



**Onverwacht Home Owners Association
Onverwacht Estate
P O Box 682
Wellington
7654**

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05 November 2019

Circular 3: November 2019

Dear Owner/ Resident,

The Management Agent and Onverwacht Committee, we would like to thank those residents in Onverwacht who contribute to making this wonderful estate a better place for all who live here.

This includes those who keep to the speed limit, who adhere to the rules and regulations and including the security regulations (displaying their permits on their windscreens and having their own remotes).

Thank you to all those residents who keep their gardens in such a neat way – it is such a pleasure to walk around Onverwacht and enjoy the beauty of the place. And then to those who are always willing to offer positive criticism or feedback, lending a helping hand and much, much more - a big thank you.

REMEMBRANCE GARDEN

We would like to thank Uwe and Isabel Pey from 168 who did a fantastic job at the remembrance garden. It was their own initiative, own time and money spent to improve the garden for the benefit of all residents. You are invited to visit and make use of it.

DAY TO DAY MANAGEMENT

Managing Onverwacht on a day to day basis is the duty of our managing agent, Pinnacle Properties. They have been given the mandate to enforce the rules, handle all correspondence and finances and also oversee the management of our Security Company and garden services. They also provide secretarial services to the Committee and is our single channel of communication.

ALL communications must be done through the office. The office hours are on a Tuesday and Thursday afternoon between 13:00 and 17:00. Mariana can be contacted on 0648635076 or by e-mail at onverwacht@pinnacleprop.co.za

BOREHOLE

Fourteen thousand litres per hour – that was the volume of water delivered from our borehole when it was tested. A chemical report of the water is also available from Wynland Laboratories. We will give feedback at the upcoming SGM and also discuss and decide how we want to proceed with the funds we still hold in reserve for providing water to the Estate.

SECURITY

We have lately had a few incidents on the road through the vineyards between our gate and Addy Street. We do not wish to make you fearful, but do advise that you always ensure that you are observant when you use these areas and report anything suspicious to the guards at the gate. Do save this number on your phone and use it whenever you feel that it is warranted:
Onverwacht Guards – 066443 9452.

**Chairman: Cor Uys, Vice Chairman: Johan Burger, Treasurer: Ollie van Schalkwyk,
Members: Harry Allen, Etienne Boeke, Frik Bosman, Stefan Hartmann**

You may consider not walking alone in the vineyards or at the river. We have reported on incidents that happened in these areas over the years – please remain careful and safe.

SLEEPOVER GUEST AND CONTROL OVER REMOTES

Sleepover guests will be required to complete in duplicate a simple form on which their dates of arrival and departure will be noted. This form needs to be displayed on the dashboard of the vehicle and will allow them access to the Estate for the duration of their stay. One copy will be filed at the gate in case the other copy is lost.

PLEASE NOTE: Under no circumstances are residents allowed to hand over a remote for the gate to any sleepover visitor, contractor or any worker / employee with the purpose of being used to gain entry to Onverwacht. Dogs and All informed us that handing a remote control to any of the aforementioned categories of visitors **may pose a huge security risk** which should not be tolerated. We have a strict access control policy at Onverwacht for the benefit of all residents. Very strict fines will be imposed for any transgression in this regard.

FIREWORKS

With regarding to Guy Fawkes on 5 November, please adhere to guidelines from our Rules and Regulations document:

16. FIRE AWARENESS

16.4 No fireworks allowed on Onverwacht Estate: Penalty R2,500

BEHAVIOUR AND OPINIONS

The Onverwacht Committee will not tolerate any abusive behaviour, human rights violations, racism and humiliating remarks towards one other in Onverwacht. Even though we respect the opinions of everyone, please keep them for yourself if it could create division and / or cause unhappiness.

We are a wonderful community in Onverwacht where each and everyone have the right to be themselves. We also have the right to be safe from the negative opinions and slanderous remarks from others.

The Committee has taken measures to ensure that Mariana in our office is protected from anyone who humiliates, terrorizes and threatens her. At the same time you are encouraged to shower her and other people around you with appreciation and compliments whenever you catch someone doing something good.

SECURITY ADDENDUM

Dogs and All have been given the task to control our perimeter security, which includes our access gate. They need to ensure that every person entering that gate is either a permanent resident (with a red sticker on the windscreen), a frequent visitor (with a blue sticker on the windscreen), a regular service provider (with a green sticker on the windscreen), a construction worker for the duration of a building project with their own fixed entry and exit procedure, an official visitor (like the Police, fire brigade, an official from the Municipality, patrol vehicle of a security company to visit a home they protect, sheriff of the court and others in this category) or any other category of visitor, including a "sleepover visitor". Everybody who falls in "any other category of visitor" needs to be called in before access is granted. This means that the guard needs to call a designated number to obtain verbal permission from an owner or resident for the visitor to be allowed to enter the Estate. Once permission is granted, the driver's license and vehicle license disk will be scanned before the visitor will be allowed to enter.