

WOODROCK NEWSLETTER – December 20th, 2016

Greetings all

FIBRE-TO-HOME:

- The VUMA Fibre-to-Home finalisation has hit problems and work has been shut down in Woodrock, said to commence again mid-January. The main delay is a series of problems surrounding the Woodrock NODE - which has needed to change location at least three times. With VUMA having taken over FIRBEHOODS, they are also challenged with expansion problems which have led to a marked lack of communication. We have not taken lightly to their excuses in this regard.
- I have now engaged with a neighbouring professional friend who has both indepth knowledge of the industry and the VUMA rollout in our neighbouring areas and due to his personal contact with the topmost senior management of VUMATEL, we are confident that the vexations that we are now experiencing, and that others have also experienced, will be a thing of the past as from the new year.
- For those of you who have not yet decided on which ISP to contract into to enjoy the start-of-the-art FIBRE-TO-HOME service that will eventually be available to all Woodmead and Khyber Rock residents, WKRRRA shall arrange another OPEN DAY in the Chrysler Park on a Saturday towards the end of January.

As we do not have the database of suppliers, we rely on VUMA to post out these invites and with the above mentioned intervention I am trusting that their Marketing Division will make a concerted effort to conduct this administrative duty effectively around mid-January. We are aware that a few of the 13 listed ISP's previously named did not receive invites, and we certainly do not want a repeat of the situation where only 4 participants arrive on the day. Around the 2nd week of January we shall be notifying all of the agreed date. this is planned for your convenience in having a one-stop-shopping experience in The Park which should certainly assist you in resolving the tough decision of which ISP to contract into.

REZONING / TOWN-PLANNING:

Rezoning has been applied for at the following addresses, and we list the status of each:

- **ERF 258 - 28 Lincoln Street.** Applying for the construction of EIGHT single-story dwellings on this 3996m² property. Objections in as at 5th October/2016 and Official Hearing to be notified - expected towards end 2017. They have now also applied to have a roadway (as opposed to a driveway) created within the property, to which Objections have been raised and must be submitted by 27th Dec/2016.
ERF 176 - 16 Hillman Street. Applying for the construction of FOUR two-storey dwellings on this 4232m² property. Objections were originally raised in October 2015 and amendments were then made by the developer to the originally proposed eight dwellings, reducing this to the current four. The Hearing was scheduled for 17th November 2016 and at the On-Site meeting WKRRRA did not object to this new densification application as it is acceptable within our proposed Precinct Plan.
ERF 126 - 17 Plymouth Street. Applying for the construction of FOUR dwellings on this approx 4000m² property. Objections closed on December 7th and this application caught us by surprise and we were not able to pre-determine the exact size of the property nor the proposed height of the new dwellings. We did not formally object to this densification but are pleased that it seems acceptable within our proposed Precinct Plan.

- We have appointed a Conveyancing Attorney to act on our behalf at the official Hearings as the Town Planners find that their opposition to this form of densification in our area is contrary to their support of similar densification in other areas, Patrick Mundell is our appointed Attorney and his fees will be paid from the PRO-FUND, which was specifically created so that WKRRRA could afford professional attendance when the need arises.
- For an updated report by Craig Pretorius of Urban Terrain on the Woodrock Precinct Plan status, please check the Woodrock website.

SECURITY:

- Our SECOND dedicated Armed Response Vehicle operated by 24/7 Security has been in service since the beginning of October - signed up for a period of 4 months being Oct/Nov/Dec/Jan. with an option to continue thereafter on a month-by-month basis with a 30 day Notice of Cancellation in place. The cost is R54,389-04 per month which is VAT inclusive and which includes the labour increases affected annually in September.
- **Unfortunately we have a deficit of income each and every month and unless more residents sign up with the WKRRRA at R300 p.m. for stand-alone homes and R200 per month for homes within Complexes, we will be forced to cancel this service. THIS WILL BE CATASTROPHIC!**
Businesses that are run from home are scheduled to pay R500 per month, but very few residents abide by this request. ☹️
 Please visit our Website www.woodrock.co.za to view our monthly Financials, which includes the names of all contributors (both personal and complexes) to the Resident Association's fund.
- For those of you who are on the Woodrock What's App Groups you will know the daily effectiveness of these patrol vehicles and the various potential crimes they have actively prevented. The two patrol vehicles work in a grid pattern over a 24-hour time span (details obviously confidential) which we believe effectively covers all areas of Woodrock.
- The iMvula Boom Guards are in cellphone communication with 24/7 Control Room and in monitoring the vehicles that enter our area, have identified dubious characters, reported these to Control Room and these parties have thus been approached, questioned and escorted out of the area by the Patrol Cars.
- There are individual SOP (Service Operational Procedures) in place with both iMvula and 24/7 and the guards and officers are held to account daily by both WKRRRA and their respective company management.
 - A fortnightly operational meeting for the booms is held at iMvula offices, attended by both WKRRRA and 24/7 Security, where relevant service levels as well as improvements are jointly discussed and actioned.
 - In addition there is a monthly meeting of the various departments of 24/7 Security and myself at the 24/7 Security office in Wynberg where service levels, sales initiatives and new developments are handled.
 - Furthermore both a Weekly and a Monthly Report is prepared by 24/7 Security which is posted to the Woodrock Website for your convenience and information.
- **CAR STICKERS** - We are in receipt of our order for 1000 "WK" car windscreen stickers which shall be delivered at 2 per household to all contributing residents. These identification stickers will serve many purposes, but mainly that of the patrol cars and boom guards being able to identify residents of the area. They will only be distributed to those residents who contribute towards the WKRRRA fund which covers all the issues as listed in this newsletter. Please be one of that caring community! Over the holidays and into January I shall start the process of identification and distribution.

