

Chairman's Report

During the 2014 financial reporting period we have had a number of initiatives completed and others have commenced their planning stage for implementation during the 2015 financial year.

Below is some detail regarding the highlights:

Security

The Trustees implemented a special levy in order to put in place additional measures to curb the increase in crime we have been experiencing in and around us in the Northern Suburbs. The levy will be used for the completion of the back fence of Oude Westhof bordering the public open space between Oude Westhof's boundary and Bloemendal Farm. It is often stated by SAPS and Metro Police that we have one of the lowest crime rates in the Northern Suburbs. Even if this is true, the Trustees are of the opinion that the only tolerance we have for crime is zero, and as such one incident annually is too many.

Back Fence

We outlined the new project and how funds will be utilised in the last two communiques forwarded to all members during March/April 2014 on the back fence. This area was identified as a weak point and this particular type of fence, in our opinion, will help to reduce crime. We have requested from Council that the fence placed on the border of the farms be extended to provide additional security for Oude Westhof. They have already erected approximately 160 running metres from the first ward allocation (R160 000.00) and another R100 000.00 will be available for this project in July 2014, but we need to complete the back fence at our own cost. Until this is achieved, the dog patrols should be continued. In the 2014 budget we incorporated the monthly dog patrol costs into our normal monthly levy.

There was no levy increase in 2014.

Majik Forest

You would have noticed that the Majik Forest was fenced off during 2013 and access gates were installed. These gates are currently being fitted with access control mechanisms in order to prevent the area developing further into an overnight squatter facility. The cards for access can be purchased from the Spar and the gates will be locked at dusk for non card holders. Our committee members' work closely with Van Riebeeckshof and the other surrounding HOA's with regards to crime as it is in everyone's best interest to provide a cohesive approach to the problem.

Access Control

We are constantly in discussions with Council with regards to the "Access Control" project that we tabled in collaboration with Van Riebeeckshof Home Owners Association. Unfortunately delays have been experienced in this regard. We are however in the process of amending and finalizing the proposal.

New logo & Communique

Members may have noticed that we implemented a new logo on our communiques. It is our aim to communicate more regularly and hopefully get members to participate. Thank you to our Trustees and our Trustee for communication for their contributions.

Administration & Levy Collection

We can report that we are doing well as a Home Owners Association to improve our systems and levy collection. We do however, have members who still refuse to pay their levy and have had to resort to legal action to recover outstanding funds. Unfortunately this process is quite lengthy but is our only remedy to resolve the problem.

I request that we all honour our levy obligations and payment of the special levy raised (for everyone's benefit) so that we can improve our environment and meet our commitments. Should you need to chat regarding any problems you may encounter, please contact Anne Cooper at:

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Van Riebeeckshof Road
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Environment

We have completed the improvement of the Greenbelts in Oude Westhof and that bordering Van Riebeeckshof during the last 2 years. This has been well received and we will continue to maintain the area going forward with the assistance of Van Riebeeckshof HOA.

We are busy and have commenced with the improvement of the Riesling Street Greenbelt. This will, hopefully be done in conjunction with Welgedacht and Kanonberg Associations. The final proposal has been communicated to the various associations for approval and we hope to finalise same as soon as possible.

Our staff will continue to maintain the areas improved, so that we can keep them in a pristine condition. The Trustees feel that these greenbelt areas add value to all residents and will enhance the value of your property.

I again urge all members to take up the challenge to improve all our pavement areas by maintaining or improving your verge thus uplifting the entire area and improving property values. We also urge all members (especially even with building activities & deliveries) to stay off our greenbelt arrears with building material and delivery trucks, as we experience huge problems and breakages in this regard.

Levies

In order to provide the services and taking into account the increasing costs, levies will increased as of January 2015.

After considering all expenses and requirements the following budget is proposed:

Oude Westhof Masters Homeowners Association - Budget Jan 2015 - Dec 2015

	Expenses Monthly Provision	Annual Expenses
Income	R	R
Levies	142,700	1,712,400
Other Income		
Consent Fees	2,083	25,000
Website Advertising	1,000	12,000
Total Income	145,783	1,749,400
Expenses	R	R
Advertisements	208	2,500
AGM Venue Rental	125	1,500
Audit Fees	833	10,000
Bank Charges	375	4,500
Printing and Stationery	833	10,000
Postage	250	3,000
Legal Fees	4,167	50,000
Office Rental	4,560	54,720
Office Equipment	417	5,000
Pastel & ACT Support	500	6,000
Salaries & Wages	0	0
Two labourers (Gardeners)	8,640	103,680
One Office Admin	9,504	114,048
UIF	181	2,177
Workwear	417	5,000
Gardening Supplies & Consumables	600	7,200
Landscaping Projects & Gardening	15,417	185,000
Miscellaneous(Metrofile etc.)	417	5,000
Security	83,000	996,000
Telephone	1,100	13,200
Skip Rental/Rubble Removal	125	1,500
Reserves	2,500	30,000
IT	833	10,000
Website Management	550	6,600
Website Hosting	550	6,600
Total Expenses	136,102	1,633,225

Net Profit/Loss

9,681

116,175

Levies for 2015 are indicated below:

Single Residential Homes /Stands - R 350 per month

Group Housing Homes - R 200 per month

Trustees

Our Trustees have been working very hard in achieving the goals we set for 2014 giving of their time for no reward. A big thank you to all the Trustees for their efforts in assisting the association in meeting its obligations.

As always, nominations for new and current trustee members are welcomed and appreciated. If you are able to assist, please make yourself available to serve as a Trustee for the next year and let us know.

Kindly contact Anne, so that she can document your detail for the AGM.

Peter Truter

Chairman

May 2014