

GHOA QUARTERLY NEWSLETTER

Newsletter 8/04/2019

TO ALL OWNERS AND TENANTS

We are in the beginning of a new quarter and we hope that so far 2019 has been prosperous to all of you. We would like to share the following with you:

FINANCE

Thank you for all your prompt payments. Our finances are still in a healthy state.

MAINTANANCE

- We had no alternative to retiling the roof of our entrance. Luckily, we could use some spare tiles for part of the roof to cut down on the cost. We want to ensure that the new roof is leak free before we continue to fix the ceiling and clean the walls.
- The perimeter wall also needs attention and must be discussed at our next AGM. In the mean time we plan to seal the top of the wall before the winter, to help prevent further deterioration.
- As previously requested, residents' cooperation by keeping vegetation away from the electric fence is appreciated as it interferes with the security system. Our garden services did some pruning where necessary.
- Please be aware that because of **electric cables, no digging is allowed in the two-meter public space between the sidewalk curb and the boundary of the individual plots**. If there is no alternative, written consent must be obtained from the HOA.

SECURITY

- Over the last few months, the security sub-committee, consisting of Dries van der Sandt, Paddy Cobb, Temba Nolutsungu, Anton Giani and Kevin Harris, have had numerous meetings with independant risk assessors, security consultants, service providers etc., in order to determine the current state of all aspects (fencing, guarding, access control & CCTV equipment) of our Estate security. One of the providers, doing a total risk assessment/audit based on the current World Best Practice for security estates, returned with a total risk rating of 63,8%.
- Subsequently, the sub-committee decided to obtain the services of a current Estate Manager (who also conducted his own audit of our Estate security), running an Estate with more than 500 homes, to assist and guide the HOA through a process of addressing the identified issues by the consultants and their service providers. The sub-committee has only just received his written evaluation and proposals, governance documentation and the necessary quotes he has obtained from his preferred service providers. The sub-committee will now make a proposal to the GHOA to address any shortcomings in a phased approach.
- The security sub-committee has met with the GHOA at a Trustee meeting held on 8 April to again supply feedback as to procedures followed and progress with the project. Paddy Cobb has been instrumental in securing the services of the abovementioned estate manager to act as a consultant to the GHOA and guide us through the project of improving our Estate security.
- With regards to the guarding, Phangela has been warned regarding the quality of the service they are providing, given that there is according to us, sufficient proof (and a paper trail) of guards sleeping, gates standing open and guards leaving their posts. Members of the security sub-committee has met with Phangela to discuss their service levels and the way forward. Feedback meetings will be held on a monthly basis.

- The electric fence is currently not in very good shape, hence the fact that there are “outages” at times. The trustees are aware of the problem and working with the security sub-committee to gather possible solutions and quotations on solving the problem a.s.a.p. Please be diligent with your own security precautions.
- It has been brought to the HOA’s attention that aerial “drone” footage was recently used by an estate agency to market one of the properties in the estate. Apart from the fact that the use of drones for these purposes is most likely a violation of legislation pertaining to the use of drones, the HOA is of the view that such methods of obtaining marketing material constitute, amongst other, an invasion of privacy and poses a serious security (and safety) risk.

The HOA has taken the matter up with the agency involved but members are urged to be mindful of the above when mandating selling agents and specifically to bring it to the attention of the agents that such, or similar, means of obtaining marketing material may have serious consequences and cannot be condoned by the HOA.

Water crisis

- An agreement had been reached with Durbanville Golf Club to fill our water tanks:
 - * We receive Borehole water on a daily basis. Metered readings will apply.
 - * Rates at the Effluent rate as charged to the Durbanville Golf Club via municipality.
 - * GHOA is responsible for the maintenance of pipe and connectors from the borehole as we paid R13 500.00 for the installation.
 - * GHOA will finish the paving from the Estate to the club for our members’ benefit. The cost (about R13 000.00) of the paving shall be offset against the usage of the water.
- Please abide by the municipality’s regulations that no hosepipes are allowed in watering your garden, except if you are using another source for example rain/grey water.

General

- We remind all residents and members that the actions of children remain the responsibility of the parents and we thank all parents who take the responsibility of educating their children to respect fellow residents seriously.
- Regarding the continuous problem of dog faeces on the public areas and neighbour’s property, we thank all dog owners who abide to the rules. We request that all owners take responsibility.

We remind you to make use of our open-door policy. You are welcome to email any proposals to andre@lmscape.co.za. We thank you for all your positive contributions and support.

Your Trustees.