- **Thabiso Nkonzo NTSELE** - the iMvula boom guard hospitalised due to burns received to the left side of his body during a severe thunderstorm in November, is back at work. An Appeal was started by Nicole of Bernardino and we eventually collected R6100 as well as 4 bags of groceries. Thank you to all who made the effort to show our concern and support to this young man. We deposited the money in his bank account and presented him with a card (deposit slip enclosed) and the bags of groceries on Thursday 15th December. There were tears in his eyes as he bashfully accepted our tributes.

ROAD CLOSURES:

- Road Closures are in the news again and JMPD is dismantling unregistered/non-re-registered automated booms throughout the City. Please see our Woodrock website for latest updates on this saga.
- PLEASE ADVISE YOUR DOMESTIC STAFF (mainly gardeners - male staff) NOT TO USE THE STORMWATER CHANNEL AT RILEY BOOMS TO EXIT AND ENTER THE AREA. They then illegally (and at great personal risk) walk along the highway and also make it quite obvious to criminals of this Entry and/or Escape route to our area. In future we will take names and addresses and photographs and we will report to JMPD for fines to be levied on these guys. In spite of many requests by the boom and patrol guards, these staff members of residents have not ceased this activity which is extremely frustrating. This is a really serious and urgent request. Please remember that the Highway is a soft spot in our defence and criminals park there, enter the area for their nefarious tasks, and make a quick get-away without fear of security vehicles or police ever catching them.

GARDENS & AREA MAINTENANCE:

- Our local **Over the Top Gardens** are providing a paid weekly ONE DAY service in maintaining the boom-gardens as well as kerb-edgings of Chrysler Street Park and also the maintenance of the Lincoln street cul-de-sac area which includes ensuring that undergrowth does not become entangled along our ClearVu fencing in the area, thus creating hiding spots for criminals. The garden team is responsible for ensuring the whole area between the two booms remains in good shape and this includes cutting back of trees that obscure traffic signs. However, they don't have the time and we don't have the money to extend their contract to include an additional day so **we ask that all residents keep the grass between the kerb and the road-surface in front of their homes under control.** JRA cannot attend to this and when the grass is left to grow it destroys the tarmac edging which has an immediate and negative influence on our road surfaces. **If each resident/gardener did his bit on a weekly basis, this would eliminate this problem and create a far more pleasing and aesthetic appeal to both your homes and our neighbourhood.**
- CCJ (though Golf Data) have committed to keeping the pavement area along their Plymouth Street perimeter wall under control and we truly do appreciate this. Together with the new fencing and new CCJ entrance gate at Singer Street intersection, this area now has a far more pleasing look.
- Home owners must please note that it is against the By-laws to leave refuse and **cut garden vegetation on the pavements** longer than 7 days. It is also against good neighbourliness and does very little to enhance our properties and our area. Please remove timeously to the PikiTup Garden Refuse Dump which is a mere 700 meters away!
- One further and constant problem is the **ILLEGAL DUMPING** that is taking place within the Woodrock area. It is extremely costly to have this removed. I remind all residents of the **WKRRRA reward** of R100 in cash for immediate information regarding any dumping, which

increases to R200 in cash should a photo be provided showing detail of vehicle registration. Obviously in all cases the time and date of the offence is important and information must be sent to 083.700.2401 or info@woodrock.co.za

We have paid out R1100 in cash rewards this past 6 weeks regarding reported dumping. PLEASE TELL YOUR GARDENERS AND DOMESTIC WORKERS ABOUT THIS SCHEME BECAUSE THEY ARE THE EYES AND EARS WITHIN OUR SUBURBS!!

