



Newsletter : November 2019

Estate Manager : Mark Trollope (mark@emserv.co.za) 082 905 7808
Gatehouse : 082 716 3076 / Estate Website : www.emeraldestate.org.za

Owners of properties who rent out are kindly requested to copy their tenants with this Newsletter

2019 ANNUAL GENERAL MEETING

The Emerald Estate Annual General Meeting (AGM) was held on Tuesday 27 August 2019. Thank you to the members who attended the meeting. Here are the main points that were ratified;

Budget 2020

The 2020 budget was presented to the members, and those members present approved the budget.

Levy 2020

The proposed Levy increase was approved. Effective 1 January 2020, the current monthly Levy of R1,545.⁰⁰ increases by 2.0% - resulting in a new Levy of R1,576.⁴⁷

Inclusive of the compulsory CSOS Levy (Community Scheme Ombud Service) of R21.⁵³ – the total payable by each resident is **R1,598.⁰⁰** per month.

The Levy invoice you receive on the 25th December 2019 will be for this new amount for the January 2020 Levy. Levies are payable before the 7th of each month.

Estate Levy Policy

The Estate Levy Policy was presented as part of the AGM Pack and was ratified by those present. The Levy Policy became effective on the 1st October 2019.

Board nominations

The following Board members were nominated and voted in;

Mr. Mark Watson	(re-elected)	Voted as Chairperson
Mr. Jaco van den Berg	(re-elected)	Voted as Vice-Chairperson
Mrs. Estelle Perold	(re-elected)	
Mr. George de Bruyn	(re-elected)	
Mr. Patrick McDonald	(re-elected)	
Mrs. Andrea Pearson	(nominated)	

Mrs Nicki Buchanan resigned as the Events Director and the Board extends their heartfelt appreciation for the effort and time that Nicki volunteered to the Estate.



Newsletter : November 2019

Estate Manager : Mark Trollope (mark@emserv.co.za) 082 905 7808
Gatehouse : 082 716 3076 / Estate Website : www.emeraldestate.org.za

GUARDS DONATIONS

Kindly be advised that the Guards donations period is now open, and any residents who wish to (**PURELY VOLUNTARILY**) contribute towards the Guards and Grounds staff Christmas donation are welcome to do so. Historically we have given the staff their Donation Cards just before Christmas. This year we would like to give it to them a week prior, so that they have time to purchase whatever they need before Christmas Day.

For new residents of the Estate, some history. The residents of Emerald Estate have kindly donated each year to our Security and Grounds staff - which has traditionally been split 80% to the Guards and 20% to the Grounds staff. Our guards are here on their birthdays, on Christmas Day, New-Years Day, every holiday and every weekend of the year, ensuring our safety.

Here is what the residents of Emerald Estate have voluntarily donated to our staff at Christmas time over the last few years;

2018	:	R 96,850	(138 houses contributed)
2017	:	R 89,300	(141 houses contributed)
2016	:	R 75,875	(124 houses contributed)
2015	:	R 77,895	(140 houses contributed)
2014	:	R 63,730	(112 houses contributed)
2013	:	R 58,980	(108 houses contributed)
2012	:	R 44,400	(89 houses contributed)
2011	:	R 39,540	(58 houses contributed)

Any resident who wishes that their donation be ONLY for the Guards or only for the Ground Staff as the case may be, are (as always) welcome to note this to Mark, who will ensure that your full donation goes only to the Guards.

Thank you again to the amazing residents in our estate. It speaks volumes that our residents recognize the contributions made and dedication by the guards and ground staff by donating so generously each year.

The closing date for donations this year will be 13th December 2019.

Please only make EFT deposits – **no cash is accepted**. Please make payments to:



Newsletter : November 2019

Estate Manager : Mark Trollope (mark@emserv.co.za) 082 905 7808
Gatehouse : 082 716 3076 / Estate Website : www.emeraldestate.org.za

Deposits for the Guards donations should only be made into the HOA account. Kindly note that this is **different** to the Levy account you normally pay your Levies into;

Account : **Emerald Estate HOA**
Bank : Standard Bank
Branch : Greenstone Business : **016 342**
Account number : **023 321 660**
Ref : Guards (+ your house number), for example, **Guards 351**



DECEMBER HOLIDAYS & PETS

Every December there are multiple complaints received from residents who have chosen to stay at home during the December holidays – regarding neighbours dogs who are either barking incessantly, or that have escaped the property and running around the Estate.

