



WELCOME

Dear Sir / Madam

Welcome to Emerald Estate!

We trust you will share the Homeowners Association's vision to grow this Estate into a safe environment for our families.

Any information regarding Emerald Estate is available online. Please ensure you visit the website to read all the Rules, Policies, Procedures and Guidelines for this Estate. This is obligatory, and you MUST familiarize yourself with these as soon as possible. Kindly visit www.emeraldestate.org.za

The Estate address;

Emerald Estate
22 Greenstone Drive
Greenstone Hill Ext 7
1609

GPS co-ordinates;

26° 06' 45.49" S
28° 09' 30.90" E

Post is delivered to Emerald Estate, although most residents make use of offsite Post-office boxes. Post-Net at Stoneridge Mall is most used by residents.

For courier services, you should use the following address;

Emerald Estate (your house number)
22 Greenstone Drive
Greenstone Hill Ext 7
1609



Irrespective whether you're an owner or tenant (or visitor), here are important numbers to be aware of;

Estate Management	Levy Collection	Electricity Supplier	Water & Rates
Emserv Mark Trollope	Emserv Mark Trollope	UMA / Ampcor Estelle Dibb	Joburg Connect Call Centre
082 905 7808 mark@emserv.co.za	082 905 7808 mark@emserv.co.za	011 435 7262 estelle@ampcor.co.za	011 375 5555

Contact Details to Save

There are 3 main numbers you should save to your contacts.

082 808 1099

Emerald Visitors

This is the number that the Gatehouse will contact you on for you to approve access to any visitors. Failure to answer this number will result in any Visitors being denied access to the Estate. Please note that this is an **OUTGOING LINE ONLY**. You cannot contact the Gatehouse on this number.

082 716 3076

Gatehouse Cellphone

If you wish to contact the Gatehouse / Security, use this number. The Security Shift Supervisor will always have this phone on him and you can also use it to contact the Security Gatehouse via Whatsapp.

082 905 7808

Mark Trollope (Estate Administrator)

For any Estate related matter you are welcome to contact Mark Trollope at any time.

Speed

The speed limit in Emerald Estate is **STRICTLY** 20km/h maximum. Please check your speed and ensure you do not exceed this limit.



Parking

STRICTLY NO PARKING in the Park or any other communal area, including wetlands and servitudes

Trucks

The maximum truck size for moving companies is an **8-ton, single axle, non-articulated**. For any trucks larger than this, there is a parking facility inside the Estate, and the moving company will have to make use of a smaller shuttle vehicle.

Parties

It is expected of you to notify all your neighbours if you are having a party. Noise and music must be turned down no later than 23h00. Visitors are to adhere to the rules of Emerald Estate. (**your responsibility**)

Refuse Removal & Recycling

Emerald Estate is serviced by PIKI-TUP for refuse removal – which is done a Wednesday morning. Recycling is collected on a Thursday morning.

Garden Maintenance

As a tenant, it is mandatory to employ the services of Gardeners. This can be offered by the Estate for a monthly rate of R400 (for services each week). Please contact the Estate manager to discuss.

Building

You may not build ANYTHING at Emerald Estate without following the architectural guidelines and submission procedure. Refer to the website for details.

As your Estate Manager, I am here to assist you. Please do not hesitate to contact me should you require any additional information;



Mark Trollope
082 905 7808