



Date: 17 Jan 2025

Dear Stone Forest Owner and/or Resident,

The Trustees of Stone Forest would like to wish everyone a prosperous 2025.

The Trustees would like to report/provide feedback on some points from 2024;

- The CCTV Camera installation in the complex has been finalized, an ISP has been appointed as the last step in the process to connect the system to the internet. The Trustees have real time access to monitor the complex and can provide supportive footage for security and insurance when needed.
- The borehole – a letter was sent to the Mooikloof Ridge HOA to apply for consent to proceed with the borehole in Stone Forest, unfortunately we haven't received feedback on the matter yet. The discussion which was had at the HOA Board Meeting is that they need to conduct an environmental study to determine whether the estate can sustain a possible 29 boreholes – for each of the complexes in the Estate. We await the result of this study, and the resultant feedback which can take a while.
- Security in Stone Forest –
  - There were 3 alleged robberies in Stone Forest during the last year. The CCTV system and the ability to follow cars/individuals either in or out of the complex will enhance security and detract perpetrators
  - Tailgating – This is seen in a very serious light. The fine for tailgating is R750 without the option of a warning. In a recent tailgating incident, the gate was damaged, resulting in a fine 1) for tailgating, 2) for damages to the common property, 3) for failing to report the incident and lastly, 4) Repair & Callout costs totalling to R3 500. The Mooikloof Ridge HOA also fined this resident for tailgating.
- Maintenance – Replacement of the damaged paving in the complex have started – this is done by our Stone Forest contractors, resulting in a significant saving for the Complex. The paving M&T used is not available anymore, we will therefore buy smaller similar

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## BODY CORPORATE

looking paving, and use the parking bays' paving to repair the damaged paving blocks. We will continue with this when the grass is dormant again – the focus now will be the upkeep of the gardens and to redo some of the flowerbeds

- Outstanding Levies – The Trustees urge owners who are in arrears to either catch up on arrears as soon as possible, or make an arrangement with Pretor to catch up – and to keep to the arrangement.
  - Residents who have fallen behind might find themselves with significant legal costs and/or sequestration. The Trustees will not wait for an account to accumulate and get out of hand, as this affects everyone in the Complex who contributes to the levy account
  - For the unit owners who are behind, ignoring letters from Pretor and not sticking to payment arrangements, will find themselves without services such as garden maintenance, normal maintenance, refuse removal, insurance on their properties, etc.
  - If an owner sits with a financial problem, please discuss the matter with Pretor in order to get to an arrangement
- Stone Forest Website – feel free to visit our complex website ([www.stoneforestcomplex.com](http://www.stoneforestcomplex.com)) for more information on our complex rules, contact numbers, AGM Minutes etc.

We would like to urge our residents to be mindful of each other, we stay in close proximity to each other and share the common areas in the complex and greater Estate – please be considerate in order to enhance the stay for everyone in our well-run complex.

Kind regards,

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Kind regards,

Stone Forest TrusteesYour Name

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