



SANDOWN CRESCENT NEWSLETTER

AUGUST 2020

Dear Owners & Residents,

Please find below update and news from the Sandown Crescent Trustees.

SECURITY UPDATE

The trustees continue to implement the security measures which were outlined in our previous newsletter. RAMPOA and Crime Watch have also recently undertaken to install a set of cameras that covers the borders of Sandown Crescent, which will benefit us from a security perspective. These cameras are a mix of static/analytic and thermal. They activate every evening at 6pm until 6am and will alert Crime Watch of any intrusion detection up to 5m from the camera all day and night. They will also be connected to the spotlights in the vlei, which will come on if movement is detected. It will take a few weeks to settle as Crime Watch gets used to all the animals that come out at night and that will initially set them off.



We'd again like to ask all owners and residents to please share in the responsibility for security at our complex. Living in a gated complex with access control often leads to having a false sense of security, and we encourage all residents to please treat the property as if it were a free-standing home. Practice awareness at the entrance and exit gates; ensure your apartments are secured when not occupied or at night (no windows or doors left open, or secured with security barriers or alarm systems); and practice safe-keeping/insurance of all items of value.

WHATSAPP COMMUNICATION GROUPS

Two whatsapp groups have been created to offer residents a more convenient communication platform for security and community discussions.

- [Sandown Crescent Security](#): purpose is for emergency communication - in the event of an emergency you may use this group to alert fellow residents. However we do recommend that you first call emergency services in the event it's required, using the standard emergency numbers (10111) or alert Crime Watch on 0780780747.
- [Sandown Crescent General](#): purpose is for community conversations between residents. Feel free to ask questions of one another, request recommendations and converse with your neighbours.

Please note these groups are **not** official communication channels to liaise with Trustees - all communication for the Trustees attention is to be sent to Kirk at Trafalgar.

REQUEST TO REMOVE TOWERS

Last month a request was sent out to all owners seeking approval to remove the towers from the roofs. This request came off the back of advice received from waterproofing and leak specialists that the towers seem to be contributing to ongoing problems with leaks in the roof. A number of objections were received, which means that this request will now be tabled at the upcoming AGM for further discussion.

LEAKS & DRAINS

As we continue through the Winter season, please keep an eye out for any leaks and ensure you report these to Kirk at Trafalgar immediately. Please also ensure your drains and downpipes are not blocked - a reminder that it is each owner's responsibility to maintain balcony drains.

COVID-19 & THE NATIONAL LOCKDOWN

We would like to issue a big thank you to all of our residents who have helped keep Sandown Crescent a safe and healthy place of residence during the nationwide lockdown. We are certainly not out of the woods yet by any means, and would like to ask that you please continue to follow the protocol as outlined on our website. Most important to note:

- **Unfortunately, no social visits are allowed.** Security is keeping track of all vehicles who enter the premises and residents who do not comply will be issued with warnings and/or fines. This protocol is in-line with government regulation and is in the best interest of all living at Sandown Crescent.

LAUNDRY IN COMMON AREAS

It has been brought to our attention recently that certain units are hanging laundry in common property walkways. Unfortunately, this is not allowed and we ask you to please keep all laundry within the confines of your unit, and out of sight on balconies. If in doubt, please refer to the Sandown Crescent rules available on our website. If there is sufficient demand for a communal washing line, the trustees are happy to explore costs to erect one within the complex.

VIRTUAL AGM

The Trustees are busy collating and confirming all documentation required to call our AGM. We are hoping to have the AGM within the next 2 months and a date and time will be communicated shortly, with adequate notice. Please note that this AGM will more than likely take place virtually due to the COVID-19 lockdown in place at present. Owners are requested to notify Trafalgar if a virtual attendance is not possible for you. A reminder that you may submit a proxy on your behalf.

A REMINDER OF RULES

As owners within a Sectional Title Scheme, you are by default bound by its rules. Please familiarise yourself with the Sandown Crescent rules, available to you on the Resident's Website (<http://sandowncrescent.co.za/>). In particular, please take note of rules pertaining to the use of storage units on balconies, and the rules regarding any renovations or constructions as outlined in the document available on the website link referenced above. Please also ensure that you have made your tenants aware of these rules if applicable.

We trust you are keeping safe and well, and enjoying your residency at Sandown Crescent.

Kind regards,
The Sandown Crescent Trustees

www.sandowncrescent.co.za