

# Crescentwood Country Estate Newsletter

OCTOBER 2013  
ISSUE 9

Building a better Crescentwood  
community, together



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This is a child, family, and pet friendly estate. Drivers are urged to respect the speed limit & stop at all stop signs!

## Message from the Directors of the Crescentwood Country Estate HOA

Welcome to the October issue!

The revamped Newsletter continues the tradition of previous CWE HOA Boards of keeping our community informed. The newsletter is not only packed with information about our estate but we also use this platform to remind our community about important matters that have an impact on our quality of living in this estate.

As Directors, we have taken on the important message from the last AGM about building a community. The Newsletter will be one such platform we'll use to engage you and together define, live and uphold the spirit of community.

We hope that you will enjoy the newsletter.



# Know your CWE HOA Directors...

**Chairman**  
Mthobeli Tengimfene

**Vice Chairman & Communications**  
Dr Sandra Musengi-Ajulu

**Director: Aesthetics**  
Dr Pulane Molokwane

**Director: Finance**  
Fana Mkwanazi

**Director: Infrastructure**  
Rajen Mahabeer

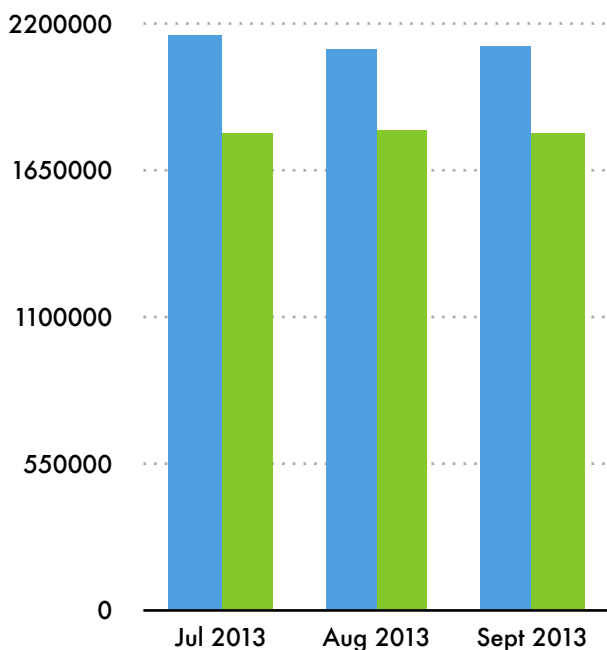
**Director: Legal**  
Peris Naicker

**Director: Security**  
Mduduzi Sibeko

## Our Community matters...

### Collections Barometer

**Money matters!** To build and maintain this estate requires that each owner does their part and pays their monthly levy. As you can see below, levy arrears is an area of concern for all of us.



Please be reminded that the AGM decided to transfer the operating account to Trafalgar's account. There are a few owners who are still paying into the old account. This account will be closed by the end of October 2013

The new banking details are as follows:

**Trafalgar Property Management**  
**Standard Bank**

**A/c # 270739335**

**Ref: Your 9 digit reference number on levy statement**

### Safety matters...it begins with you.

#### Reported breaches



#### Parameter fence breaches: 0

The parameter fence is functioning. Two weeks ago, a section of our wall was destroyed but the wall has been re-built and security restored. An additional 2 guards were secured during that time.



#### Theft: 0

No reported cases of theft were reported for September.

### Safety tips






Summer is here and we urge residents to be extra careful with open flames as you enjoy your summer braais with friends and family.



Residents are reminded of the rules and their responsibilities in making use of the estate swimming pool.

### Beauty is in the eye of the beholder...

Our estate is one of a kind in Midrand - the ample space and country living in an urban setting. We will be conducting an **aesthetics audit** of the entire estate - from buildings to common area gardens. It is anticipated that the audit will be completed by the end of October 2013. Owners will be given the opportunity to address all issues by **15 January 2014**.

Project watch	Status
<p><b>Tennis Court Upgrade</b></p> <p>The tennis court maintenance project has been completed and is ready for use. Users of facilities are required to wear the correct footwear.</p>	
<p><b>Soccer pitch</b></p> <p>The structure of the soccer pitch has been completed. The grass for the pitch will be laid by mid-month. We anticipate that the pitch will be ready for use in 4-6 weeks.</p>	
<p><b>Contractor gate update</b></p> <p>The plans for the contractor gate have been approved. We are currently in the process of obtaining quotations. The implementation of this project will greatly improve the overall security of the estate.</p>	

**DID YOU KNOW...**

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Total number of full title stands in CWE  
159

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Total number of duet full title stands in CWE  
91

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Total number of sectional title units  
237

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# Calendar Watch

These is a schedule of Meeting dates for the Board. Should you want to engage on a particular issue, please use these dates as a guide. The Estate Manager can be approached to put your matter on the Agenda.

October	November	December
<p><b>16</b> CWE HOA Director's Meeting 7pm, Clubhouse</p> <p><b>30</b> CWE HOA Director's Meeting 7pm, Clubhouse</p> <p>Aesthetics audit completed</p>	<p><b>13</b> CWE HOA Director's Meeting 7pm, Clubhouse</p> <p><b>27</b> CWE HOA Director's Meeting 7pm, Clubhouse</p>	<p><b>11</b> CWE HOA Director's Meeting 7pm, Clubhouse</p> <p><b>16, 25 &amp; 26</b> Public Holidays</p>

## Community Noticeboard

This is your noticeboard!  
Please free to share  
upcoming public events or  
information that will benefit  
the residents of  
Crescentwood.

**We reserve the right to  
shorten or not to publish**

Telkom has agreed that they will  
provide services to the residents  
Sectional titles (Aloe, Olive, The  
Heights & Fairview) starting from 1  
October 2013 provided that owners  
have a clean trunking from the  
nearest Telkom manhole to the house  
requesting the service. To clean the  
trunking owners can contact Mr.  
Given Mashaba (083 417 3492) and  
he will assist in cleaning the conduit  
at a cost to the owner.

**NEXT PUBLICATION  
31 OCTOBER 2013**

## Important contact numbers

Security - Emergency	086 111 2684
Security - Gate	078 456 7364
Estate Manager	083 676 9742
Trafalgar office	012 326 5963
SAPS Midrand	(011) 347 1600 / 237
Midrand Fire & Ambulance Dept.	(011) 375 5911
Metro Police Dept.	(011) 375 5911
Midrand Licensing Dept.	(011) 256 8570
City of Joburg for water and power	(011) 375 5555
Netcare 911	(082) 911

Crescentwood Country Estate  
Office Hours  
MON - FRI: 7.30AM - 4.00PM

The Estate Manager is available  
for walk-in consultations from  
7:30 - 9:30 DAILY

Any comments?  
Send to [info@crescentwood.org.za](mailto:info@crescentwood.org.za)

Visit our website for more information  
[www.crescentwood.org.za](http://www.crescentwood.org.za)