



Dainfern Valley



CHAIRMAN'S MESSAGE

I would like to extend our thanks to residents for their good attendance at the Special General Meeting held on 25 February 2014.

The purpose of the meeting was to vote on the following matters:

1. Presentation and passing of a resolution with regard to the Budget and proposed Estate Levy for the year ending 28 February 2015.
2. Approval of the VAT levied on the special levy for the second entrance and maintenance facility.
3. Presentation and passing of a resolution to ensure greater control and enhanced security at larger private gatherings on the Estate.

Resolutions were passed to approve the monthly Estate Levy of R2 520 per stand for the period 1 March 2014 to 28 February 2015 and to approve the addition of VAT on the project to erect a second entrance and maintenance facility. Point 3 was not voted on and interested residents were invited to form a community committee to address this matter.

Please remember your Estate management team has an open door policy. As always we encourage residents to provide management with constructive input regarding Estate matters. Please feel free to contact the office should you have any queries or matters that you wish to discuss.



Dainfern Valley

NEW E-TAG SYSTEM AND DEACTIVATION OF OLD SYSTEM



The response time of the new E-Tag is substantially better than the old system and the process has been accelerated by the fact that there is no longer a manual tag. The Estate is carrying the cost for the first two E-tags allocated to each stand. Additional E-tags will be charged at R60.00 each. Please Note: E-Tags will only be issued to residents of the Estate.

NB: The old grey E-Tag system will be deactivated by close of business, Monday 31 March 2014. If you have not collected your new E-Tag by this date, you will have to use the Visitors Entrance for access into the Estate.

ARREAR DEBTORS

Although success continues to be achieved in the collection of outstanding debts, ongoing attention is being given to all outstanding amounts. Problematic accounts, relating to Stands 1836, 1846, 1865, 1890, 1941, 1960, 1992, 1996, 2004, 2006, 2014, 2056, 2128, 2131, 2138, 2148 and 2156 now account for almost 90% of the outstanding debtors balance. Pragmatic legal action is being taken to recover outstanding amounts and we are working with the mortgage holders in many instances to ensure that a greater level of success is achieved. We have reached the point where a number of houses will continue to be auctioned in the foreseeable future by the Sherriff of the Court in terms of warrants of execution that we have obtained. Success is being achieved in this area but it is an arduous process.

HOUSES FOR SALE



It has come to our attention through our collection of outstanding levies that Stands 2014 and 1890 are in the process of being sold. Please contact our GM at david@dainfernvalleyhoa.co.za should you be interested in placing an offer on these properties.

MARCH RAINFALL

We are barely recovering from the February floods, and yet once again we are experiencing extensive rainfall and flooding. This photo shows our swollen river in the second week of March. We have experienced approximately 700ml of rain in 2,5 months, quite amazing when one considers that our normal annual average is 700ml!

Our grounds staff continue with mop-up operations along the river banks and an extra four casual labourers have been brought in to help clear the river debris. Thank you to residents for your patience while we do our best to restore our river banks to their normally beautiful condition.





Dainfern Valley



HAPPY VALENTINE'S DAY
generously sponsored by
SERVEST LANDSCAPING, FIDELITY
SECURITY SERVICES, MOWANA SPA
AND SUN SPICE SOLARIUM



Thank you to our generous sponsors for the fabulous Valentines treats we received and for making Valentine's Day so special for our residents! From some of the facial expressions and reactions captured in these photos you can see it was a real fun-filled morning!

Enjoy these photos and thank you to residents for their amazing feedback!

Comments received include:

"Its special moments like these that make living in the Valley so amazing, I am truly going to miss all of you, gosh you all are going to make me cry now!" – from a resident leaving Dainfern Valley.

"Oh how lovely! What a surprise! You have made my day!"

"I knew from the day you looked me in the eye, you felt something" – from a male resident to Officer Reuben Chauke!

"Hold on, forget the flowers, I want a kiss from Dave!" – from a male resident to the GM!

