



OUDE WESTHOF MASTERS HOMEOWNERS ASSOCIATION

CHAIRMAN'S REPORT

MAY 2017

1. REPORTING PERIOD

This chairman's report covers the period May 2016 to April 2017.

2. OFFICE BEARERS

Chairman: Jan Wolmarans

Trustees: Emile Terblanche
Ignatius Hagglund
Frans Oeschger
Bruce Barnes
Werner Greeff

3. INTRODUCTION

The Trustees manage and control the business affairs of the Oude Westhof Masters Home Owner's Association (OWMHOA), in accordance with the Constitution. Monthly 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.

4. COMMUNICATION

The trustees keep the members informed through frequent newsletters. Nowadays very little feedback is received following newsletters. I am convinced however that the frequent newsletters have increased the awareness of the state of affairs and happenings in Oude Westhof which reduces the need of members to make enquiries. 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 and if an enquiry is received it is immediately channeled to the relevant trustee to handle.

5. SECURITY

Security remains the number one priority of the OWMHOA. The fence is proving to be a very successful deterrent. Since its installation, there was only one breach shortly after the installation. The shortcoming was fixed and some upgrades were done. Following the upgrades there was no further breaches which proves its effectiveness.

The installation of the Automatic Number Plate Recognition camera system was completed towards the end of 2016. We started off by using a control room in Blackheath but subsequently negotiated with ADT and Welgemoed Safe to rather use their control room in Welgemoed. This was done as it proves to be much more efficient to have the control room in close proximity of the area being monitored. The move required the Wi-Fi communication systems to be realigned and connected to Welgemoed Safe. This however proved very challenging as constant gremlins and communication interruptions meant the system was only fully functional in April 2017. The system now works very well and we are confident that it will prove to be a very effective deterrent for specifically the crow bar gangs.

For the 12 month reporting period, there were only two house breakings which were both crow bar gang related. We are confident that the ANPR camera system will be a positive deterrent in future. There was also one attempted house breaking where a wall neighbouring Van Riebeeckshof Street was breached. The alarm system at the house prevented the crime.

The addition of two more camera stations to actively follow a suspected vehicle through Oude Westhof is budgeted for in the new financial year. A final decision on this capital project will be taken later in the year following an evaluation of the current system.

6. ENVIRONMENT

Perhaps the biggest aspect of the year was how to overcome the tremendous drought situation and the impact on the gardens and greenbelts of OWH. We adhered to the water restriction guidelines and watering of the gardens was stopped altogether a long time ago. The OWMHOA applied and received approval to continue using the sprinkler irrigation system on the traffic circle, within the prescribed irrigation days and time of course. This was necessary from a safety point of view after one of the garden workers were nearly hit by a car. However, in light of the increased drought situation, the OWMHAO decided to stop the irrigation even if we have approval. Hence the poor looking circle.

Notwithstanding the drought, the greenbelts are still looking neat and tidy and are a great asset for the neighbourhood. The Riesling greenbelt and Riesling dam has seen the addition of a footpath and bridges and a park bench. It is nice to see how this once run-down area is now increasingly enjoyed by members for picnics, birthdays and walking their pets.

After trying for years to remove the ruin it was now finally decided by Council that the ruin area will be rehabilitated and the ruin to become a historic attraction. This will be coordinated by Heritage Western Cape. The only problem however is timing as there is no clear indication when this will happen.

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 were installed which have helped to some extent.

7. 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. To prevent headaches afterwards members are encouraged to make sure about the guidelines before embarking on any project.

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 proposed new development at the back of Kanonberg Estate with access through OWH and the proposed high density development in Gamay Street required the official objection of the OWMHOA. In both cases the proposed developments have been postponed till further notice.

8. MANAGING AGENT

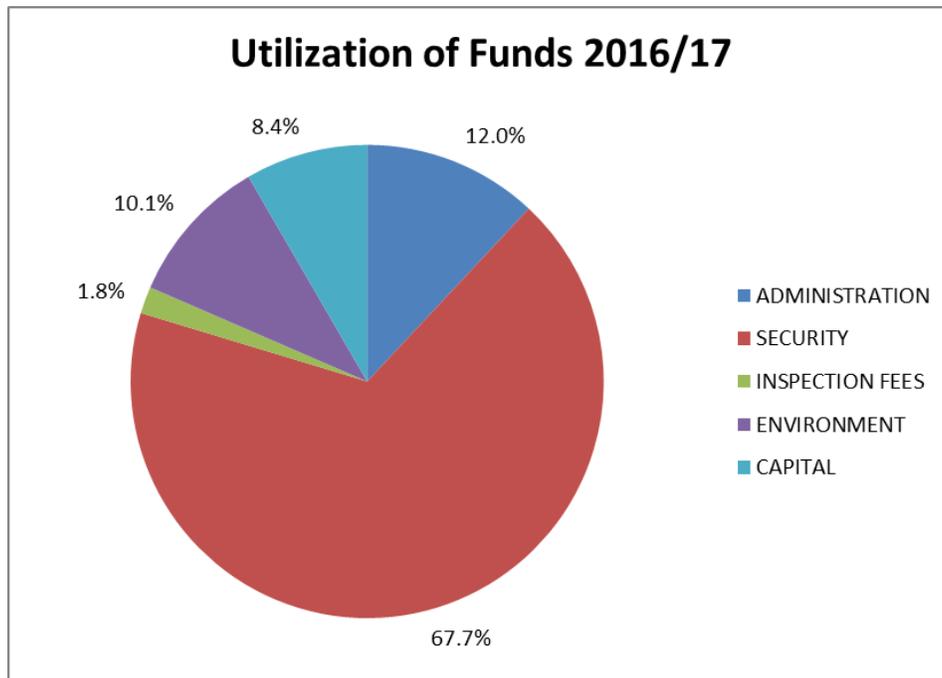
Nolands Incorporated, our Managing Agent handles all administrative matters of the OWMHOA. We are satisfied with the service level and the collaboration between the OWMHOA and Nolands.