It is very unfair to go away on holiday leaving your dog to a sitter, who arrives morning and evening to feed the dogs, and leaves. Your dog, obviously aware of your absence, becomes anxious and barks for hours on end. This can become very upsetting to residents who also want to enjoy their holiday at home.

This is an **URGENT** appeal. Please will residents ensure that they have booked their dogs into a suitable kennel while they are away, or make arrangements for them to spend your time away with somebody else.



CONTRACTOR SHUTDOWN

For those residents who are doing renovations, please note that the Contractor shutdown is effective from Friday 13th December 2019 until Monday 6th January 2020. There are no exceptions to this. Please don't ask



Newsletter : November 2019

Estate Manager : Mark Trollope (mark@emserv.co.za) 082 905 7808
Gatehouse : 082 716 3076 / Estate Website : www.emeraldestate.org.za

for painters, or tilers working inside, etc. Only emergency contractors (electricians or plumbers) will be granted access during the Shutdown period.

For anyone who is currently renovating, please ensure that all building rubble and building material is removed from sidewalks and Coves during the shutdown period.



SPCA DONATIONS

A wheelie bin has been placed at the Main Gate, marked "SPCA Donations". During the holiday season, the SPCA are often overwhelmed with dogs and cats who's owners are away. They have severe strain on pet food, and every year the Estate collects and donates pet foods to the SPCA. If anyone wants to contribute (purely on a voluntary basis), you can place bags, boxes or tins of food in the Wheelie bin, and Mark will take it to the SPCA on the Estate's behalf.



WATER RESTRICTIONS

Whilst the recent season rains have been welcome, we want to remind residents that Johannesburg is still under Level 2 water restrictions. Level 2 dictates that residents do not hose down driveways, or water plants/grass between 06h00 and 18h00.



SECURITY CPF CAMERA

The Board has taken a decision to support the CPF Smart Camera project in the greater Edenvale area. The project has recently seen a number of crime fighting successes. The crimes these cameras have stopped range from Murder, Rolex Gang Members, Armed Robbers, Cell Tower Battery Thieves, House Breakers, Car Thieves, Poachers, Drug Dealers and Shoplifters. The results from these camera's has been fantastic.



Newsletter : November 2019

Estate Manager : Mark Trollope (mark@emserv.co.za) 082 905 7808
Gatehouse : 082 716 3076 / Estate Website : www.emeraldestate.org.za

When the Board was approached to sponsor a camera on our Eastern boundary, policing the bottom of Green stone Drive, following the successes of the already installed camera's, we agreed.

The camera was installed on Sunday 21st July at the entrance to our Estate, looking up Greenstone Drive. This supplements the camera that Bushwillow sponsored, installed at their entrance, looking down Greenstone Drive.



EXIT/ ENTRANCE LANE ROOF EXTENSION

For some time the Board has been in discussion with architects to install a roof over the Residents Entrance and Exit lanes. There are some challenges present, which essentially involve the corner pillars being directly over existing underground telecoms and electrical infrastructure. In association with our in-house architect (thank you to Jason Human) the Board are busy finalizing a design.

Another challenge that has required considerable work-around is the built time to close these lanes down during construction. The design being currently investigated will also be pre-fabricated as far as possible to keep the lane closure times to a minimum. The Board are confident that cost-dependent, this project will be completed within the 3rd quarter of 2020.



ESTATE GARDENS

Following a recent query addressed at the AGM, regarding the state of the gardens in the 'Strip', Estelle Perold - the Board Member supervising our grounds - has given the following explanation for the policy on the Estate for looking after our gardens:



**EMERALD
ESTATE**



Newsletter : November 2019

Estate Manager : Mark Trollope (mark@emserv.co.za) 082 905 7808
Gatehouse : 082 716 3076 / Estate Website : www.emeraldestate.org.za

"In the beginning we used to rake up all the leaves and take them all to the dump, but this is like throwing away liquid gold. So now, we pick up a certain amount of them (not all) and use these as a mulch for protecting roots. It also improves the quality of our soil which is full of clay, and this helps to break it down. The leaves also keep the roots warm in winter and cool in summer. It also reduces the amount of water that is used. During the extreme water shortages in Cape Town, Boschendal significantly reduced their water consumption, and increased their yield by using all these techniques. We also try not to turn the soil. The gardens are dug up once as things are planted and then not again, as this disturbs the microbes in the soil, which we want to keep.

