



OUDE WESTHOF MASTERS HOMEOWNERS ASSOCIATION

CHAIRMAN'S REPORT

MAY 2016

REPORTING PERIOD

This chairman's report covers the period May 2015 to April 2016.

OFFICE BEARERS

Chairman: Jan Wolmarans

Trustees: Kevin Tucker
Frans Oeschger
Bruce Barnes
Werner Greeff

INTRODUCTION

The Trustees manage and control the business affairs of the Oude Westhof Masters Home Owner's Association (OWMHOA), in accordance with the Constitution. Regular Trustee meetings and frequent communication between Trustees encourage an environment where challenges are addressed, and projects are initiated and executed. The committee also regularly communicates with other interested parties and service providers to facilitate close co-operation in the interest of all residents.

COMMUNICATION

It is important that members are kept informed about what is happening in our neighbourhood. I am convinced that the frequent newsletters have increased the awareness of the functioning and happenings in Oude Westhof. In total 8 newsletters were sent in 2015 and 3 for 2016 to date. Frequent positive and appreciative feedback is received for which we are grateful. Our website www.oudewesthof.co.za is also a source of good and relevant information. The website also has a functionality through which members can communicate with the trustees. A number of requests and communication have come through this medium and on receipt it is immediately channeled to the relevant trustee to handle.

SECURITY

Security is still the number one priority. The fence is proving to be a very successful deterrent. Only after 12 months have we experienced a first breach. This occurrence was explained in detail in a recent newsletter. The shortcomings were identified and an upgrade and additional features were added that will strengthen this barrier.

The electrified fence of Van Riebeeckshof HOA is complete but the electrification is not operational yet. This means that the entire area is now blocked off by electrified fences which will most certainly further reduce crime in our area. However, there is at present a gaping hole between the two electric fences of Oude Westhof and Van Riebeeckshof. We refer to the gate that is leading up to the Springfield substation (Illustration 1). This is an Eskom servitude and we have been in consultation with Eskom for quite a while seeking approval to install a new and electrified gate. Although this gate falls within the boundaries of VRH, it is a collaboration between Oude Westhof and Van Riebeeckshof.

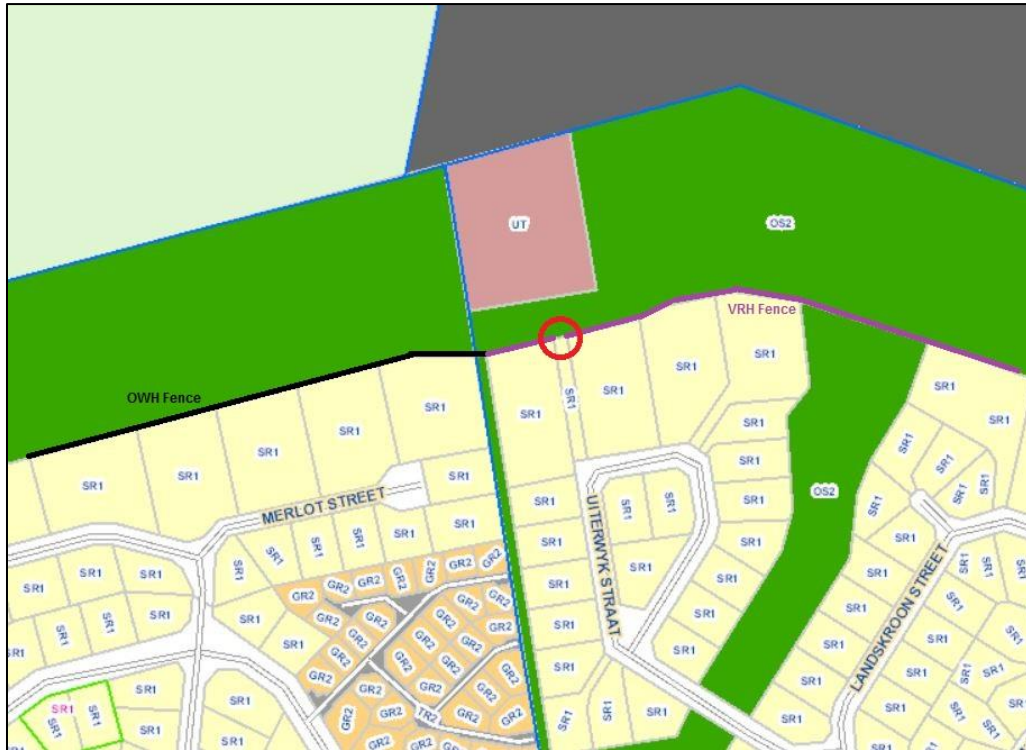


Illustration 1

The concerns from members were the accessibility to the nature reserve for hikers and cyclists. During the day there will still be access for hikers and cyclists but come night time this gate will be locked by ADT to prevent any criminals from walking harmlessly through million rand's worth of high security fences. Gate closure times are still to be decided on and members will be consulted as part of the process.