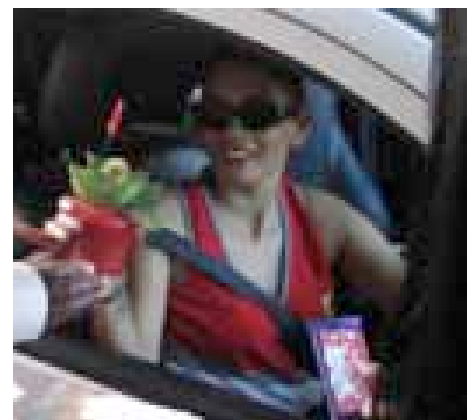
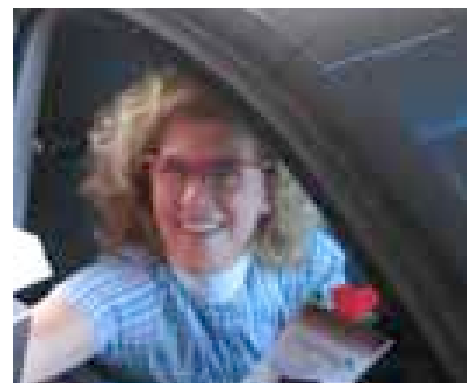
"This is the first gift I have received, my husband has totally forgotten!"

"Oh wow! You guys are simply amazing!"

"This is such a sweet gesture; you have made my day!"

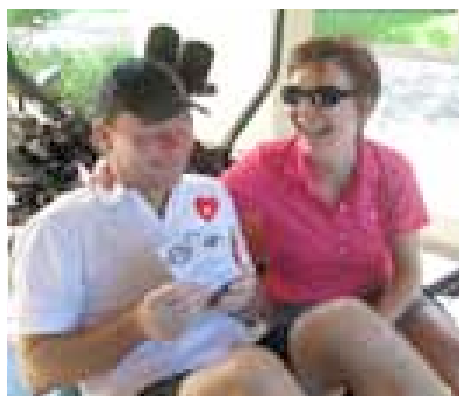
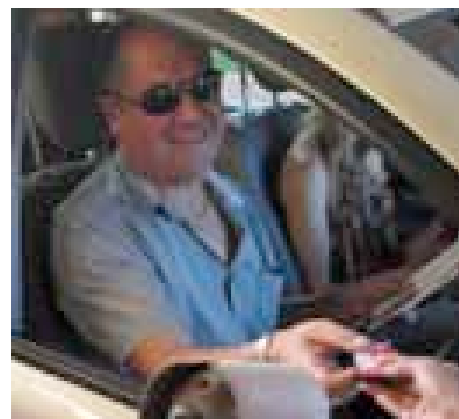
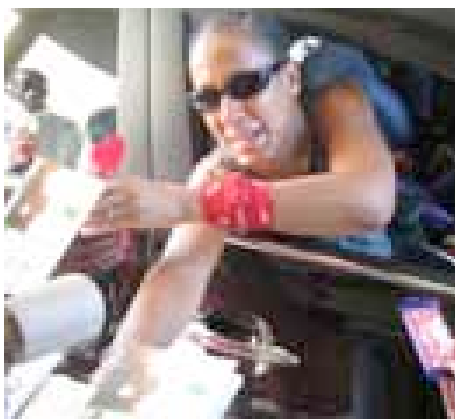
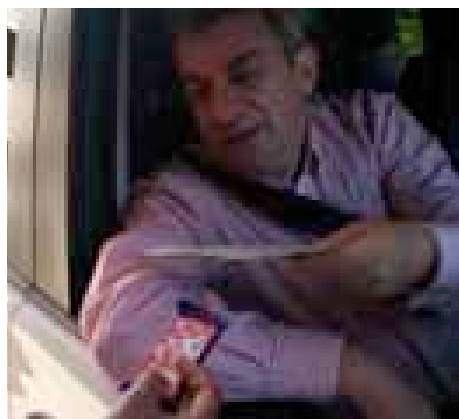
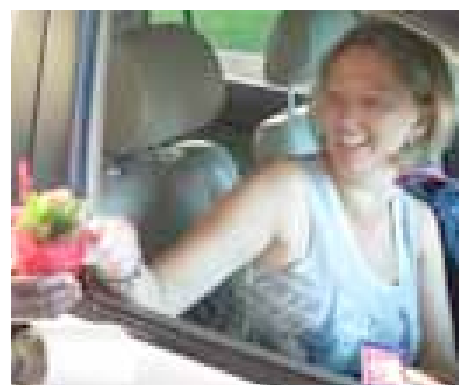
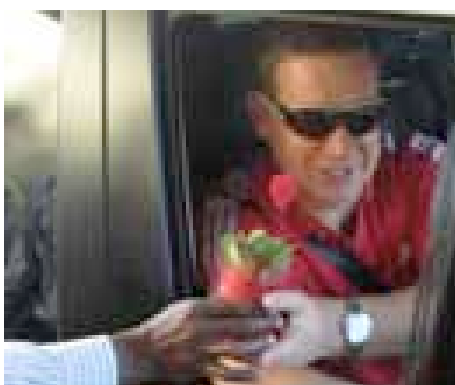
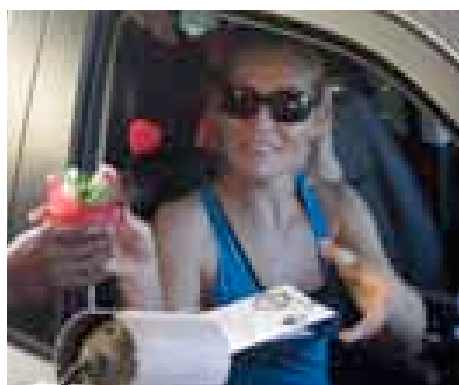
"My husband is in big trouble after this – for sure!"