WATER RESTRICTIONS:

COJ has imposed water restrictions and heavy Fines are applicable to those not adhering to same. Water throttling (i.e. water-shedding) has taken place in areas where water usage was not reduced, but thankfully Woodrock was spared this inconvenience. **PLEASE NOTE BOREHOLE SIGNS MUST BE CLEARLY VISIBLE WHERE BOREHOLE WATER IS USED.**

Level 2 water usage states that consumers are compelled:

- Not to water their gardens between 06.00hrs and 18.00hrs.
- Not to use irrigation systems. Only hand-held hosepipe or bucket is permitted during watering hours.
- Not to fill swimming pools with municipal water.
- Not to use hosepipes to wash their cars or to clean paved areas or driveways with water.

BY-LAWS (see www.joburg.org.za)

- Please check the Woodrock Website at www.woodrock.co.za for the day and time restrictions surrounding **FIREWORKS** and please abide by these. In particular we ask that you advise the WKRRRA in advance via What's App or SMS should you be celebrating so that a notice can go out to all pet owners to take whatever steps necessary to protect their animals. Fireworks cause great distress to all pets and we need to minimise that.
- When out walking with your **DOG/s** they must be on a LEAD when in a Public space. Please don't walk your dog without a leash as this is dangerous for the dog as well as passersby. Remember that cars in our area really do speed along, killing birds and animals en route (I have the relevant pics of these dead animals/birds for submission to JRA for speed enforcement - including pics of culprit cars).

PETS GALLERY:

- Particularly **DOGS and CATS** We have started a gallery of photos of resident's pets (will be kept confidential), so that should they go missing or be found, they can be quickly and easily identified and returned to their owners. Please send me a photo with the pet's name as well as your name and contact number and street address and I will add to the "Pets Parade".

Recently we found two adorable little dogs that were micro-chipped, but had no contact number on their collars. Being the evening it was difficult to get the microchips read by a vet, and the finder had difficulty in homing the two pets for the evening due to her own dogs being rather territorial. One does not want to take these to the SPCA at this stage (especially at night) but all ended well when the owner saw the W/A message late at night and collected the animals and that is what has started our attempt at creating a PETS PHOTO GALLERY for the sake of pets and owners in the area.

Coloured photo's with name/contact details to info@woodrock.co.za

COMMUNICATIONS:

- **What's Apps:** If you wish to be included in the Woodrock **WHAT'S APP** Group, please contact me at info@woodrock.co.za or on 083.700.2401. These W/A messages deal with matters of daily interest to the Woodrock community - including security alerts, lost dogs/cats, power & water outages, trees fallen across the roads - in fact anything that has an immediate impact on your life or the community. It is not for 'chit-chat' and civil/polite communication is required at all times.
- **SMS's** - these are sent out via a 3rd Party to all residents on the database plus surrounding Resident Associations and SAPS, particularly when a SECURITY ALERT IN THE AREA is necessary. Please DO NOT RESPOND to these SMS's as the response is not directed to me but to the 3rd Party Supplier. **The only number to contact WKRRRA on SMS is 083.700.2401.**
- **eMAILS & change of address or contact details:** should you change your email or your telephone number, please do advise me so the database can be kept updated. Should you leave the area or sell your home, the same applies. Your assistance in this regard is greatly appreciated!

WEBSITE:

Visit the website often!

- The website contains services offered by residents (i.e. adverts) so let us support our neighbours.
- There are recommendations by residents of good service providers (i.e. irrigation, painters, etc.)
- The monthly Financials as well as the current contributing residents/complexes are also posted to the Website.
- Weekly Sandton Crime Trends by SAPS are available.
- Weekly Security Reports by 24/7 for Woodrock are available.
- Monthly Security Report by 24/7 gives pertinent neighbourhood information.
- There is a listing of important contact numbers of varying authorities.
- Various "Latest News" items are posted, as well as current and past Woodrock Newsletters.

Do visit the website at www.woodrock.co.za



- ❖ To those of our residents who celebrate the Holy Days of Christmas, we wish you a peaceful and joyous time.
- ❖ To all others we wish you a happy and safe Festive Season.
- ❖ To all who are travelling - travel safely and return to us refreshed and ready for a marvellous 2017!!

Be aware and take care out there!

Yours sincerely

Wendy M. Robertson

for and on behalf of WKRRRA

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