ANPR camera system

The installation of the Automatic Number Plate Recognition system will commence shortly. A detailed explanation of this system was published in a recent newsletter. The illustration below (Illustration 2) indicates where the cameras will be installed.

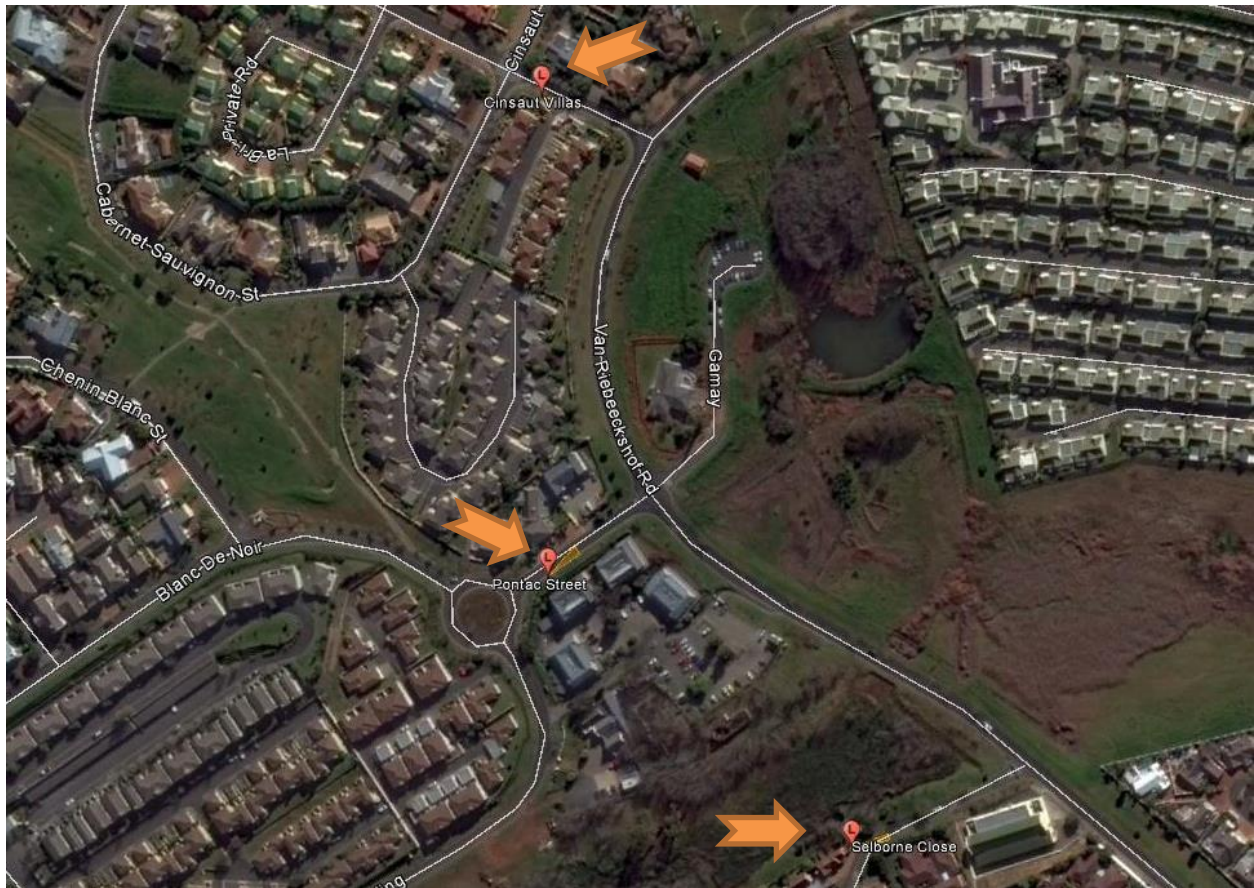


Illustration 2

Crime will always be a reality and the probability can never be reduced to zero. However, the combination of the back fence and the ANPR camera system together with the presence of ADT will reduce the probability of crime to the lowest we can possibly achieve. We are confident that all the measures taken will have the desired effect.