"I am going to miss your special ways that make the Valley an awesome place to live" – from a resident leaving Dainfern Valley.





Dainfern Valley





Dainfern Valley

**EASTER HUNT – SUNDAY
13 APRIL 2014 AT 09H30
Generously sponsored by
GAYE CAWOOD REALTY**



Please diarise Sunday 13 April at 09h30 for this popular annual Easter Hunt event generously sponsored by GAYE CAWOOD REALTY.

The Easter Hunt this year will be held on Augustus Way West river bank outside Stands 1892 and 1893. Access can be gained via the pathway alongside Valley Boulevard Bridge or by travelling west along Augustus Way and entering through the paved servitude between 1891 and 1892 down to the river bank.

The Easter Bunny will be popping in to help with the hunting of eggs and the Animal Farmyard will be in attendance with lots of pony rides and bunnies to hug! There will also be a colouring-in competition with lovely prizes to win!

And to top it all, Café Frappe's delicious Bacon & Egg and Steak & Egg rolls will be on sale, so come down for breakfast and enjoy a fun filled morning!

PHOTOGRAPHIC COMPETITION GENEROUSLY SPONSORED BY HASTENS

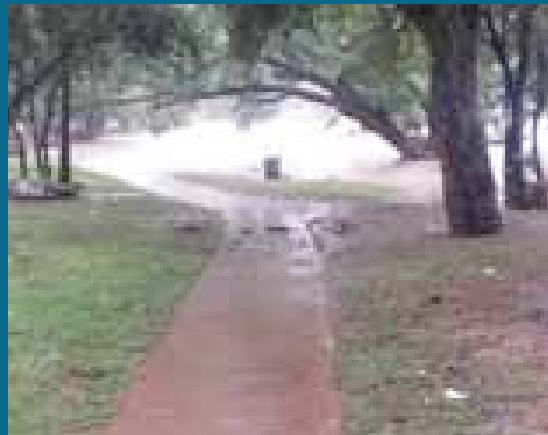
One of our advertisers, Hästens, has generously sponsored a gown valued at R4900 for our photographic competition. Many residents have a passion for photography, but these days, with digital technology lending a hand, just about anybody can take stunning photographs, so why don't you give it a try? Take a look around you at the beauty, wildlife, gardens and other interesting aspects of the estate and snap away.

Send your best shots to Judy at judy@dainfernvalleyhoa.co.za. The best entry will win this amazing prize – just in time for winter!

We would like to thank Hästens for their generous sponsorship!



