



Body Corporate

Good day Le Gables Residents,

Circular 2017/04

New Residents -Welcome! Please make sure that the caretaker has your contact details to load access at the gate, and for emergencies. Also ensure you are familiar with the Conduct Rules of Le Gables. Gate access permission forms and the rules of conduct can be found on our web page.

Holidays–With the holiday season just around the bend, we would like to show our appreciation to Isaac and Lemon for their hard work during the year. We ask for donations of non-perishable food items and Christmas treats for them. Mrs Fraser will be collecting. Thank you in advance for your generosity!

Excessive noise - Please remember that we live very close to each other in Le Gables and we don't all keep the same hours. Some everyday noise is expected, but try and limit excessive noise.

- Be considerate when you entertain guests, leave your unit in the morning or come home at night.
- Turn down your car radio as you enter Le Gables.
- There is a certain amount of everyday noise we can expect, shouting and disruptive behaviour will not be tolerated.

Security –Crime is a constant concern for all of us. Usually crime tends to pick up during the festive season. Please be vigilant and **report** any suspicious activity persons **immediately**.

Report to **Caretaker, or Hi-Risk Control room on: 083 382 8887**

PLEASE DO NOT *open the gate for anybody you do not know.*

PLEASE DO NOT *allow anybody to tailgate into the complex.*

PLEASE BE VIGILANT AND REPORT *any suspicious persons or activity.*

Safety - The safety of residents is important to us all. Please do not let your children play on the driveways and/or in near any parked cars. Not only is this dangerous, but there is a possibility of damaging cars. *Please keep to the speed limit when driving in Le Gables.*

Gardens - Our gardeners take care of all the lawns and flower beds in the common areas of Le Gables. If you have flower beds it is your responsibility to maintain them. Please make sure they are free from weeds and plants do not touch the building in any way. If your shrubs/trees are large, please ensure they do not block out sunlight, causing the lawn to die. Hedges must be trimmed and maintained in a proper manner and on a regular basis. If you have any questions or need help with your garden please contact the caretaker. I will be posting notices on some plants that need to be trimmed/removed.



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Rubbish Room –All household rubbish must be placed *inside* the rubbish bins.*If the bags are just left on top of the bins, it attracts flies.* Please make sure the lid is closed after you deposited your rubbish. Owners/tenants are responsible for any rubble from renovations or items too large to fit into the bins to be disposed of at an alternative dump site. This rubble cannot be dumped in the rubbish room. *If your rubbish does not fit inside the bin, it is your responsibility to get rid of it.* Also remember that you are not allowed to leave rubbish outside your unit for the gardeners to take away.

Parking rules – Remember to only park in the allocated spaces and also remind your visitors not to park under the carports. An unoccupied carport does not mean it is a free space and that anyone can park there, it is for the use of the designated unit. Parking in front of the stairs is a safety hazard so please refrain from parking there. If you park in front of the stairs it blocks access for residents of the other units as well as emergency vehicles who might want to access fire hydrants or enter units.

Pets –Please keep the area around your unit free from animal deposits and also clean up after your pet when you go for a walk in the complex. If you have a pet without permission, please apply for permission as soon as possible as we will take action and remove pets that do not have permission to be in the complex.

Swimming pool - Please don't throw **ANYTHING** in the pool and please do not remove the Kreepy from the pool. Please return the leaf scoop/brush to the correct area on the wall after using it to remove leaves or other unwanted items from the pool. Any person found damaging equipment will be held liable.

Please ask your children not to jump into the pool excessively as this causes damage to the pipes and wears out the Kreepy.

Please note: Children under the age of twelve must be under adult supervision when entering the pool area.

Regards,
Willie