



OUDE WESTHOF MASTERS HOME OWNERS ASSOCIATION

CHAIRMAN'S REPORT

MAY 2026

1. REPORTING PERIOD

This chairman's report covers the period March 2025 to end Feb 2026.

2. OFFICE BEARERS

Chairman: Christiaan Barnard (Financial, Architecture & Rules)

Trustees:

Morne Viljoen (Security: ADT and Back Fence)
L Badenhorst (Security: Cameras and Members concerns)
Robyn Viljoen (Communications)
T Le Roux (Environment)

Advisors Werner Greeff (Former Chairman)

3. INTRODUCTION

The Trustees are tasked to oversee the management and control of the business affairs of the Oude Westhof Masters Home Owner's Association (OWMHOA), on behalf of all the members and in accordance with the Constitution and the Rules and Regulations that apply. Our Constitution as well as Rules & Regulations are registered with Community Schemes Ombud Service and certificated by them as compliant and enforceable as well as with Council.

We have a good working relationship with our appointed managing agents, who are contracted to manage the affairs of the Association for the benefit of the members. Regular Trustee meetings and frequent email and telephone communication between Trustees and Managing Agent encourage an environment where challenges are addressed, and projects are initiated and executed efficiently as well as service delivery is the number one priority.

The Trustee committee also regularly communicates with other interested parties and service providers to facilitate close co-operation in the interest of all residents. The Trustees serve as the oversight body between the members and the managing agent for the efficient management of the day-to-day administration of the business of the OWMHOA and monthly management reports are presented to the Trustees.

We encourage members to become actively involved by serving on the Trustees to "be the change you want to see" for the benefit of the residents and the greater suburban area of the VRH and Oude Westhof Valley. If you want to join our committed team please make contact with Anel at managing agents who will refer you to me and we can discuss what current roles can be complemented by your participation.

4. COMMUNICATION

The trustees keep the members informed through quarterly newsletters, bulk emails, our web page, Facebook and WhatsApp Residents Group as well as Security Emergency Group for members is managed by the trustees and trustee advisor. If you are not aware of these groups, then please partake and join on WhatsApp through the group link.

Very little feedback is received following newsletters. I am convinced however that the frequent newsletters have increased awareness of the state of affairs and happenings in Oude Westhof which reduces the need of members to make enquiries.

Our newsletter is compiled by our communication Trustee and who also edits the content. If you have contributions, please feel free to email to the Trustees via Anel at the managing agents.

Our website www.oudewesthof.co.za is also a source of good and relevant information and the platform is constantly updated 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 (57%) of our levy income is used for that purpose together with 85% of capital expenses spend on security in the past year. The fence has 24/7 power supply and our electric fence is loadshedding free and not affected by power cuts as well as that it can be controlled remotely via Cellphone application.

The fence is maintained monthly by service providers in order to be in optimum state of readiness as security barrier with continued upgrades to the equipment where required

The Automatic Number Plate Recognition camera system is still fully operational and frequently tested and cameras are on a service agreement for monthly maintenance thereof.

ADT is our estate contracted security provider as Neighborhood patrol and members are urged to use them as their primary armed response as there is a rebate negotiated with ADT for members.

The following projects were completed in the 2026 financial year of administration:

BACK FENCE:

1. Walk way between 2 fences restored due soil corrosion from rains over years.
2. Quarterly Maintenance checks & testing done on Back-up Inverter systems connected to Field stations.
3. Quarterly tree felling to ensure no interruption with electric fence and new cameras.
4. Monthly Maintenance checks & testing on-going on Electrical Fence.

CCTV Systems:

1. 13 x New cameras installed on back fence perimeter
2. 8 x old camera's upgraded within the neighbourhood

ADT:

1. Upgrade of the ADT HUT in Shiraz Park
2. 24/7 AR vehicle on-going
3. Night shift Foot patrol guards on-going from 6PM to 6AM
4. Previous day shift Foot patrol guards still omitted as CCTV technology been implemented instead.