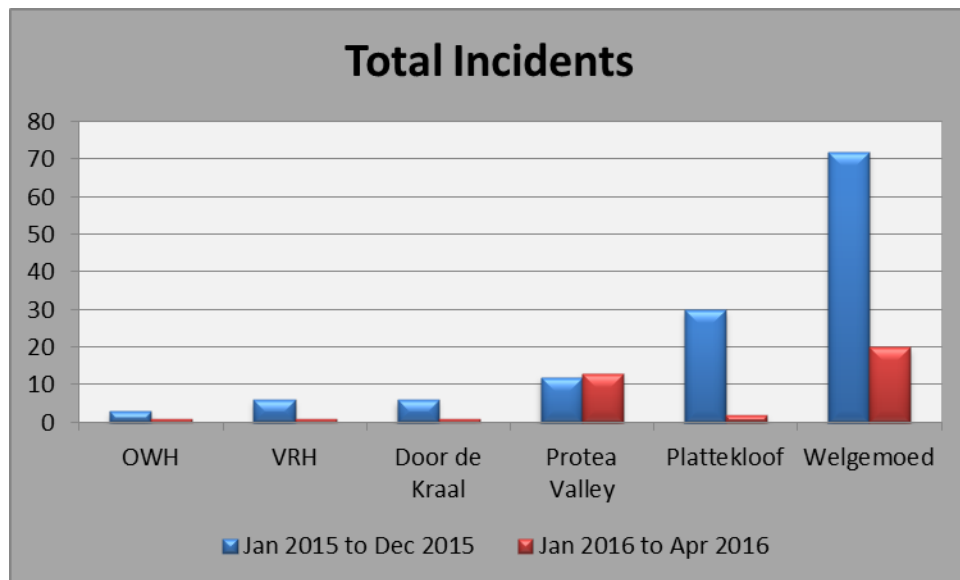
Statistics

Statistically OWH remains one of the lowest crime incidence areas in the Northern Suburbs, if not the lowest. The graphs are based on information supplied by ADT and are the combined statistics for all of the aspects as shown in Diagram 1 below.

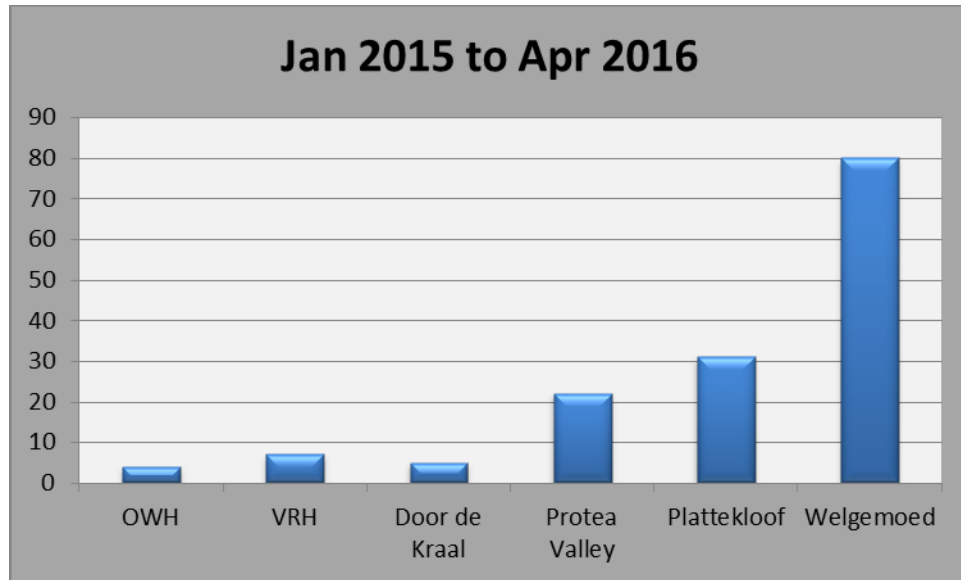
Theft out of Motor vehicle	Robbery
Theft of motor vehicle	Armed Robbery
Att theft out of motor vehicle	Arson
Common Theft	Attempted Robbery
Housebreak-in	Vandalism
Housebreaking & Theft	Attempted Hijacking
Att Housebreaking	Hijacking
Trespassing	Malicious damage
Arrest	

Diagram 1

Graphs 1 and 2 show the incidents from January 2015 to April 2016. It is clear from these graphs that the statistics for OWH is by far the lowest.