PAVING UPGRADE



Before

Significant progress has been made on the new paving being laid on the southern river banks. We have completed the route from River Exit until Valley Boulevard Bridge and we are now in the process of completing the section between Valley Boulevard Bridge and River Entry. Obviously severe storms have hampered progress so please be careful when walking and jogging in these areas whilst work is in progress.



Paving in progress



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Dainfern Valley

GARDENS

Residents may have noticed on their walks around our beautiful Estate that, as part of our long term garden planning, we are creating pockets of indigenous gardens which will be low maintenance. Most of this is done at exceptionally low costs.

As we are approaching splitting and planting time, if any residents have spare plant material in their gardens which they would like to contribute to the Estate gardens, we would love to hear from you. Please contact Judy at judy@dainfernvalleyhoa.co.za or call 011 4690812.



SALI AWARDS



We thought residents might enjoy the Judge's comments received at the SALI judging on Wednesday, 17 February 2014 at 15h00. Servest, our Landscaping Contractor, entered the Valley Boulevard into the SALI Awards. The judging was done on the garden maintenance of Valley Boulevard, not on the colour.

The Judge was Mr Johan Hosten, a Landscape Architect. These were his comments:

"Exceptionally high standard! Beautifully manicured and impeccably maintained gardens including trees, edges, pavements and roads. I have been judging for 20 years and have never seen such a high standard in any other Estate. Dainfern Valley has every possibility of winning gold. This standard must be maintained for the next 6 – 8 weeks. The final judging will be done by Professor Fourie Du Preez, lecturer at Tukkies. The awards will be announced at a Gala Dinner in Johannesburg this June, venue to be confirmed."

On Monday, 24 March, Professor Fourie Du Preez duly came and judged our gardens and was highly complimentary - so now we are holding thumbs for the Awards to be announced.

NATURE DAM



An extra element to our nature dam is the creation of a small river flowing into the dam that assists with filtration. This is a lovely feature and has certainly enhanced this beautiful area.



A beautiful water lily growing in the dam.



Dainfern Valley

SEWER LINE UPGRADE AND REHABILITATION OF THE AREA

It has come to our attention that even with the substantial upgrade to the sewer line, some of the new manholes are overflowing during heavy rainfall periods. This issue has been addressed with the JHB Water engineers. The explanation they have given is they believe that a lot of storm water connections are being fed into the sewer systems. JHB Water has started with property inspections in the surrounding areas. Access might be required to some residents' properties, especially on the south eastern parts of the Estate. Management will advise when this access is required.

SPEED TRAPPING



Speeding is still an ongoing issue within the Estate. Residents need to take responsibility for their driving habits and consider the safety of our pedestrians, children and pets who use our roads and sidewalks.

Please do not exceed the speed limit and report any drivers who do!

RENOVATIONS AND PAINTING OF HOMES

Residents are once again reminded to please submit plans and paint colours to the Estate Office for any renovations and painting of homes that they may be considering. All plans and paint colors must be signed off by the Estate Office and Architectural Committee before any work may commence. The plan scrutiny fee is R997.50.

Please avoid costly mistakes by following process and procedure and getting Estate approval first!

HOME INSPECTIONS

Home inspections will be pursued in earnest following the inclement weather that we have experienced.

We request that residents please attend to maintenance issues on their properties and assist in upholding the high standard of our premier Estate. Neglect of maintenance issues will result in penalty fines being levied.

DRAINAGE AND WEEP HOLES

Please note that it is a building requirement by law that lower-lying properties have to accept rain water from higher-lying neighbouring properties. However, this does not mean that all your storm water can be channelled into your neighbour's property. Please consult with your neighbours to resolve drainage issues amicably.

ESKOM INITIATIVE FOR DAINFERN VALLEY



No further news to report at this stage on this initiative. Utililabs has apologised for the delay and has advised that Eskom has put all energy efficiency projects on hold until further notice.



EARTH PROBIOTIC - RECYCLING OUR FOOD WASTE INTO COMPOST

Since launching this optional composting initiative, five households have purchased Bokashi food waste recycling kits from Earth Probiotic.

Earth Probiotic's system is easy to use and non-smelly. All that needs to be done by each household is for all food waste to be added to the contents of a sealed bin along with a handful of Bokashi sprinkled on top of the new layer. This breaks the waste down and stops it from rotting. The next step is to take the fermented food waste mix and either dig it into the soil, or add it to a compost heap or feed it to a worm farm.