*I know that this sometimes makes the gardens untidy, but I feel that is a small price to pay.
If anyone would like to know more then they are welcome to contact me".*



DOG LITTER

Those residents/owners using the strip to walk their dogs are requested to pick up the dog litter after them. The Board installed 6 Bag dispensers along the Strip in order to encourage Strip Dog walkers to use these bags to clean up after their dogs.

Unfortunately, some residents have seen fit to remove the bags, which is costing the Estate quite a bit of money to keep full (up to 100 bags a week have been taken out these dispensers). Accordingly, the Board made a decision to stop installing these bags.

Resident's making use of the Strip to walk their dogs are responsible to take their own bags, and clean up after their dogs make a mess.





Newsletter : November 2019

Estate Manager : Mark Trollope (mark@emserv.co.za) 082 905 7808
Gatehouse : 082 716 3076 / Estate Website : www.emeraldestate.org.za

PERIMETER WALLS

As mentioned several times before, some of the perimeter walls within the Estate represent a safety risk due to the way they were built. To date, a number of wall panels have collapsed and a few are leaning rather badly. Parents should PLEASE warn their children against climbing on these walls.

Another problem with perimeter walls is that trees have been planted too close and in some instances are pushing against the walls. As the trees grow this will become a risk and action should be taken rather sooner than later.



PROPERTY MAINTENANCE

Several properties within the Estate are looking run down, and badly need painting. Owners are reminded that they are responsible to ensure that their house is kept neat at all times and failing to do so is a transgression to the Estate rules. Please avoid being fined. Assess your property, walls, roof, garage door and windows – and attend to these matters.



PARKING IN COVES OVERNIGHT.

A number of complaints have been received of cars being parked on an ongoing basis in Coves over-night. Please be aware that this is not allowed. The Estate Manager has been asked to identify the residents involved and to issue fines immediately. **There are quite simply NO EXCEPTIONS.** No-one may habitually park a vehicle in a Cove or road overnight. If you have an extraordinary circumstance, for a temporary (single night for example) – then please advise Mark of this to avoid being fined.





Newsletter : November 2019

Estate Manager : Mark Trollope (mark@emserv.co.za) 082 905 7808
Gatehouse : 082 716 3076 / Estate Website : www.emeraldestate.org.za

SECURITY IN AND AROUND EMERALD ESTATE

We are happy to report that there have been no security incidents at Emerald Estate for some time now thanks to our security team. Our systems are monitored and upgraded on an ongoing basis to keep a few steps ahead of the criminal elements that are so prevalent these days.

The Board is please to announce that the upgrade of the second CCTV system has been completed. New poles with long distant camera's have been installed along the Modderfontein fence perimeter, and these have been connected to the Gatehouse via Fibre – resulting in a VERY clear picture and adding more visibility to the Night Shift Security Supervisor.

We are most fortunate to have the CPF Exco member and Sector 4 acting-chairperson as one of our HOA Board members. Mrs Andrea Pearson has stepped into the role of Security Board Director at Emerald and works alongside SAPS for all CPF related matters. Whilst the actual figures may not be divulged, the following Crime Statistics for the Greenstone area (Edenvale Sector 4) may be shared with residents – for your safety – this is for the period 1 August 2019 to 11 November 2019;

Theft of Motor Vehicles : Prevalent at Greenstone Mall and Stoneridge Mall – mostly Ford's.

Theft our of motor vehicles : Prevalent at Greenstone Mall and Stoneridge Mall. Please do not leave valuables visible anywhere in your vehicle when at these 2 malls.

Hijackings : At the N3 offramp to Modderfontein section, and Modderfontein onto Van Riebeeek intersection



BUILDING AND RENOVATIONS

Residents are reminded that NO building may be done on the outside of your property without approved plans. Plans must be drawn up by an architect, and submitted to the Board for approval. The plans will be stamped by the Estate prior to being submitted to Council. **NO TRUCKS** will be permitted to any property, until a build deposit has been paid.



Newsletter : November 2019

Estate Manager : Mark Trollope (mark@emserv.co.za) 082 905 7808
Gatehouse : 082 716 3076 / Estate Website : www.emeraldestate.org.za

Several residents are opting to install Louvre Decks as coverings for Patio's. Please note that there are rules governing this. Kindly refer to the Architectural guidelines in this regard. However, NO Louvre Deck roof may infringe the 2 meter building line from the Perimeter walls unless approved ON PLANS by the Estate and by Council.



