



Welcome to our first newsletter

Dear Canal East Home Owner

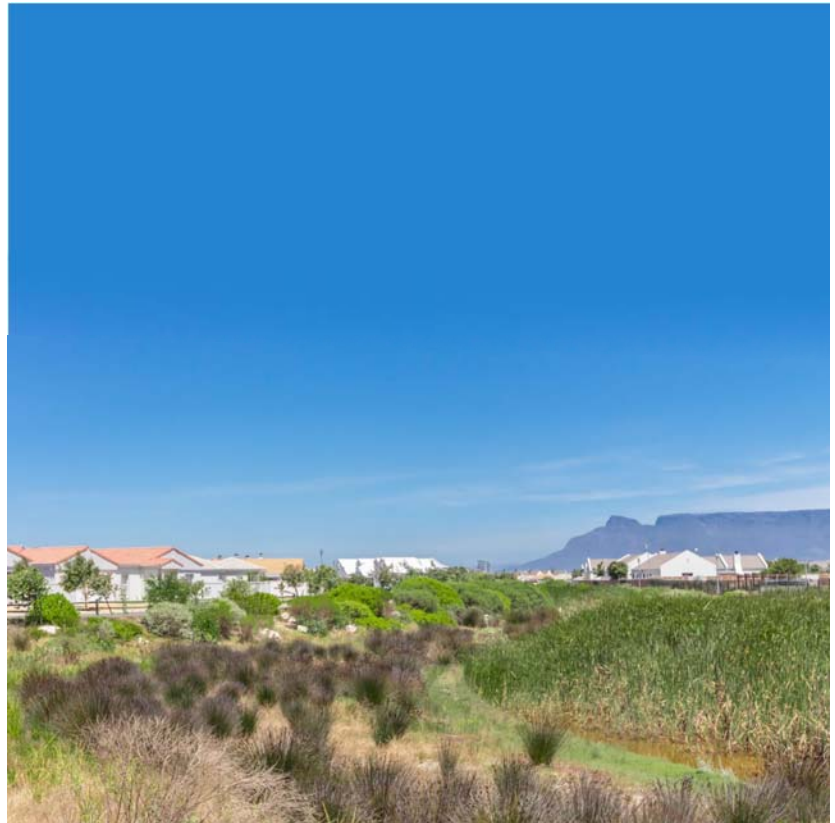
We are excited to send you our first update communication to let you know what we have been up to behind the scenes. You would have received communication from us in September announcing the outcome of the Annual Canal East Home Owners Association AGM and that we are now under a new management agent, Dormehl Phalane Property Blouberg as well as the announcement of the team of residents working behind the scenes to ensure the priorities are managed:

- Implementation, observance and enforcement of the Constitution and Conduct Rules
- Neighbourhood sustainability
- Neighbourhood safety and well-being
- Neighbourhood Advocacy

We will be using this communication tool to keep in contact and let you know what we have been up to and what we are planning next. We welcome you to contact us if you have any recommendations, concerns or comments.

Kind regards,

The CEHOA team



Our **Mission**

To enhance, engage, and represent our homeowners in the development and management of our neighbourhood by the observance of the Association's Constitution and Conduct Rules

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CEHOA News



Painting of boundary wall

The boundary wall on the corner of Sunningdale Drive & Tryall Road had not been painted in more than 10 years and had become an eyesore entry point into our neighbourhood. A contractor was hired to clean and paint the wall and we were very pleased with the outcome. Thank you to the neighbours who let us make use of their water and electricity to complete this project.

Parks Maintenance

Varnishing of Jungle Gyms & Pergolas: The contractor who painted the boundary wall has been contracted to varnish the Canal East parks play gyms and pergolas. This project started on Monday, March 1.

Monthly Parks Maintenance: We are not happy with the parks maintenance being provided by the City of Cape Town so after many months of trying to improve this, we have gone through a lengthy process to find a contractor to service all the parks in the Canal East district once a month. This contract begins with immediate effect.



Parks: Ballybunion Park | Penina Crescent Park | Stone Tree Park | Sunny Side Park 1 | Sunny Side Park 2 | Canyon Oaks Park | Meadowmount Park | Tulare Park

Admin...behind the scenes

It is an unfortunate reality that for several years our Association has not been properly administered. The Committee together with the Managing Agent have spent the past several months reorganising the administrative side of the Associations affairs including improved and regular mailing of statements to homeowners, receiving and dealing with queries and complaints, improved liaisons with transferring attorneys, collection of levies. In addition, the Committee and MA have ensured the Association is compliant with SARS and is in the process of obtaining its tax number. In addition, the banking account has been overhauled with a separate accounts for daily operations and administrations and an account for holding deposits.

