

# IZINGA ESTATE MANAGEMENT ASSOCIATION

(Association Incorporated under Section 21)

Registration No. 2009 / 022441 / 08

52 Ndudumo Circle, Izinga Park Estate, Izinga Ridge, Umhlanga  
Tel: (031) 02 00712 - email: admin@izema.co.za



## Newsletter June 2023

The IzEMA recreational area with the added benefit of the Weavers Nest Braai area and the Putters Paradise Putt Putt area has really provided many hours of relaxation and recreation to all our residents. The Putt Putt area is looking great, and the landscaping is improving. We have also added water storage to the Deck in the form of a 5000L water tank to feed the Deck ablution areas during times when we have water outages. The Deck area is now connected to an Inverter so even in times when we have loadshedding the lights will remain on and functions will not be interrupted.

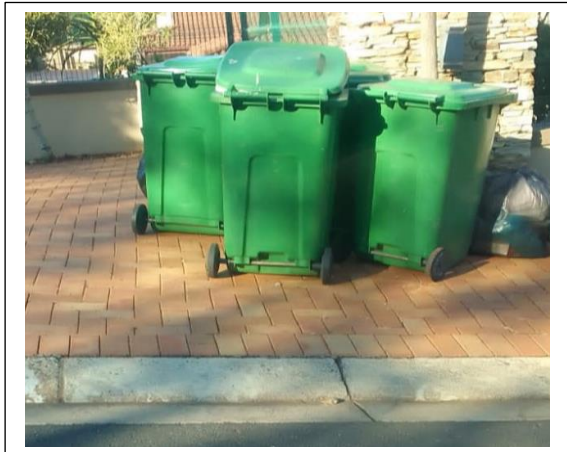
We do request that residents please look after the facilities and keep to the Rules of the Deck, Weavers Nest and Putters Paradise. Many hours of work have gone into providing these facilities and we especially request that when playing Putt Putt that you try and not knock the false rock features accidentally with the Putters as we find it chips the painted surface requiring touch up paint regularly.

You will also notice that we have installed many new rules, notices and disclaimers around the Estate in recreational areas, so please do take note, especially the notices in the Attenuation dam (Amphitheatre) warning of possible flooding during rainy weather.



## Refuse

We would like to appeal to all residents who still do not have Wheelie Bins for their black plastic bags to please consider investing in a Wheelie Bin or two. We find that where refuse bags are placed in the Wheelie Bins that the Monkeys are less likely to tear the bags open. Please see the photographs below of neat bins and black bags that have been torn open by Monkeys. We know that the Monkeys are destructive, and we know that we have to deter them as far as possible.



## Sanitation

We have experienced several blocked sewers across the Estate and when these are eventually cleared by Metro they come across several amazing items discarded down the sewer system. They have requested that we please appeal to residents not to discard objects and disposable sanitary wear down sewers as this blocks the sewers and causes them to run over to the dismay of adjacent residents.

## Rules for hanging washing on balconies

Please be reminded that washing is not allowed to be hung out to dry on balconies or over balustrades. We often get reports of this happening and when we address these concerns, we are told that they have no place to dry clothes. This is not correct because at inception when plan approval was obtained, all residences whether a single residential dwelling or a multi-unit development were passed with drying areas. We will be concentrating on this issue going forward as such practices reduces the image of the Estate and the value of properties.

## Property Inspections

When a property is presented to us for the signing of a consent during a sale, we undertake a property inspection to pass the property thereby providing the incoming owner peace of mind that the property is compliant with the Izinga Building Design Code and Rules. Should we find anything to the contrary we will inform the outgoing owner to rectify the issue before proceeding with the signing of a consent to transfer.

## **Improvements to Homes**

We have come across incidents where residents have proceeded with improvements, from the installation of an Air Conditioner to the installation of Solar Power and Glass verandha enclosures and many others, without following the requirements as per the Izinga building Design Code. Please refer to the Izinga Building Design Code prior to performing any work to determine what the requirements are for requesting permission from the Design Review Committee. If you are unsure of the requirements, please call the office or drop us an e-mail and we will assist you with the correct information.

## **Increase in fees for The Deck**

The Deck is well supported and booked months in advance. We also remind residents that The Deck is only for use by Residents and no external people are allowed to book The Deck. The costs of maintaining the Deck and the services of full-time cleaning staff to service the entire Deck has prompted the IzEMA Board to increase the booking fee to R1000 per time slot as from the 1<sup>st</sup> July 2023. All bookings already secured and paid for beyond this date will not have to pay the increase in the fee.

## **Music at The Deck**

We appeal to residents having functions at The Deck to keep the music inside The Deck and to keep the music at an acceptable level. The Rules are clear that no music may be played outside The Deck and no PA systems are allowed at The Deck.

## **Estate Functions held in the Amphitheater Area**

When holding Estate Functions in the Amphitheatre area we know that residents enjoy themselves whether it is a movie night, music in the park or any other official function. However, we have found that some residents like to bring along their furry friends for the fun of it! Unfortunately, not all residents enjoy the presence of dogs especially where food and refreshments are being enjoyed and find this practice annoying and scary. We appeal to all residents to please not to bring dogs to such functions. If you do insist on bringing your dog please do not be offended when you are requested to remove your dog. We want all to enjoy the functions without any unnecessary friction between residents.

## **Roof Cleaning**

Winter is the traditional time of the year when you inspect your roof and check to see if it needs cleaning or not. There are many houses on the Estate where the roof requires attention. If you are not sure if your roof needs attention, ask a friend for an honest opinion. The reason we say this is because living in your own house you do not notice the little things requiring attention but normally somebody down the road does.

## **Use of dwellings on the Estate**

No property on the Estate may be utilized as a Bed and Breakfast facility. That includes Air B&B. We are aware of a property currently being used as an Air B&B which is in violation of the IzEMA Conduct Rules, and this is being addressed with the Estate in which the Air B&B is

situated. If you are aware of any person contemplating an Air B&B please advise them that such activity is not permitted on the Estate.

### **Use of Generators or Solar Power**

With load shedding having become a daily occurrence it is understandable that residents will seek alternative means of generating back up power for their homes. When considering generators please be aware that you will need to submit a comprehensive application to the Design Review Committee for the installation of a Generator and it will need to comply with South African National Standard (SANS) 10142.

In addition, a small, readily portable generator or UPS does not require a building application to Council; however, a fixed or large generator or any alteration or building erected to house a generator would require the submission of a building application in terms of Section 4 of the Act. If connected to the supply an electrical clearance and certificate would be required. Location, noise generation and fuel storage (if applicable) would be considered. This may require impact assessments to be conducted.

It is for that reason that Estates have supported the generation of Solar Power as it is less intrusive for a neighbour and has no noise impact at all. We encourage you to rather consider generation of backup power through the installation of Solar back up power than a Generator.

We have found that when owners do a comparison of their needs and they compare the installation of a suitable Solar system to that of a generator, which requires constant attention and fuel, and the noise factor which could impact on neighbours, they normally follow the Solar route. Please see an article which we placed in our Magazine recently regarding the advantages of solar.

<https://www.solar.com/learn/battery-backup-is-better-than-a-generator/>

We have recently become aware of several residents that have installed generators without following the correct channels and we will be contacting them to ensure compliance.

Should you need to contact IzEMA please see the below contact details:

IzEMA Office: 031 – 031 020 0712 or e-mail [admin@izema.co.za](mailto:admin@izema.co.za)

Security: 031 – 020 0715 or 076 751 8173 (Alternative)

**Regards,**

**Izinga Estate Management Association (IzEMA)**