6. ENVIRONMENT

We have Municipal consent to water the trees, gardens and circle and all beddings are in good state. The greenbelts are still looking neat and tidy and are a great asset for the neighborhood despite limited-service delivery. The Riesling greenbelt and Riesling dam is well maintained by the Valley NPC.

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 as well as our own two gardeners when Council Contractor takes too long.

The Trustees are in constant communication with Council to ensure service delivery to the greenbelts and our service contractor, Eden Garden Services are doing a great job at maintaining the parks to a standard that ensures our enjoyment thereof.

The following projects were successfully completed during the 2026 Financial year:

- 1) Continuous irrigation system upgrades by installing new sprinklers for parts of the system that has reached end of operating life.
- 2) Upgrade of gardens between Blanc de Noir and Shiraz park

7. VRH VALLEY NON-PROFIT COMPANY

OWMHOA is a member of the VRH Valley Non-Profit Company as mandated by the members on the 2019 AGM. The shareholder members of the NPC are OWMHOA, VRHOA, Kanonberg Estate, De Uitkeijk HOA and we are contributing monthly levies for the day to day running thereof.

As member of OWMHOA Trustees I can report that the community is being served and benefitting greatly by having a joint forum to engage Council and demand service delivery as well as by the various community projects that have been launched by the NPC such as:

- the middleman maintenance project where it was cleaned up and islands built,
- the monthly Riesling Park maintenance of cleaning and cutting the park.

- the pruning of trees and bushes in area in order that vagrants can't hide in the shadows.
- the monitoring of the Magic Forest CCTV cameras.
- administrating the rangers in Magic forest.
- The monthly rubbish cleanups by contractors.
- The installation and monitoring of LPR and CCTV cameras at bottom of Van Riebeeckshof Road as well as at top at Pontac as well as VRH Spar Robots.

All these go unnoticed and expected by the public as the norm, but I can confirm that without the Valley NPC the change in the standard of the Valley area will be immediately noticed as Council is challenged by budgetary constraints, staff issues and slow performance of service delivery requests.

8. 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. If you sell and the plans are found not to be representative of the as built position, then clearance certificate may not be issued until new plans have been lodged and approved by controlling Architects as well as Council which will delay your transfer process.

The Rules and Regulations as guide are registered with the CSOS Ombudsman and Council who both issued a registration certificate and 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 to ensure the standard of design and I thank our inspectorate service for insuring that our design standards remain high and compliant to the rules, thus ensuring that our respective house values remain high to the benefit of all that reside here.

9. MANAGING AGENT

CapeCore Property Management (Previously 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 CapeCore and we re-contracted with them in prior financial period on a two-year period from February 2025 to end of January 2027.

10. FINANCES

The audited Annual Financial Statements is under scrutiny of our financial Trustee and I refer you to his report as part of the AGM pack. We operate within budget and 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 stipulates that we keep surplus in reserve as contingency planning. We have managed to amass 6 months budgeted expenses for contingency reserve surplus funds as per the audited statements.

11. ACKNOWLEDGEMENTS

We have a well-functioning Home Owners Association and good relations between management, Trustees, members and Council. Therefore, my acknowledgement and sincere appreciation goes to the trustees for their service and commitment to the OWMHOA. A lot of precious private time is sacrificed and offered by the individuals to ensure the management of the affairs of OWMHOA and to assist in making our neighborhood a sought after, pleasing, and safe one to live in.

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 they are also frequently complimented and I thank you for your services.

Werner Greef resigned as trustee after 12 years on the committee of which 8 was served as Chairman to have new management in the worthy hands of the current Trustees take the HOA further and will not be up for re-election. Werner served as advisor since his resignation and we thank him in this regard.

Sincerely.

CHRISTIAAN BARNARD
CHAIRMAN 2026