Graph 1



Graph 2

The actual statistics for the corresponding periods are shown in Table 1 below.

	Jan to Dec 2015	Jan to Apr 2016
	OWH	OWH
Theft out of Motor vehicle	0	0
Theft of motor vehicle	0	0
Att theft out of motor vehicle	0	0
Common Theft	0	0
Housebreak-in	0	0
Housebreaking & Theft	2	1
Att Housebreaking	0	0
Trespassing	0	0
Robbery	1	0
Armed Robbery	0	0
Arson	0	0
Attempted Robbery	0	0
Vandalism	0	0
Attempted Hijacking	0	0
Hijacking	0	0
Malicious damage	0	0
Arrest	0	0
TOTAL	3	1

Table 1

*Note: Housebreaking & Theft is while nobody is at home.
Robbery is while somebody is at home*

ENVIRONMENT

The appointment of a contractor is bearing results since the gardens are in much better condition and are looking superb. Some upgrades to the irrigation system were done with the goal of having all the irrigation points on computerized control. Through this process we can maintain the irrigation levels bearing in mind water saving measures.

Following the completion of the rehabilitation of the Riesling Greenbelt, it is pleasing to see the steady rise in members using this park more frequently. There is no doubt that the rehabilitation has increased the aesthetic appearance of the area. The cooperation received from City Parks is commendable.

Removal of the ruin is still proving to be difficult. The bureaucratic red tape to get this done is proving to be cumbersome. More sturdy entrance barriers will be installed during May which will prevent vagrants entering this ruin.

One aspect that is still frustrating is the few dog owners who do not adhere to the reasonable request to clean after their dogs while walking them. Signs and plastic bag dispensers will be installed which will hopefully incentivize those dog owners to clean the parks from dog droppings.

BUILDING / ARCHITECTUAL

If members are ever in doubt about the processes to follow during building or alterations, the Trustees are available to provide guidance on the process to be followed. Guidelines are available on the website for easy reference. We still find that members sometimes embark on alterations without the necessary building plans and approvals. There are numerous properties being rented out and it is imperative that a member (lessor) informs the lessee about the rules and guidelines. As a matter of fact reference to the Constitution of the OWMHOA should be incorporated into a rental agreement.

The most relevant topic at the moment is the proposed new development at the back of Kanonberg Estate and the proposal for an access road into Oude Westhof. The process of public participation and environmental impact assessment has started and the OWMHOA registered as an affected party. We are in consultation with the relevant parties since the Constitution and Community Participation Manual & Design Standards Guide of the OWMHOA prohibits some of the proposals of the development. Members are assured that the best interest of OWH and its members will be at the forefront of our interaction with the developer.

MANAGING AGENT

Nolands Incorporated, our Managing Agent handles all administrative matters of the OWMHOA. We are satisfied with the service level and the collaboration between the OWMHOA and Nolands.

FINANCES

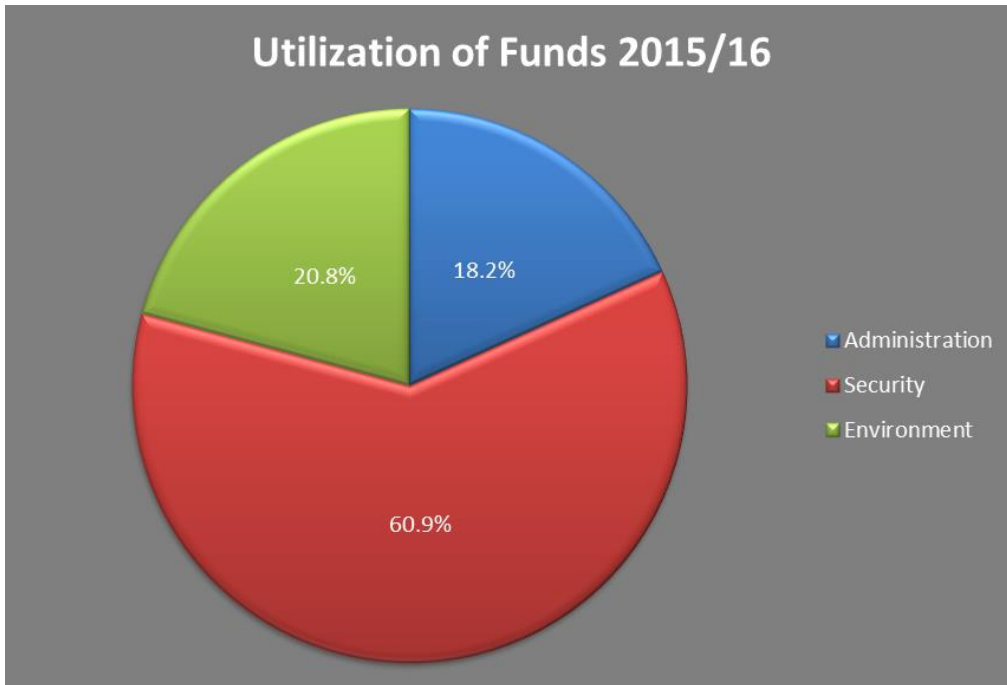
The audited Annual Financials Statements will be discussed in detail at the AGM. A short summary of the financial position at the end February 2016 is summarized below.

