



Annaleeze Prosee

May 2010

Dear Residents,

A WARM WELCOME TO ALL NEW RESIDENTS

We would like to bring the following issues under your attention:

PLANNED PROJECTS FOR THE YEAR

1. Painting of Phase 3 to commence during July 2010 - weather permitting
2. Maintenance/repairs of units communal property – weather permitting
3. Cement table and benches at the kiddies play area
4. Extra swings (1/2) in kiddies play area
5. Intercom system – any suggestions send to Yvette Wasserman at trustees@villapeluzzi.co.za

OTHER MATTERS:-

1. ENTRANCE GATES

VISITORS GATE

The visitor’s gate is locked between 22h00 and 07h00. The key for that gate is not kept at the guard house. All pedestrians that come in before 07h00 will have to make use of the pedestrian gate and all Visitors leaving or entering the complex after 22h00 at night will have to be accompanied by the resident of a unit with their remote for access.

ELECTRONIC ENTRANCE GATE

The gate is set on a quick open/close cycle to prevent cars from tailgating. Please take exceptional care that you wait until the gate is completely open before you drive through. A car with a trailer to use the visitor’s entrance as the gate beam will start closing after the car has gone through.

Please take note that the Body Corporate does not take any responsibility for damages caused by the improper use of the gate - any damages to the gate will be for the owners account

MARTINIQUE 24 HOUR EMERGENCY NUMBER 079 750 7888
(FOR MAINTENANCE, PLUMBING, TV RECEPTION, ELECTRICITY)
PLEASE NOTE THAT ONLY OWNERS TO REQUEST EMERGENCY ASSISTANCE
(ALL TENANTS TO PHONE OWNERS TO REPORT FAULTS)

2. DUSTBINS

Fridays are dustbin days for our area. Please wheel your dustbin out of your yard between 20:00 the evening before the day of removal and 07h00 of the morning of removal to allow the gardener to collect them.

Do not leave your dustbin on the outside of your yard once it has been cleaned, but place it back in your yard.

3. MOWING OF LAWN – Weekly schedule

Monday	Units 01 – 10	Tuesday	Units 11 – 18
Wednesday	Units 19 – 26	Thursday	Units 27 – 35
Friday	Units 36 – 56		

Owners/tenants must ensure the following:

- Gates must be left open on the day the gardener comes
- All obstacles hindering the mowing of the lawn must be moved by the owner/tenant

**ALL OWNERS WITH DOGS PLEASE NOTE:
YOU ARE RESPONSIBLE TO CLEAN YOUR GRASS FROM PETS EXCREMENT
YOUR GRASS WILL NOT BE CUT UNLESS IT IS DONE**

NUMBER 19 PLEASE OBLIGE

4. PARKING

After numerous warnings we towed our 1st car on the 8th May 2010. Please note that the towing account is for the owner. An additional storage levy is charged per day and is added to your bill.

You are requested again to adhere to the rules relating to parking specifically.

5. SECURITY

Recently we had a break-in at one of our units. Please be on the lookout for any suspicious behavior and report it to the security guards and email to villa.peluzzi@gmail.com

6. WASHING

Under no circumstances should washing be hung on balconies or be visible to passing residents and visitors

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7. GOOD NEIGHBOURLINESS

Whether an owner, tenant or resident one remains a member of this community and has a responsibility towards one's neighbors, the buildings and equipment of the complex. You are therefore requested to respect your neighbors and contain any noise within your unit by yourself or your visitors to promote good neighborliness.

ENJOY THE WORLDCUP AND MAY THE BEST TEAM WIN!!!

**Thank you,
Board of Trustees**

- **Chairperson – Eddie number 41**
- **Caretaker – Amanda number 50**
- **Trustee – Annaleeze number 18**
- **Trustee – Magnus number 7**
- **Trustee – Yvette number 29**

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