Work is underway to ensure that year-end financials are audited and drawn up by a professional body as well as the oversight of the planned budgets year-on year.



HOA Events



Special CEHOA General Meeting Reminder

Date: 18th March

Venue: (Online) Microsoft Teams

Link will be sent via email prior to meeting

Time: 18h30 to 20h00

It has come to the attention of your Committee that several member homes have been repainted in breach of the Conduct Rules read together with the Home Improvement Guide ("HIG"). This will be a discussion of the rules and guidelines for the painting of properties & enforcement due to non-compliance.

Members are requested to discuss the below Conduct Rules and HIG (Home Improvement Guide) with particular reference to the following:

- a. Whether the Conduct Rules read with the HIG, in respect of the painting of homes, should remain as currently stated?
- b. If the answer to (a) is no, then whether the members should have more scope to paint their houses a different shade of colour?
- c. If the answer to (b) is yes, then what the range of the colour shade should be prescribed, mindful of the terms of the Constitution, Conduct Rules and HIG that houses in the Association must be similar and in harmony with each other.

The Conduct Rules prescribe at paragraph 4.1 thereof as follows:

Members will not place or do anything on the Property, including but not limited to: the verge, garden, garage, patio, roof, doors and walls (including boundary walls), which in the opinion of the Association is aesthetically displeasing or undesirable when viewed from the outside of the Property and/or which deviates from the Canal East Home Owners Association Home Improvement Guide ("HIG") (available from the Association or Managing Agent or downloadable from the Association's website) and which HIG will be deemed to be incorporated into the Conduct Rules. Where there is a conflict between the Conduct Rules at Page 8 of 23 paragraphs 4,5,6 and 7 hereof and the HIG, then the HIG will prevail but only to the extent of the conflict existing.

The Conduct Rules prescribe further at paragraphs 5.1 and 5.2 as follows:

5.1 Members must maintain all aspects of the exterior of the Property such as, but not limited to: paintwork, brickwork, cladding, fascia boards, chimney cowlings, roof, gutters, downpipes, garage doors, driveway paving, security gates, window frames, burglar bars, fencing, path paving and the like in a state of good order and repair and take all reasonable steps to keep the Property clean, hygienic, neat

and in an aesthetically pleasing condition to the satisfaction of the Association.

5.2. No change to the external colour scheme of a Member's Property will be permitted without the prior written consent of the Association.

The HIG prescribes at paragraph 20 thereof as follows:

20. PAINTING AND COLOURS

- 20.1. Painting of the Property is encouraged but is subject to the grant of a Minor Works Approval of the HOA.
- 20.2. Painting of the buildings and boundary walls of the Property will only be permitted in the original colours used by the Developer or in the colours of the paint pallet in schedule 1.
- 20.3. The painting of the Property (including boundary walls and the like) must be undertaken with a result that the newly painted Property is similar to, is aesthetically pleasing and harmonious with the look and feel of the other properties within the Development.
- 20.4. Any deviation of this clause 20 will result in the HOA requiring the Homeowner, at his own cost, to repaint the offending buildings/structures on the Property in compliance with this clause and the imposition of penalties in terms of the Conduct Rules. Nothing herein will limit or prevent any homeowner and/or the HOA from proceeding with legal action to enforce compliance herewith.



Ensure to download the **microsoft teams** app onto your desktop or mobile prior to the meeting.

www.microsoft.com/en-za/microsoft-teams/download-app

A Neighbours Request

A few of our fellow neighbours have asked us to raise some concerns / issues / comments in our newsletter. If you have any feedback or anything you would like us to add in a future newsletter, please contact us on liason@cehoa.co.za



Please scoop the poop

This is a notice to all dog owners taking their dogs on walks in the area to please be considerate to other neighbours by keeping their dogs on a lead and cleaning up after them should they make a mess. It is in fact mandatory (by the City of Cape Town) to pick up your dog's mess, carry sufficient bags for this, and to always have one's dog on a leash. (unless it is a designated free running area)

Get in touch

If you would like to contact us with any suggestions / comments about our neighbourhood or our newsletter, please email us on: liason@cehoa.co.za

