

Circular 26 – 2018

29 October 2018

Dear Resident,

Re: Dog owners of the Village

As all Dog owners are aware, there have been several communiques, both written and verbal regarding the disregard of the House Rules.

I have recently had a spate of complaints regarding the following:

- Dogs being walked throughout the village off their lead and allowed to roam freely
- Dogs being let out of their owners homes without any supervision or on a lead and they end up doing their ablutions on others lawns or common areas
- Residents failing to pick up their Dog's pooh
- Dogs barking and or whining persistently and the owners doing nothing to control this

There have been numerous appeals around these subjects in the past, but without any threats. Sadly, because of the persistent disregard of the House Rules, by a handful of residents, what are after all good manners and common courtesies, your ResCom and Management have decided that actions against the culprits are to be escalated. We can already name many of the culprits, and I'm sure they know who they are.

I remind you of what the house rules say in part:

Evergreen's House Rules clearly state "ALL DOGS MUST BE ON A LEASH AND SHOULD YOUR DOG LITTER IT HAS TO BE PICKED UP" some Dog owners do not abide by these rules.

In addition to the provisions of your LRA, we quote hereunder extracts from the House Rules of Evergreen Broadacres ("the House Rules") which are relevant in these circumstances:

Clause 3.7: "The Occupant may keep pets subject to the prior written consent of the Managing Agent being obtained. Should pets cause a disturbance or nuisance of any kind whatsoever to other occupants in the Scheme, permission will immediately be withdrawn".

Clause 3.8.3: "Occupants may only keep pets where permission was granted by the Managing Agent...Should pets cause a disturbance to other Occupants...this permission will be withdrawn..."

Clause 3.8.3: "...all dogs must be leashed when on common property, should any pet / animal litter on the common property, it remains the responsibility of the Occupant to clean or remove the litter"; and

Clause 3.9.1: "Occupants are requested not to engage in any activity so as to disturb the peace and tranquillity of the Village, or permit any actions that will interfere with the rights, comforts or conveniences of the other Occupants".

Clause 11.2: "The Occupant shall not do or permit to be done anything which may cause a nuisance or annoyance to other occupants", and

Clause 11.3: "The Occupant shall comply with the House Rules...as the Managing Agent may impose from time to time".

It is not only unsafe but also disrespectful to the rest of the Village, it is imperative that you all follow these simple rules so that we can enjoy this communal living.

I once again appeal to all dog owners, keep your dogs on a lead, carry a plastic bag to pick up their litter, do not let your dog out of your unit unleashed and control unnecessary barking.

Regards,

A handwritten signature in black ink, appearing to be 'Roy Martin', written in a cursive style.

Roy Martin
Village Manager