Earth Probiotic provides Bokashi bins for domestic and commercial use. The kit is available to Dainfern Valley residents at a discounted rate of R400.00 and consists of 2 X 2L food waste recycling bins, 1 X food waste collection container and 3 kg of Bokashi bran. Once we have enough residents on board, we intend rolling out the project to the whole estate. Through this project we will be able to reduce our carbon footprint by 435kg of CO2e per ton of food waste that we recycle, and also ensure a greener, cleaner and safer environment for our residents.



To order your food waste recycling kit or for more information, please contact Karen Heron at 072 089 8386 / karen.heron@earthprobiotic.com / www.earthprobiotic.com Earth Probiotic will deliver residents' orders in bulk to the Estate Office Reception for collection.



Dainfern Valley

GUARD OF THE MONTH



Jack Mahlo started working at Dainfern Valley in 2013 as a reaction officer. His dedication and pride in his work has been noted and his continuous efforts to ensure that his duties are carried out to the best of his ability is an asset to the Dainfern Valley Security team.

Keep up the good work Jack!

GENERAL ELECTION - WEDNESDAY, 7 MAY 2014

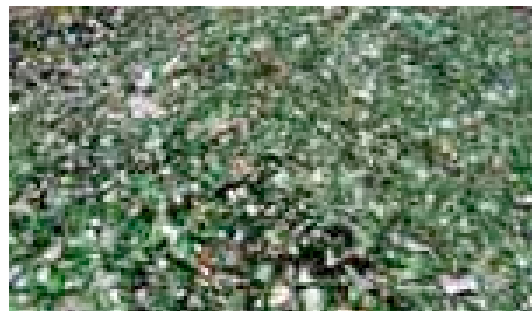
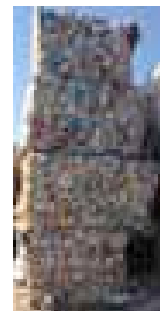
SPECIAL VOTING DAYS FOR THE ELDERLY, INFIRM, IMMOBILE, PREGNANT WOMEN, MOTHERS OF BABES IN ARMS AND TODDLERS, AND PEOPLE WHO WILL BE OUT OF JOHANNESBURG ON ELECTION DAY



Electoral Commission of South Africa
enriching life and for all

If you fall into any of the above categories, you are able to cast a special vote on the Monday or Tuesday before Election Day on Wednesday 7 May 2014. You will need to complete an Application Form and follow the detailed instructions attached thereto. These can be collected from the Dainfern Valley's Estate Reception. The City Councillors in our area are facilitating the process, which closes on the 10 April 2014.

MAMA SHE'S RECYCLING PROCESS



We thought we would include the following interesting information and photos on Dainfern Valley's first green initiative, Mama She's Recycling:

Mama She's Waste Recyclers is a significant role player in the Waste Management and Recycling Industry. The company has a Buy Back Centre and also specialises in the collection of paper, cardboard, plastic, glass, cans and cartons such as Tetra Pak. All of the mixed recyclables that you place into your blue bags are collected by Mama She's and taken to their yard where they are separated by hand, baled and sent off to various manufacturers to produce new materials.

Paper, cardboard and plastic are all sorted into the different types e.g. newspaper is separated from white office paper and PET (such as plastic bottles) is separated from PE-HD (such as milk bottles). Some of the recyclables such as plastic bottles are further sorted into different colours. Did you know that there are 7 different types of plastics including polystyrene?

Glass is crushed before being sent to a glass manufacturer. These manufacturers have very sophisticated computers that sort the pieces of crushed glass into different colours before mixing it with some virgin material to make new glass bottles. Cans are sorted into steel and aluminium and cartons are currently sent to a paper mill where the fibre is separated from the poly-alu (plastic and aluminium layers) and used to make new cardboard.

Mama She's has a BEE Status Level 3, has 100% black ownership and they employ over 100 people who are involved in the collection, sorting and baling of the recyclable materials.



