

SIERRA VIEWS BODY CORPORATE

P.O Box 51186
West Beach 7449

Domicilium: Property Principals Cape
e-mail:conduct@propertyprincipals.co.za

Tel: 021 557 0608

NEWSLETTER DECEMBER 2016

Dear Owners

Where has the year gone? Once again, Christmas holidays and the festive/silly season are upon us. Let's try and keep it festive rather than silly, bearing others in mind while doing so. The Trustees would like to remind residents of the rules of the complex, and request that all owners/ residents adhere to the Conduct Rules to make it a pleasant time for all. All complaints are to be in writing together with photos where possible to the managing agent to be able to be dealt with accordingly.

While it is holiday season for most, some residents still have to work, noise disturbance will not be tolerated and children need to be supervised at all times while on the Common Property.

Cell numbers that need to be added to gate access systems need to be done before the 14th December.

Attention needs to be given to the following Rules

1. **Bins** –All refuse is to be placed in a black bag which is closed before being placed in the bin. In order to create a hygienic environment, we ask for your co-operation in this regard. The bins are not to be filled with items such as cardboard boxes. These should be disposed of elsewhere.
2. **Vehicles** – Some residents are parking on the Common Property, kindly ensure that you only park in your units' designated bay. Please ensure you **do not park on the grass areas or pavements and adhere to parking regulations.**
3. **Noise** – Music for parties and other occasions **when approved** will be permitted. Any noise that is audible outside of a unit is deemed too loud and will be dealt with in terms of the Conduct Rules.
4. **Security** - Security is always a bigger issue at this time of the year, all occupants are asked to be especially vigilant and not allow anybody into the complex that you do not know. Please wait for the gate to close before driving off.
5. **Please adhere to the Level 3 water restrictions imposed by the City Council. All issues related to water abuse will be severely dealt with and immediate fines will be imposed.**

Managing Agent:

Please note that the Property Principal offices will be closed from: 15th December 2016 and re-opening on the 9th January 2017. In the event of an **EMERGENCY** while our offices are closed please phone 072 296 0023.

If your geyser bursts please appoint a plumber of your choice and submit an insurance claim with your receipts to jessica@propertyprincipals.co.za when we open on the 9th of January 2017.

We wish you a happy Holiday season and a peaceful and prosperous New Year.

Many thanks and kind regards



Pam Daneels

For and on behalf of the trustees of Sierra Views Body Corporate