9. FINANCES

The audited Annual Financial Statements will be discussed in detail at the AGM. A short summary of the financial position for the year ending February 2017 is summarized below. A surplus for the year of R117,081 was realized which can be contributed to a combination of saving on expenses and higher than budgeted income.

	Actual	Budget	Diff
INCOME	1,909,398	1,830,447	78,951
LESS EXPENDITURE	1,792,525	1,830,655	(38,130)
ADMINISTRATION	214,494	198,100	
SECURITY	1,213,687	1,285,720	
INSPECTION FEES	32,850	30,000	
ENVIRONMENT	181,494	141,835	
CAPITAL	150,000	175,000	
NETT SURPLUS / (LOSS)	116,873	-208	117,081

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



The financial policy of the OWMHOA dictates that 3 months' worth of expenditure being kept in reserve. This amounts to ±R450,000 to be kept in reserve. The reserves of the OWMHOA at year end were:

- Current account: R 245,833 (This amount includes the Nett Surplus as reported above)
- Investment account: R 486,227

Budget 2017/18

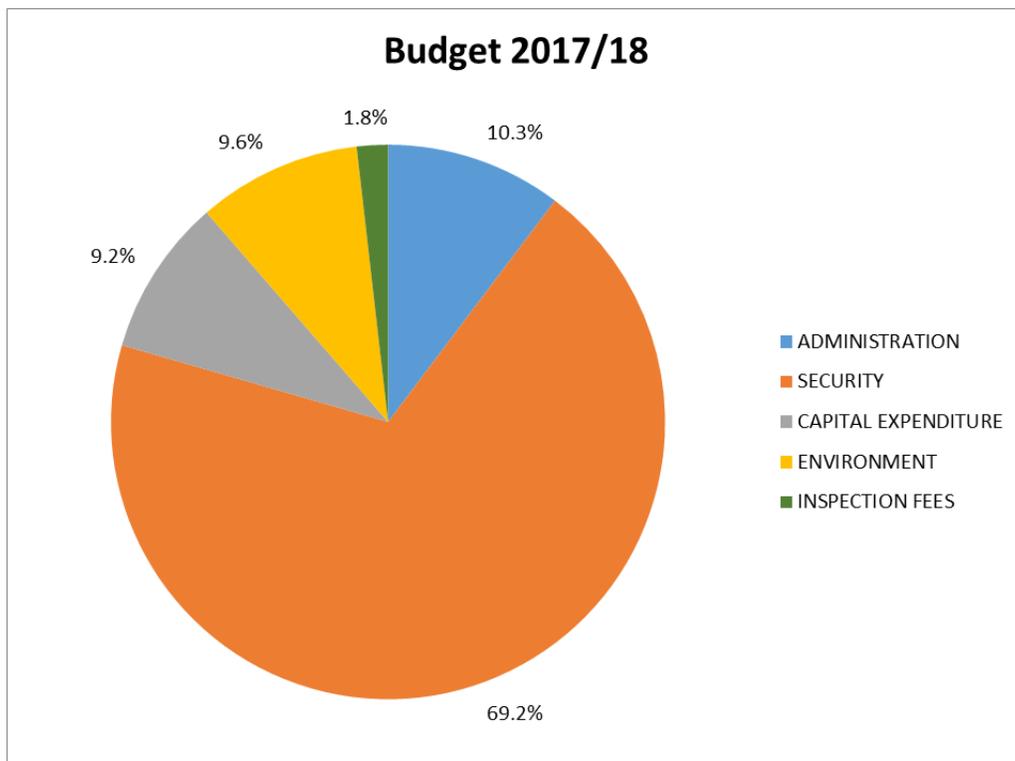
The budgeted income statement for the new financial year is shown below.

INCOME		R 1,964,730
EXPENSES		R 1,964,809
ADMINISTRATION	R 202,330	
SECURITY	R 1,359,069	
CAPITAL EXPENDITURE	R 180,000	
ENVIRONMENT	R 187,770	
INSPECTION FEES	R 35,640	
TOTAL		R (79)

The following can be noted:

- Year on year the expense budget increase by 7.3%
- Proposed levy increase is only 5.7%
 - Single residential: With R20 from R350 to R370
 - Group housing: With R10 from R175 to R185

The proposed application of the budget is graphically shown below:



10. GENERAL

It is with sadness to report that a case of animal cruelty was reported during the year. A domestic cat was shot at close range in the face and the cat had to be euthanized two days later. There were two newsletters addressing the issues of problem dogs and cats. The use of weapons, other than for self-defense, is strictly regulated in terms of the Manual and also legislation. But the fact remains; animal cruelty has no place in Oude Westhof.

11. ACKNOWLEDGEMENTS

I can mention that Oude Westhof is often used as an example of a model neighbourhood. This can only be attributed to a well-functioning Homeowners Association. Therefore 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