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Hazeldean

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Newsletter Issue 4

Live • Work • Learn • Shop

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Foreword from the desk of Anthony Bonnett

I am sure a common dinner table discussion topic at the moment is the current Estate Agency Affairs Board saga and its associated investigations. Buying property is a very serious business and when it transpires that the people we entrust with our hard earned money and investments can misuse these funds it is justifiable that we aggressively pursue a resolution.

As an overall, it is widely viewed that this shocking debacle was needed to shake up an overinflated and sluggish mechanism in the industry. I am of the strong opinion that whilst the affected individuals have every right to seek retribution, the wider picture is one of

having exposed a soft underbelly which was open to abuse - and this was needed. The positive spin is that all transactions are now being scrutinized from the outset and rightly so.

As a consumer we have the right to query the validity of transactions and ensure all is above board. As a developer we have reviewed our processes and contracts with different law firms and continue to do so to ensure we are operating in all parties' best interests. I do trust that this goes some way to giving you peace of mind that your investments are secure with us.

Anthony Bonnett
MD Sable Homes

We pay your levies!

Congratulations to Mrs. Stella de Klerk from The Meadows and Mrs. Anna Malleson from the Retreat. They were our lucky winners at the June Grand Draw. They each received a R5000 levy rebate!

The closing date for the next Levy Rebate Competition is 14 August 2011 with the grand draw taking place at The Retreat Clubhouse on 15 August 2011. We will again be drawing 2 names only and each winner will receive a R5000 levy rebate! Enter now!



The selfless role and tasks of trustees

Trustees are often taken for granted, enjoy little support, get criticised when they err or fail to do something and are seldom appreciated for what they do voluntarily.

Trustees are accountable to the body corporate and responsible for managing the affairs of the body corporate, including:

- appointing agents and employees of the body corporate,
- signing instruments,
- all things reasonably necessary for control, management and administration of common property,
- all things necessary to enforce the rules,
- maintaining adequate insurance of all common property and improvements,
- collection of levies,
- preparing for the AGM and estimate of income and expenditure,
- within 14 days after the AGM confirm each unit's levy payable,
- make special levies, if necessary,
- charge interest on arrear amounts,
- collect all legal costs payable by owners,
- keep a complete record of the rules in force,
- lodge any approved amendments of the rules with the relevant Registry of Deeds,
- effect improvements, subject to certain conditions,
- keep minutes, including a minute book in perpetuity,
- cause proper books of accounts to be kept, a record of assets and liabilities, a register of owners and individual ledger accounts,
- cause the preparation of annual audited financial statements, prepare an annual trustees' report,
- arrangement of the AGM
- any other duties as the scheme may require.

Let us all appreciate our Trustees' unpaid efforts to manage our scheme on our behalf!

Compliments of Jasper Coetzee,
General Manager of Sabreal

www.sabreal.co.za



Property Update

As you can see good progress is being made on The Retreat Apartments and the occupation date has now been confirmed to be end August 2011. We will also be offering rentals on the Apartments from the beginning of September.

We only have 1 house left in The Retreat Phase 1, and the first 2 houses in Phase 2 will be ready for occupation in July. There are only 5 unsold units left in Phase 2 so the developers have now started planning on Phase 3!

Good news on the Oukraal Houses is that we have received approval to start with the services and construction. Construction should therefore commence towards the end of this year.

www.sablehomes.co.za



Retreat Apartments Progress - 30 June 2011

This month in shopping



At PNA Hazeldean this month you stand a chance of winning one of 26 weekly prizes and you will also stand a chance of being spoilt with 1 of 5 arts and craft, spa pamper weekends - all expenses paid!

PNA will also have some fabulous puzzle promotions from 20 to 30 July.

Visit www.pna.co.za for more info.



Special offers and promotions in July includes:

- Visit Dischem Hazeldean on the 24th and 25th of July and get 20% off all supplements!

Hazeldean Square new and future tenants include:

- Funky Panda Chinese Takeaway is opening this month
- One Stop Home Solutions (Hardware) opens in August
- Continental Tyre Fitment Centre opening September 2011.
- Sparkling Auto - construction is underway and they will be opening in September 2011.

www.hazeldeansquare.co.za



Need office space?

Construction on the Intercare Day Hospital and Sub-Acute Facility will commence by mid July 2011. The facility should open its doors in July 2012.

This exciting project will spark new life into this park and will result in other smaller improvements also effected to the park, i.e. the upgrade of the external storm water for Council, improvements

around the dam and improvements to the environmental issues surrounding this outstanding park. This project is an ecological success story as the environment was enhanced, the moist grassland was protected and a wetland was created that will form a natural water filtering mechanism which will greatly impact this entire node.

www.abland.co.za

Events and happenings

Recent events:

Soup and Sherry Evening at The Retreat -
17 June 2011



Mothers Day Competition Winner -
Mrs. H de Kock



happening in July

- | | |
|-----------|--|
| 18 July | Schools Open |
| 20 July | Nutrition Health Talk at The Retreat brought to you by Lizelle from My Diet at Hazeldean Square |
| 25 July | Hazeldean Square Pensioners Tea to be held at The Retreat |
| 28 July | Hazeldean Curro College Open Day |
| 30 July | Retreat's FIRST EVER morning market to be held at The Retreat Clubhouse from 09h00 to 12h00pm |
| 18 August | Jannie Moolman will be performing at The Retreat Clubhouse (bookings with Elize Harris at The Retreat) |

Curro Primary School Cross Country event
03 June 2011



Protecting the environment

Did you know that:



- If all our newspapers were recycled, we could save about 250,000,000 trees each year!
- The garbage in a landfill stays there on average for about 30 years.
- 84% of all household waste can be recycled.
- A modern glass bottle would take 4000 years or more to decompose - and even longer if it's in a landfill.

Do your bit for the environment and recycle!

Hazeldean Sales Team



Residential:

Annamarie Marais
082 741 7766
info@sablehomes.co.za



Retail:

Fransie Gouws
011 510 9999
fransie.gouws@abland.co.za



Commercial:

Renier Swarts
082 555 3979
renier.swarts@abland.co.za

Emma Dean
011 510 9999
emma.dean@abland.co.za



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