



**OUDE WESTHOF MASTERS HOME OWNERS ASSOCIATION**

# CHAIRMAN'S REPORT

MAY 2019

## **1. REPORTING PERIOD**

This chairman's report covers the period May 2018 to April 2019.

## **2. OFFICE BEARERS**

Chairman: Werner Greeff

Trustees: Emile Terblanche (Communications)  
Ignatius Hagglund (Architectural)  
Frans Oeschger (Vice-Chairman and Finances)  
Lara-Jane Pretorius (Legal)  
Morne Viljoen (Security)  
Heinrich Priem (Environment)

## **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 email and telephone 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 and this year a facebook page for members was also added and managed by the Chairman. Very little feedback is received following newsletters but we have had compliments from members regarding the quality and format. 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](http://www.oudewesthof.co.za) is also a source of good and relevant information and the platform was updated during March 2019 to facilitate ease of use and downloading documents. The website also has a functionality through which members can communicate with the Managing Agents 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 and the majority of our funds are used for that purpose. The fence is proving to be a very successful deterrent but unfortunately, we had a breach during November 2018 where the intruders managed to lift and support the electric fence wires with wooden stakes and then cut through the fence to gain entry from the reserve side. Fortunately, the member who's property it was had caught the burglars in his property and made alarm and nothing was stolen. The shortcoming was fixed and upgrades of adding more earth loops were done to the entire fence. Following the upgrades there were no further breaches which proves its effectiveness. The lighting project has been implemented and poles planted all along the fence at 15m intervals upon which the spotlights will be mounted and that will only switch on if the fence alarm is triggered when wires touch the earth loops that was installed.

The Automatic Number Plate Recognition camera system is still fully operational and frequently tested and cameras are on a service agreement for maintenance thereof. The Wi-Fi communication systems are maintained and realigned every three months and remain connected to Welgemoed Safe.

The system works very well and we are confident that it will prove to be a very effective deterrent for specifically the crow bar gangs. The success of the LPR System was proven this year when a group of four men was arrested driving up Van Riebeeckshof road and one of the LPR cameras in the Valley access route picking up that it was a previously used vehicle in a robbery and the Police was alerted.

Unfortunately, the roll out of our CCTV and further LPR cameras that was approved on 2018 AGM by members was stopped in its tracks by two of the members whose erven was identified as the ideal location therefore and whom refused to have the cameras mounted against their boundary walls and to provide electricity. It is a blow to all members safety that these members refused consent and did not want to cooperate with making the neighborhood a safer place for all and I am very disappointed with their refusal. As such the installation of only one extra LPR and CCTV was done at the Pinotage/Shiraz crossing which is also in working condition and contributing to the all-round security and safety of members,

For the 12 months reporting period, there were only one house breakings as mentioned above. This in stark comparison to the other Northern Suburbs who some average 10-12 break-ins per month. We are confident that the Boundary Fence and LPR camera system will remain a positive deterrent in future.

Warning signs of CCTV monitoring have been procured and sponsored by ADT/Fidelity and have been erected at the back fence and within the suburb.

## **6. ENVIRONMENT**

The on-going water restrictions had culminated in some of our sapling trees in greenbelts dying and these will at later stage be replaced when the situation improves. We adhered to the water restriction guidelines and watering of the gardens and circle was stopped altogether a long time ago and they are still not being watered.

Notwithstanding the draught the greenbelts are still looking neat and tidy and are a great asset for the neighbourhood. The Riesling greenbelt and Riesling dam is maintained by our own gardeners who are doing a great job.

Our walkways and sidewalks are regularly trimmed and weeds sprayed by private contractor and the greenbelts are cut every 6-9 weeks by Council Contractor.

The two dams in Oude Westhof are also maintained by the HOA and the reeds are cut back frequently to prevent overgrowth.

We had embarked on a Greenbelt maintenance project during March 2019 and all the wooden poles in parks were straightened, re-planted if necessary, aligned and treated with sealer to prevent weather deterioration. All paved walkways were fixed as well as the erosion and storm water ruts were cleaned and serviced in preparation of the coming winter rains. We had also sanded down the playpark jungle gym and treated it as well to prevent deterioration and tightened all bolts etc in maintenance thereof.

Finally we had in April 2019 done maintenance on the Oude Westhof suburb signs and repaired all cracks and re-painted and re-varnished it as well and they are looking brand new and well maintained and my hope is that they are a symbol of our mission to have the best maintained suburb in the area.

## **7. BUILDING / ARCHITECTUAL**

If members are ever in doubt about the processes to follow during building or alterations, the Managing Agents are available to provide guidance on the process to be followed. Guidelines are available on the revamped website for easy reference by members. We still find that members embark on alterations without the necessary building plans and approvals. To prevent headaches afterwards members are encouraged to make sure about the rules and guidelines applicable 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.

Members are reminded that rezoning for any other usage than that of Single residential use in Oude Westhof is not allowed and cannot be applied for.

The Rules and Regulations that was accepted by the members present at the 2018 AGM was presented to CSOS for scrutiny and acceptance and I can confirm that it was accepted and registered by the Ombudsman whom issued a registration certificate which is available for viewing on our website.

Our environment is nearly built up and only a few empty erven remain in our suburb and as such the trustees have shifted their priority towards ensuring that alterations to current properties are done according to the prescribed guidelines and Rules&Regulations and I thank our inspectorate service for insuring that our design standards remain high and compliant to the rules.

## 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 and have re-contracted with them for another two-year period from February 2018 to end January 2020.

## 9. FINANCES

The audited Annual Financial Statements will be discussed in detail at the AGM. The financial management is in accordance acceptable auditing and accounting practices and handled by the managing agents who are themselves Auditors and who monthly report to the trustees regarding the income and expenses and balances in accounts.

The financial policy adopted by the OWMHOA dictates that 3 months' worth of expenditure is kept in reserve. This amounts to ±R450,000 to be kept in reserve and we have managed to amass that amount as well as surplus for capital reserves and projects. The reserves of the OWMHOA at February year end 2019 were:

- Current account: R 21 927.00
- Investment account: R 823 846.00
- Building deposit acc: R133 324.00

## 10. ACKNOWLEDGEMENTS

Oude Westhof is often used as an example of a model neighborhood by our Ward Councilor Andrea Crous and is frequently a topic of discussion at Council meetings as to how citizens contribute towards their own area's standard and upkeep and interact with Council regarding building standards as well as management of public open spaces.

This can only be attributed to a well-functioning Homeowners Association and good relations between management, Trustees, members and Council. 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. Please consider standing for Trustee in order to contribute and make a difference.

Our managing agents diligently and efficiently perform the tasks of day to day management which also contributes greatly towards the stability of our association and the interaction between members and the managing agents have improved and also frequently complimented and I thank you for your services.

*Werner Greeff*  
**CHAIRMAN 2019**