

The Owner  
Stone Forest Body Corporate  
Augrabies Street  
Mooikloof Ridge Estate  
**MOOIKLOOF**  
0040



19 January 2024

Dear Owner,

**STONE FOREST ODY CORPORATE – GENERAL COMMUNICATION**

The Trustees, we would like to wish each and every resident a happy and prosperous New Year.

We would like to remind everyone of the following;

1. Parking
  - a. The parking bays in front of residents' units is not exclusive use parking and anyone can park there for a limited time only. We investigated the feasibility to change the rule regarding these parking spaces, and it is quite an involved process. First of all, we need to change the plans to specify that these are exclusive use parking spaces and submit to the Deeds Office. Then we need an SGM to approve the notion and then submit to CSOS for approval. The investment in cost and time is significant, which we don't feel is worth it at the moment.
2. Tailgating
  - a. Tailgating seems to be an issue that will remain with us. We had security guards at the entrance to curtail this security issue, but as soon as they are not there, some people revert to the same behaviour. We are now going to publish photos of these people on the WhatsApp group as well as work with estate management to implement facial recognition. We will also propose with the AGM that we increase the fines for this behaviour, from the first transgression and increasing with subsequent transgressions.
  - b. We spent a significant amount of money to ensure acceptable levels of security and people who persist with tailgating into and out of the complex are compromising security and will be severely fined.
3. Garden services
  - a. Please remember to keep your gates unlocked so that your grass can be attended to. If gates are consistently locked, we will have no choice but to break these locks open.
4. Household refuse
  - a. Feedback received from the refuse removal people (after inspecting the dustbins with them), are that the state of the dustbins is shocking to say the least. Food scraps and other organic material that we could not identify was found dumped in the dustbins. What we found was food, dog poo, ash from braais, etc. The smell was terrible, and this is a serious health issue. We have previously communicated regarding this and appeal once again that you put all material in plastic bags and tie the bags up properly so that contents cannot fall out. Once again, we will need to act on this if this persists and people will be fined. PLEASE SHOW RESPECT to these people.
5. There are a number of units where trees are encroaching on neighbours' yards, please trim the trees in your yard as this is not part of the garden services' role.
6. We want to remind everyone to please pay your monthly levies on time, if levies are not paid, accounts will be handed over to the attorneys and the cost is significant – which will be added to the levy account, starting a vicious cycle which becomes difficult to recover from.

We trust that 2024 will be a great year, and we want to urge everyone to work together to make sure that Stone Forest remains a great complex to live in.

Yours faithfully,

**Tina van Zyl**  
**Portfolio Manager**

**Pretor Group comprising of: Sectional Title Administration • Residential Communities Administration  
Home Rentals • Commercial Property Management • Financial Services**