

NEWSLETTER

MAY 2016

Silver STONE ESTATE

NOTICE BOARD



**MEETING
NOTICE!**

COMMUNITY MEETING SILVERSTONE HOA

The HOA would like to invite all its members to an informal community meeting on the 4th of June 2016 at 11h00 Silverstone Country Estate Clubhouse.

RSVP: estatemanager@silverstonehoa.co.za

Contact Us

SILVERSTONE COUNTRY ESTATE

CNR NIKKEL & PERDEBLOM STR
estatemanager@silverstonehoa.co.za

www.silverstonehoa.co.za

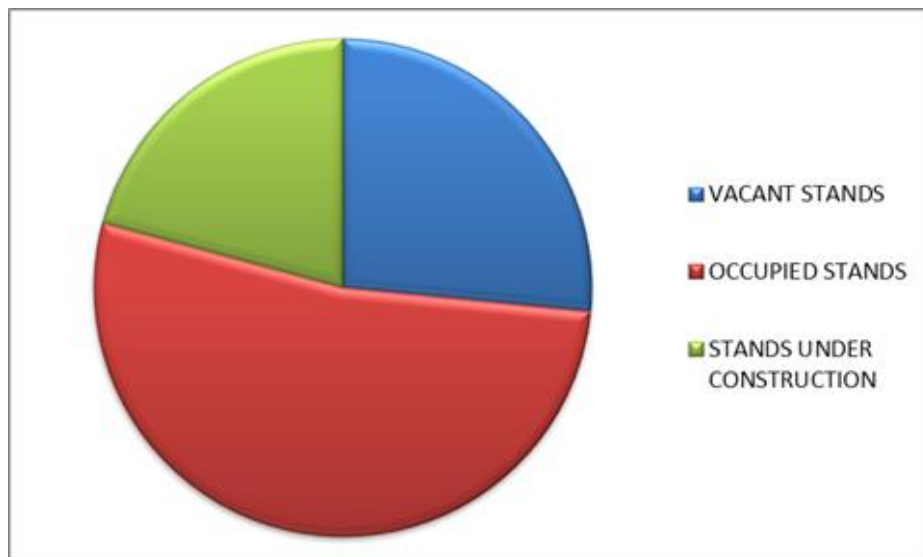
Estate Manager: 082 889 5677



COMMUNITY LIVING

CONSTRUCTION ACTIVITIES

THE ESTATE is growing every month with new houses being built and new faces as residents move in. M&T developments only have two stands left to sell in Silverstone. The rest of the vacant stands have been purchased. The HOA look forward to seeing these stands being developed.



STONERIDGE / MONAVONI SURROUNDING AREAS

The development around Silverstone is phenomenal. Silverstone is very well situated and property in this area is in demand. The new Filling station on the corner of Lochner and the R55 as well as the Life Hospital that is planned for the same area is fantastic for this area.



FINANCIAL MATTERS

The Estate continues to remain in a cash positive scenario with the following being noted at the year ended – 29 February 2016:

- An overall increase in the balance sheet of R160,119, largely as a result of assets,
- Total revenue income for the period of R2,870,721 and total operating expenditure for the year at R2,705,313 resulting in a total surplus for the year R165,408.
- Security dominated 39% of the overall expenditure for the year, whilst employee costs came in at 17% and management fees at 8% of the spend.

Residents can look forward to the distribution of the financials shortly.



COMMUNITY MEETING

An informal community meeting will be held on the 4th of June 2016 at 11h00.

Some matters to be touched on will include security, aesthetics, financial and proposed projects.

We encourage all residents to attend the meeting.



SECURITY MATTERS

We are truly grateful to 365 Security for the sterling job they do in maintaining the

high standard of security at Silverstone Country Estate. We are pleased to report that there have not been any reported house break-ins since February 2012. It is evident that the security officers are dedicated to their jobs and take the residents safety seriously.

Unfortunately, the security officers are not always treated with respect by visitors, residents and contractors. We have had a few incidents where visitors have become verbally abusive to the security officers as they are frustrated with the security protocol during the entry and exit process. The HOA request that in order to ease this process that you ensure that you have your phone on at all times and remember to give your visitors the Click-on exit code when they leave.



SECURITY SUPERVISOR -MICHAEL NKOANE has been faithfully working for Silverstone since March 2011. We are sure you will agree that Michael is an asset to Silverstone.

UPGRADED FOUNTAINS



This is truly a feature that has enhanced the entrance to Silverstone Country Estate especially when it lights-up in the evening.



The fountain at the entrance to Silverstone, was in need of repairs as it was leaking. The HOA decided to give it a face-lift at the same time. In January 2016 the necessary repairs and face-lift was done.

ADDITIONAL PARKING

As the estate fills up, so do the Clubhouse booking. The parking for guests attending functions became an issue. The need for additional parking bays was therefore necessary. The HOA managed to create an additional 10 parking bays.

If having a function at the Clubhouse, please remember to inform your guests that they may only park in the allocated parking areas. Parking on the grass or other resident's lawns is strictly prohibited.



IRRIGATION - TIMER INSTALLED, REPAIRS & MAINTENANCE TO THE SYSTEM

The irrigation system controller as well as the Solenoid valves were replaced in February 2016. The grass and plants are thriving since they are getting much needed water.



Silverstone have 3 Gardening Staff members, Simon (left), Lawrence

(middle), Jeremia (right). These gentlemen do a remarkable job of keeping the gardens and communal areas looking great the whole year through. They also take care of odd handyman jobs as well as repairs and maintenance. Simon & Lawrence

have worked at Silverstone since 2009!!



BUILDING SITES



In August 2015 site screening was implemented. The purpose of the site screening is to improve the security of the sites as well as to keep the sites neat whilst under construction.

Unfortunately, not all members comply to the specifications stipulated, whereby defeating the objective of the screening as it falls down and becomes untidy. Several penalty fines have been imposed due to such non-compliance. On the left

is a photo of pre-manufactured screening, this has proven to be the ideal option.

The specs required when erecting site screening:

Screening must be a minimum of 1.8m high

80% shade micron net.

Concreted steel corner posts with stays,

steel y-standards at 3 m intervals and four lines tensioned binding wire top middle and bottom to fasten netting against.

All wires to be tensioned by a mechanical wire tensioner.

Concrete gate posts with stays and screened access gates at road side.



Silver
STONE
ESTATE