

# Mutual Heights

Darling Street Cape Town.

## NEWS FROM YOUR TRUSTEES

Edition 2.

November 2005

Dear Fellow Owner and Mutual Heights Resident,

Somewhat earlier than we had expected, you will find below newsletter number 2. Your trustees have asked the Managing Agents to deliver it also to each section so that if your unit is tenanted, the tenant also may be aware of some of the quite important contents concerning the day-to-day use of our building. It is obviously not practicable for me to set out all the matters which the trustees have in hand in this way; their last meeting lasted almost three hours. (Bad chairmanship I reckon!) Anyway the minute book is always available to section owners (during office hours) at the Managing Agents' office on the upper mezzanine floor. Additionally each trustee is available to you (by arrangement through the Managing Agent) and as I said last time additionally you are free to communicate with me direct, preferably at [phrippon@telkomsa.net](mailto:phrippon@telkomsa.net). I enjoy interacting with my fellow owners in this way. Indeed assuming you get that far, you will see that one item below actually invites you to let me have your views.

Yours sincerely,

Paul Rippon.

First, three moans:-

### **Curtains and blinds.**

We seem to have a variety of curtains blinds and draperies visible through the windows onto the atrium. The result whilst no doubt aesthetically pleasing to each individual occupant presents a rather untidy mix en masse. The Conduct Rules (8.b.i) say that all blinds that are visible through a window should be white and similarly all curtains must be lined in white. Accordingly your trustees ask each owner and occupier to check that their windows present a tidy and – in colour - uniform appearance to the public in line with the requirements of the rule.

### **Refuse.**

The Managing agents place a large bin which is cleared daily in a discreet but accessible position on each floor. Despite this some section occupiers persistently leave their rubbish outside their own front doors.. This smelly and unattractive practice is in clear breach of Conduct Rule 11(c). For the benefit and health of all of us will those offenders please walk the comparatively few steps necessary to place their offering in the Managing Agents' bin.

### **Fly Parking.**

Despite all manner of precautions and imprecations there remain some cars that are regularly parked on the private spaces of others or in areas reserved for turning or safety purposes. Your trustees have accordingly invested in a **wheel clamp** which will be promptly fixed to a road wheel of any trespassing vehicle, the release of which will cost the driver **R200**. If the inconvenience caused does not result in the (eventual) removal of the vehicle then your trustees have the power to have the same removed at the cost of the miscreant (see rule 20(b)).

We have discovered only recently that eleven of the numbers painted on the parking bays on the ground (or upper parking) floor do not correspond with the numbers set out in the legal documents by which section owners have gained title. Where this has happened unquestionably it is the latter numbering which prevails. We shall arrange for those painted numbers to be corrected. Carry on parking where you have been, only the numbers will change. If you discover an apparent discrepancy please speak to Charles Keefer as soon as you can so that the muddle can be sorted out.

### **Snags and Defects.**

As is only to be expected in a building like ours which has undergone such substantial structural alteration, a number of defects and wants of repair continue to emerge. Your trustees are compiling a catalogue of all such affecting the common areas and will also press for the appropriate remedy of any within your own section if you wish and can give clear details. (Penetrating damp seems common and instances must be recorded.) The Trustees are not of course under any duty to complain about defects within your own sections, but it may prove helpful to catalogue what may be defects common to many individual sections. So please email to the managing agents ([charles@propertyexponents.co.za](mailto:charles@propertyexponents.co.za)) *within the next two weeks* any common area or private section defects of which you are aware.

### **Notices**

Opposite each pair of lifts in the main lobby is a small notice board. Your trustees have decided that the use of this notice board by individual owners is permissible but have imposed certain restrictions:

- a) No such notice shall be larger than a postcard;
- b) Only one notice per section owner shall be permitted at any one time;
- c) Every such notice shall be submitted to the Managing Agent who ALONE shall exhibit the same on one or other of the boards;
- d) Likewise I will include in the newsletter any brief notice of general interest or concern provided that the same is decent and not defamatory! I think I must retain overall discretion whether or not to include any notice;
- e) These amenities are available only to section owners and not to tenants.

The purpose of these facilities is to enable you to make full use of what is your building and community though in a way which is not intrusive or untidy. No doubt your trustees will wish to review this facility after a while.

### **Christmas Holidays**

Your trustees have been considering whether we should have a party during the festive season and also whether we should put up a Christmas Tree. Ordinarily such ideas would not require consultation with the section owners, but your trustees are a cautious bunch who are only too well aware that the modest cost of such (perhaps R10,000 to include decorations that will be retained for following years) will come out of your accumulated levy contributions! What do you think? We don't want a formal vote – more a straw poll. It has also been suggested that we might also contribute to the St. George's Cathedral soup kitchen that operates just around the corner, by way of placing modest gifts around a Christmas Tree or (better still from the point of view of the organisers of the charity) cheques in envelopes. If these ideas seem to be well received and not too frivolous then we will go ahead with some sort of modest wing ding. If you have views to the contrary I feel sure you will besiege me with them! But if you like the idea you may just shrug your shoulders and think it will proceed. **It won't.** *You must let me know however briefly.* So emails please to me, [phrippon@telkomsa.net](mailto:phrippon@telkomsa.net). And there is no time like the present to do this. We have no wish to cause offence to those of other faiths which we respect. No doubt they too will have cause within their own beliefs to celebrate with us.

### **To end where we come in.**

Your trustees have decided to keep the front door open from 6am 'til midnight every day. The security base will be moved to the "pill box" at the top of the stairs and will be manned at all times even when the doors are shut. We cannot put this arrangement into effect until the necessary security adjustments have been made, and not until the doors themselves have been overhauled. It will take a little while. Watch this space