CONTRACTORS ON WEEKENDS

Kindly be reminded that there are rules regarding Contractors on weekends. Most working residents only have weekends off work, and they cherish this time without having Contractors and noise disturb their weekends. **NO CONTRACTOR** (no exceptions) are permitted outside of these times;

Mon – Fri	07h30 – 17h00
Sat	08h00 – 13h00
Sun	Not permitted



EMERALD ESTATE SOCIAL MEDIA

Several residents of the Estate have enquired of an Emerald Estate Facebook page, or Emerald Estate Whatsapp Group. Whilst these forums already exist, please note that they are neither endorsed, nor act as a communication medium for the Estate or the Board of the HOA and any opinions expressed there are those of the person posting them and do not represent any view or opinion of the HOA board.

There is a Whatsapp Group that the Estate administrates, and all members are welcome to join. Kindly note that this is only a notification group, and notices are sent via this group for communication with residents. If you would like to join this group, simply whatsapp Mark on 082 905 7808 and he will add you to the official Whatsapp group for Emerald Estate.



**EMERALD
ESTATE**



Newsletter : November 2019

Estate Manager : Mark Trollope (mark@emserv.co.za) 082 905 7808
Gatehouse : 082 716 3076 / Estate Website : www.emeraldestate.org.za



MARK TROLLOPE ANNUAL LEAVE

Kindly note that Mark Trollope will be on annual leave from Friday 13 December 2019 to 4 January 2020. Mark will have cellphone signal for most of the time, and will be monitoring emails.



PROPERTY SALES

Summary of House prices sold over the last 6 months:-

Total Houses sold	16
Highest price sold for	R4 000 000
Lowest price sold for	R2 150 000
Average selling price	R2 865 600

Welcome to the 16 new residents to the Estate!



ESTATE : BUILD STATUS UPDATE

Vacant Stands left	=	1
New houses being built	=	0
Renovations in progress	=	4



Newsletter : November 2019

Estate Manager : Mark Trollope (mark@emserv.co.za) 082 905 7808
 Gatehouse : 082 716 3076 / Estate Website : www.emeraldestate.org.za

SPECIFIC CONTRACTORS

The Estate Manager receives weekly enquiries from residents for specific Service Providers. Herewith details of some service Providers that the Estate makes use of, and who provide a good service for a good fee.

<u>Electrician</u>	East Star Electrical – including COC's	Never : 082 222 8075
<u>Plumbing</u>	Jorgenz Plumbing 24/7	Roy : 076 862 0449
<u>Garage Door Repairs & Service</u>	Sunrise Garage Doors, new and repairs to doors & motors	Frans : 073 080 8537
<u>Pool Repairs</u>	For all Swimming Pool & Pond repairs	Daniel : 083 586 4388
<u>Glass</u>	Day N Nite Glass Services - For all windows, glass replacement, mirrors	011 887 0330
<u>Tiled Roof repairs</u>	Repair Apex coping & gulleys Match paint to tiles	Mark : 082 905 7808
<u>Architect</u>	Dual Design Architects	Nicolette: 083 293 0923 Pierre : 083 781 4697
<u>Ant Control</u>	Including Cockroaches, Rats, Fleas, Flies, Termites and Bedbugs	Surprise: 083 967 9940
<u>Damp repair</u>	Multi-Dex waterproofing system	Gavin : 083 222 1869
<u>Electronics/Appliance repair</u>	Edditech Electronics Lyle Hebbes	Eddie : 074 708 6197 Lyle : 083 268 0295



Newsletter : November 2019

Estate Manager : Mark Trollope (mark@emserv.co.za) 082 905 7808
Gatehouse : 082 716 3076 / Estate Website : www.emeraldestate.org.za

(Resident ONLY) Business Adverts

Content writing / Proof reading & Editing

I offer a freelance copy & content writing, proof reading and editing service for all documentation including websites, manuals, letters and Facebook pages. Portfolio and references available on request. For further details and rates;

Contact : Andrea

083 308 4623 or andisent@gmail.com

Bunny's Car Models

For a large variety of collectable car models at your doorstep for your convenience. We also buy your old tin toys and car models, also old motor memorabilia for cash, come and view top quality models like Ferrari, Mercedes, Porsche, to name a few.

Contact : Bunny Wentzel (#350)

082 923 0512

D21 – Learning made Fun

Are you tired of watching your child 'pretend' to study? Looking at mobile devices instead of 'hitting the books'? We shouldn't be surprised when our children are more engaged in interactive technological devices, rather than 2D printed content. So, is it not time to meet them halfway in this engaging and colourful, interactive 3D world? Study Skill courses as well as extra Maths and English lessons being offered by a qualified and experienced teacher of 20+ years.

