14

It was previously noted that Rule 14 of the Conduct Rules needs to be updated as it is outdated and allows for misinterpretation. The current wording reads as follows:

“No Member shall park or leave any derelict vehicle, boat or caravan on his/her property in a position where it is visible from any street or public place”.

The HOA asked Mr. Smit to investigate alternative wordings used in our neighboring estates. The following wording was agreed by the HOA as being clear and fair:



- *No vehicles may be habitually parked in any part of the common area/s, public open spaces, or any individual erven except in such places as are specifically approved and designated for that purpose and then only in such a way the flow of traffic to and from erven and garages is not obstructed.*
- *No commercial vehicle, truck, caravan, trailer, boat, jet ski or quad bike may be parked or driven in/on the common area/s, public open spaces, driveways, or any individual erven at any time.*
- *No vehicle may be parked on or in the vicinity of any entrance to an erf so that it protrudes over or onto the road reserve or adjacent erven.*
- *Any vehicle parked or abandoned in the common area or public open space for a period exceeding two days may be removed or towed away at the risk and expense of the owner - unless prior written permission had been obtained from the Estate Manager.*
- *Residents need to ensure that caravans, trailers, boats, jet skis and quad bikes remain parked in designated/concealed areas on their erven. A preparation period of 2 days before and after use of such vehicles would be deemed reasonable. Should additional time be required, kindly obtain written permission from the Estate Manager*

As documented in the minutes of the AGM held on 8 June 2021 “It was agreed that the amendment to the rule will be finalised at the discretion of the Committee. It was noted that the Committee will act within reason.”

The HOA committee believes that the above update is fair and will remove any current grey areas.
The updated conduct rules will reflect on our website shortly.

ESTATE MANAGER UPDATE

I am very pleased to write that a huge effort has been made by residents recently to beautify their homes: sprucing up their front gardens, touching up paint work and renovating their houses. It does not go unnoticed, and your efforts show the willingness to contribute to the standard within Oakwood that we have come to love and enjoy.

We will soon be entering the wetter months, so we encourage residents to make use of the current good weather in preparation for winter by painting their houses, especially the gables and parapets which tend to gather moss.

One of the major advantages of living in a secure estate is the access control. We kindly request residents to be thoughtful of their neighbours when allowing contractors access. Please take note that only special deliveries (food and medication) are permitted after normal contractor hours: 17:30 onward.

I personally want to thank every resident for their cooperation and assistance with regards to the many different forms of communication being sent out by myself. The challenges are not always easy to deal with, but it is rewarding when completed successfully. Thank you for doing your part in contributing to the pleasant living space within Oakwood - Jaco Smit.

We wish to thank you all for working with us and look forward to continuing serving as your HOA committee.

Kind regards

The Oakwood Estate Homeowners' Association Executive Committee