

SIERRA VIEWS BODY CORPORATE

P.O Box 51186
West Beach 7449

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

NEWSLETTER NOVEMBER 2019

Dear Owners and Residents

A few issues were raised at the AGM on the 30/10/2019 that require reinforcement. While living in a complex consideration needs to be exercised with regards all other residents to ensure a harmonious environment for all. This can only happen when the Conduct Rules are adhered to.

1. **Website** – www.sierraviews.co.za. The website is secure and safe to use. Owners and Tenants can visit the website for all day to day documents, emergency contact details for electrical, plumbing and security as well as access to our Managing Agent's, using online forms or alternative ways to reach the body corporate. Owners can also find newsletters and notices that get updated on a regular basis.
2. **Vehicles** – Vehicles are only to park in their own units designated bay and 1 other Visitors Bay may be used on a first come first serve basis. Kindly refrain from parking in other units parking bays. No vehicle may commandeer a visitors parking bay as has been happening. Vehicles need to be in daily use and may not be stored in visitors' bays. Broken down vehicles are to be removed from the complex. Residents are requested to report these incidents to the managing agent with a photo, day, date and time for a letter to be sent to the relevant owner.

SPEEDING- It has been noticed that vehicles are speeding within the complex, this is not only irresponsible but dangerous. The speed limit within the complex is 15km/h.

3. **Pets** – **NOBODY** may house a pet at Sierra Views unless a Pet Application has been completed and permission granted by the Body Corporate.
Only 2 animals per unit are allowed.
All animals have to be sterilised, vaccinated and registered before occupation.
All dogs have to be on leads when outside.
All dog owners are to clean up after their pets to keep the grounds clean.
4. **Administration** – The process that is followed for Conduct letters is the following:
All Conduct letters carry a R57.50 administration fee as agreed to at the AGM and will be implemented to the levy account.
1st warning letter
2nd warning letter
3rd warning letter and fine will be charged according to the incident and the Conduct Rules.
5. **PEDESTRIANS** - It has been noted that the main complex gate is being used for pedestrian access. This puts unnecessary strain on the gate motor. Pedestrians are only to use the pedestrian gate for access. Pedestrians accessing while a vehicle is entering cause the gate to close which will cause damage to the vehicle entering or exiting.

6. **ACCESS** – The cell to gate access and the app are currently in operation.

Many thanks and kind regards



Pam Daneels

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