Contact : Chanel (via SMS)

SMS : D21 & your email address to;

084 477 5434

Sewing Services

For all your tailoring needs, any clothing alterations you need done? Alterations and repairs of all clothes. Private Sewing lessons offered in the privacy of your own home

Contact : Clare

Tel : 073 037 9599



Newsletter : November 2019

Estate Manager : Mark Trollope (mark@emserv.co.za) 082 905 7808
Gatehouse : 082 716 3076 / Estate Website : www.emeraldestate.org.za

Resident Estate Agents – House of Gillian Realty (Pty) Ltd

Buying or selling property? We are agents that reside and own property within the estate.
Contact us today for all your property needs.

Gillian : 083 731 2071

The Design Tree

The Design Tree specialises in customised home décor and personalized jewellery along with other unique jewellery items. All items are laser cut from Stainless Steel and include furniture, house numbers, wall art and jewellery.

Contact : Caryn

083 308 3802

thedesigntree.info@gmail.com

Homemade Preserves

Piccalilli, Marmalade, Ginger Jam, Onion Jam, Paw Paw and Apple Spread, and assorted Jellies.

Other Jams, when fruit is in season. Tasters can be arranged.

Cup cakes made to order (R8 each), Preserves between R35 and R50 each.

Contact : Ann

Tel : 072 012 2306

Email: ali@nicha.boz

Shadeworld

For all your car and shadeport requirements

We specialise in domestic, commercial, industrial shadeports and steel carports.

We also do timber, hanging, chromadek structures, plus awnings and repairs to existing structures

Contact: Greg

011-452 0951

Email: greg@shadeworld.co.za



Newsletter : November 2019

Estate Manager : Mark Trollope (mark@emserv.co.za) 082 905 7808
Gatehouse : 082 716 3076 / Estate Website : www.emeraldestate.org.za

'Little Bee' Honey for sale at cost prices.

- 375 gram squeeze bottle @ R34.00 each (normal retail price at leading supermarkets: R±49.95)
- 500 gram squeeze bottle @ R44.00 each (normal retail price at leading supermarkets: R±59.95)

Contact : Rob Aarsen, 394

Tel: 082 412 8037

Nicki's Novelties

For fun & unique gifts and toys including colour changing candles, sand art, fun bath products, games and so much more..... Find me on Facebook "Nicki's Novelties"

Contact : Nicki

Tel : 083 301 9825

Email : nicki.m@mweb.co.za

Promotional gifts and corporate wear

We supply a diverse range of corporate wear, branded according to your corporate identity, from name badges to formal wear, conti suits and PPE we can assist. We also provide branded stationery for conferences and trainings and should you need to get your brand noticed in the market we do promotional items to promote your business at events, whether it is a pen, folder, notebook, memory stick, drinkware, sports and wellness or a bag we will source it for you.

Contact : Claudia Skinner

Tel : 082 562 0549

Email : claudia@thcreations.co.za

Resident Estate Agent

Please give me a call with regards to any property related transactions. I am an Area Specialist in the Greenstone and Modderfontein area and stay in Emerald Estate. I can assist with selling, valuations and rentals.

Contact : Fiona Buchanan (Pompa Realty Group)

Tel : 083 242 4048



Newsletter : November 2019

Estate Manager : Mark Trollope (mark@emserv.co.za) 082 905 7808
Gatehouse : 082 716 3076 / Estate Website : www.emeraldestate.org.za

Pastel Payroll Services

If you are looking to outsource your payroll requirements, I can offer a complete Payroll service for small and medium businesses. Cost effective, efficient and professional.

Proficient in Pastel Payroll and no need to purchase your own software.

Contact: Caryn Beard

Tel: 083 308 3802 / Email: carynbaard@gmail.com

Homeopath

Natural treatment for the whole family. Homeopathic flu injections and vitamin B jabs. Consider a natural alternative with homeopathic remedies, vitamins or herbs.

Contact: Tania

Cell: 084 501 7367

Jumping Castle Hire

Special offer for residents only - R300 for weekend hire of a 3.75m x 3.75m jumping castle.

Contact : Gail (house 404)

Tel : 082 394 3851

Email : ggduke@vodamail.co.za

Resident Estate Agent

Thinking about Buying or Selling property? Don't think twice. We are residents at 502 Emerald Estate & real estate agents. We offer a great service to our clients. Our passion and dedication has led to numerous properties successfully SOLD in Emerald Estates & surrounding estates / complexes.

Contact : Cynthia

Tel : 079 031 4217

Email : cynthia.beneke@propertycoza.co.za