Dainfern Valley

LETTERS PAGE

REFUSE COLLECTION DAY

Please take note of the change of refuse collection day for our Estate. Below is a notice received from the City of Joburg and PIKITUP.



IMPORTANT NOTICE

Dear Residents,

Please be advised that refuse collection day for Dainfern Estates will be on Monday. With effect from 7 April 2014.

Please ensure your 240 litre bin is placed out for collection before 07:00 am on collection day.

Your co-operation is highly appreciated.

Lesedi Molefi

Regional Manager

Randburg Depot

011 712 5200

Joburg Connect 011 375 5555

www.pikitup.co.za

To whom it may concern.

We were residing in 2005 Benedict Dr. for 3 years and were very happy with all the valley staff & security. They were all always very friendly and kind and we really appreciate all their help. Thank you to all of the valley staff & security for everything and the management as well for all the help & for providing such a friendly and safe environment.

Kind Regards

Reza, Jirous, Shaghayegh, Yasmin

Vahabzadeh

22/02/14

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Dainfern Valley

CLASSIFIEDS

• **FRESH FLOWERS FOR ALL YOUR FLORAL REQUIREMENTS** (including party décor) – for special occasions to weekly home deliveries. Personal consultation and free delivery. Please contact Alida of Impala Flora, Fourways Gardens on 0782556638 / alida.impala@gmail.com.

• **PC MANIACS** - Professional IT Supplier for all IT requirements. We specialise in onsite, adhoc Service and Support. Hardware and Software Sales. Implementation and Solutions. Web, Design/Development and Updates. Please visit our website www.pcmaniacs.co.za or contact Bonita Steenkamp 011 658 1485.

• **TUTORING SERVICES** – One-on-One Tuition At Your Home (trained tutors) – Primary & High Schooling – Homework supervision / Test Preparation / Reading Skills / Study Techniques – all subjects and all grades (benefit from individual lessons)! Please contact Daphne on cell 082 650 2337.

• **TEENAGERS AND YOUNG ADULTS** – Achieve higher levels of academic and personal success. Experience a world class personal performance programme based on a practical goal-seeking process. Become more confident, motivated and inspired about your future! Contact David Pasi – 081 092 8483 / davidp@i-m-i.co.za

• **WANTED: GARAGE TO RENT** – Looking for a garage to rent for an overflow vehicle for approximately 6 months. Preferably on the northern side of the river (we are in Mirabel Crescent). Only limited access required/requested – mainly weekends. Open to offers/suggestions. Please contact Richard 082 654 6476.

• **THE YORKER PAINTING PROFESSORS** – for professional painting, damp-proofing and waterproofing. Please call Mark on 071 321 4168 / www.theyorker.co.za / mark@theyorker.co.za

• **PLUMBING OR HOUSEHOLD MAINTENANCE JOBS** – contact Bongani for competitive rates on 083 7420 826. Highly recommended and references available.

• **GARDENER SEEKING POSITION** – My gardener Paul is looking for work on Tuesdays and Fridays. He works neatly and is a fast worker. If you are interested, you can contact him (0736593713) or myself for more details - Laurence - stand 2136 - 0822981442.

• **GARDENER AND DOMESTIC** – My very reliable, hardworking gardener, Kings, and domestic worker, Benadetha, are looking for employment on Tuesdays and Saturdays. They are Malawian and all documentation is in order. They both come highly recommended. Please contact Vicky Carver: 0845240424 for references and information.

• **DOMESTIC HELPER** – looking for 2 days a week, Tuesdays and Thursdays. Salome has been with our family for 12 years but we are relocating and I am looking for a family who needs extra help. She is dedicated and a fabulous worker with nothing being a problem to her. She has a kind nature and always has a smile. She has worked well with our permanent domestic helper who has worked for us for 17 years. She lives in Diepsloot and will not need accommodation.



DAINFERN VALLEY CONTACT DETAILS

General Manager:

David Weyers
david@dainfernvalleyhoa.co.za
011 469 0812

Estate Co-Ordinator:

Judy Veale
judy@dainfernvalleyhoa.co.za
011 469 0812

Security Emergency:

079 513 9802

Security Manager:

Lucky Mabasa
luckym@fidelitysecurity.co.za
073 399 2617