The year end results show a surplus of R150,343. This is mainly due to a historical special levy reserve which was brought in as income to support all the security related projects. This is not to be confused with the special levy specifically for the back fence which was later cancelled.

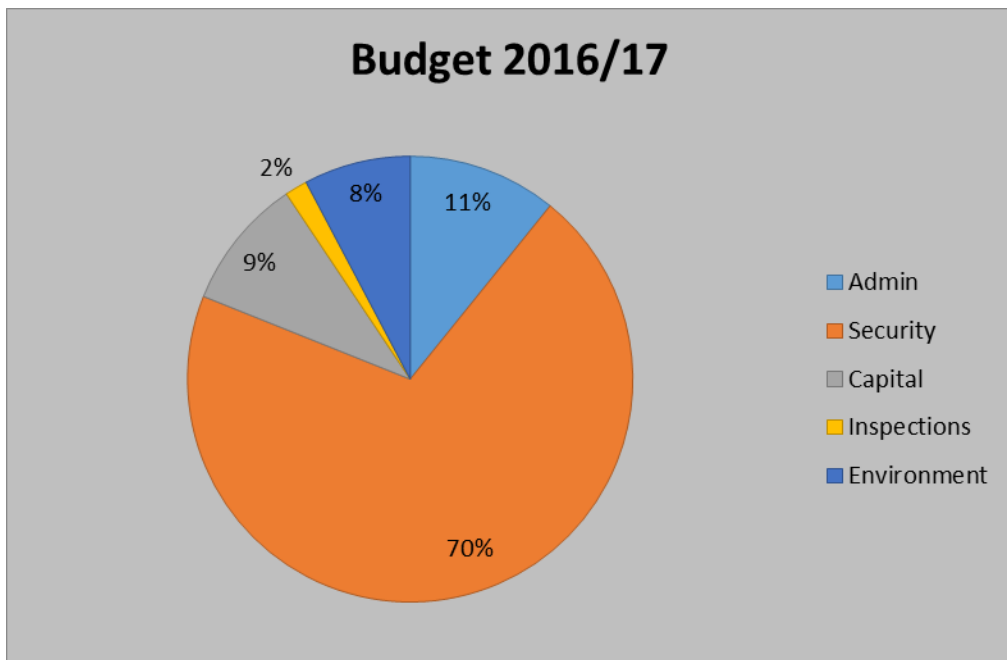
Income		1,969,790
Levies	1,695,293	
Special Security Levy	238,920	
Other	35,577	
Expenses		-1,819,448
Administration	-331,012	
Security	-1,107,142	
Inspection Fees	-3,750	
Environment	-377,544	
Netto Surplus		150,343

With this yearend surplus included, our current total reserve in an investment account at year end was R349,204. The trustees abide by the financial guideline to always have at least a three month expense buffer in reserve. This requires a reserve of ±R400,000 and which will be restored in the 2016/17 financial year.

The utilization of the funds for the period of the annual financial statement is graphically shown below.



Containment of cost however is a priority. All major environmental projects have been completed and expenses will therefore reduce accordingly. With the second phase of the security strategy to be implemented soon, the expense with regards security will increase. The graph below shows the makeup of the proposed budget for 2016/17.



The last levy increase was in February 2015. Members will be especially appreciative of the fact that we were able to contain the proposed increase to only 6% as from June 2016. In monetary terms it means R20 and R10 per month for single stands and sectional title respectively.

ACKNOWLEDGEMENTS

My acknowledgement and sincere appreciation goes to the trustees for their selfless service and commitment to the OWMHOA. A lot of precious private time is sacrificed and offered by the individuals to ensure the well management of the affairs of OWMHOA and to assist in making our neighbourhood a sought after, pleasing and safe one to live in.

Jan Wolmarans
CHAIRMAN