

Kyalami Hills Extension 5 Home Owners Association Annual General Meeting 09/10

Chairman's Report

6 June 2009

What a year ! This time last year most KHE5 owners were not aware that they were automatic members of the HOA. Since then we've been through our inaugural AGM, a boom control SGM and a roller coaster ride of learning curves and heartaches. Thank you to all those that have participated constructively to get us to where we are today.

CSTM:

We must thank Bennie, Liezle, Gerda and Riaan from CSTM for their words of wisdom and guidance. (Liezle, Gerda have since left CSTM). Riaan continues to resolve our concerns, problems and difficulties with dedication and perseverance. Occasionally using his patient "water dripping on a rock" approach. We've had our fair share of Portfolio Managers. Things have settled down now that CSTM is under new management, with the notable appointment of Suzelle, a QOS person.

Finance:

Sadly all advancements & improvements to the panhandle have been marred by Monte Cristo and Monte Cenere owners' non-payment of HOA levies. As at our year end, 28th Feb 09, they owed the HOA R16, 067 and R37, 337 respectively (Including Mar 09). Since then we've received payments from both Body Corporates. Their balances as of 1st June 09 were R11,637 & R39, 049. Monte Cristo's trustees are now paying regularly and looking to have their outstanding HOA levies paid off by end June 09. Thank You to CSTM for carrying the HOA. Also for holding off their management fee until recently.

Swiss Society Helvetia (the 117th voluntary member of the HOA) signed an agreement with the HOA to contribute the same basic HOA levy as a 25 unit KHE5 complex (Monte Cristo & Monte Cenere). They will not participate in any KHE5 security projects or levies. As with Ticino, Velvithia and Rosa their levies are up to date and are paid regularly.

Apart from wages for gardeners' overtime, the HOA hasn't had any large unforeseen or non-budgeted expenses.

Security:

Security is not just one person, or group of person's responsibility in a complex. It is EVERYBODIES. If you see a dangling, twisted or cut electric fence wire, let us know. If the electric fence is cracking / clicking loudly, indicating a problem, let us know. If a complex entrance or exit gate is standing open, let us know. If there is a suspicious car parked in the panhandle or your complex, let us know. BE VIGILANT at all times. PLEASE wait for your complex's gate to close.

Burglaries:

Prior to the completion of all complexes, Monte Rosa recorded 3 break-ins. Since then the HOA has the following incidents on record:

- 1 Ticino - House break - wide screen tv and coffee machine amongst items taken.
- 2 Ticino - House break
- 12 Ticino - House break - dvd player, laptop amongst items taken.
- 16 Cristo - Attempted break-in, nothing taken.

- 2 Cenere - House break - ADT did respond - only wide screen TV taken.
- 11 Rosa - Washing taken from wash line.
- 14 Rosa - House break - Connected to ADT - wide screen tv and digital camera taken.

All of these incidents took place during the day, while nobody was at home.

Weak Points:

- Villa Velvithia's electric fence not on or connected to armed response
- Electric fences without earth loops. Ticino, Velvithia & Cristo
- Electric fences with non standard electric fence insulator fixes. Ticino & Cristo
- Behind the City Power distribution box at the entrance to KHE5
- The Palisade across the southern end of the reservoir drain
- The low drain wall on the southern end of the reservoir drain
- SCC no electric fence

Threats:

The squatters at the bottom of Moerdyk St remain a concern. The owners and Metro Police in conjunction with Thompsons have made several attempts to remove them. They simply return days later.

Our biggest concern is when building starts at Aloe Vale. Apparently the first transfers were lodged at the deeds office this week. So building will be starting soon. Along with all the migration of building subcontractors and the unemployed looking for work.

The Future:

The HOA appreciates the current economic climate. With this in mind, we are in the process of looking at ways of best improving our current investments and systems. As well as looking at ways of rectifying the "Weak Points" mentioned earlier, we are also considering the following projects:

- CCTV at the boom
- Residents panic system
- Road widening
- Visitor access authorisation
- CCTV at each complex entrance
- Electronic entry & exit
- Power Backup
- Guard Incentives
- Own Clocking Reports

Stickers:

Believe it or not ! We still have residents refusing to apply for and display stickers on their windscreens. We will persevere.

Boom Control:

Since the SGM, the HOA has sourced the traffic management report for KHE5. The HOA is in consultation with GMHCPP, the company that carried out the research for the report, and the JRA regarding the position and width of the "single access control". Indications are that we will have to widen the boom control to 2 lanes in & one lane out.

Its been reported that a COJ representative has been on site to investigate a complaint about the boom control. We are still to confirm this or receive any correspondence from COJ.

Drains & Reservoir:

This requires more regular cleaning out. Last inspection indicates that either Monte Cenere's or Monte Cristo may still have an underground pipe mains pipe leak. No grey water is presents, indicating sewerage pipes are all in tact.

Membership:

Monte Cenere Body Corporate resigned from the HOA late last year, citing that the HOA did not follow the correct procedures before setting up the boom control. And hence were not going to participate and pay HOA levies. It is noted that none of their trustees attended the SGM. The HOA has since pointed out to their trustees that they may not resign according to each KHE5 sections' title deed. And that each title deed requires HOA and Body Corporate levies to be paid in full before transfer may take place.

Directors:

Two of our five directors resigned October last year.

City Power:

Probably our biggest challenge this last year has been City Power and their double billing. The developer's account of R134,000 was finally reversed and closed in May, after they disconnected all power to KHE5 for 12 hours. We are still to confirm who the R50 000 deposit from this account belongs to.

JHB Water:

We've had over 9 mains water burst pipes amongst the 5 complexes in the last 6 months. JHB Water has been contacted and has been on site and established the water pressure to KHE5 is double the accepted norm, despite a fire hydrant consultant saying the pressure was normal at his last inspection. We are waiting for further feedback from JHB Water. We hope they will be installing a pressure reduction valve to all of KHE5, without cost. Failing this we may have to install ourselves at a cost of approx R12,000.

Pavements:

Unfortunately due to financial constraints the Swiss Country Club has not been able to grass their pavement, as other complexes, and provide the panhandle with water as originally discussed. The HOA intends to budget for this and some form of irrigation and start planting early spring. Gordon from Chas Everite has offered to sponsor an area of garden at the entrance in return for appropriate signage.

Sadly we had the odd resident and visitor who chose to toss their alcohol empties and other garbage on the pavements earlier in the year. We still have a few litterbugs.

I'm baffled and intrigued as to how 4 drivers have already managed to find themselves driving into and over the drain outside of Ticino. Three of which occurred in broad daylight ! And how somebody manages to flatten traffic cones in the middle of a 6.5m wide road.

Road Name:

A written request has been submitted to Councillor Anette Deppe to have our panhandle named. We have proposed the names Bern Close, Zurich Ave & Swiss Ave. CSTM has offered to sponsor the signage. Regrettably we did not have the anticipated participation by residents with this project. The JRA has recently acknowledged receipt of our request.

Gardeners:

Although Japie was forced onto the HOA by the developer, he has turned out to be an asset. Apart from his gardening duties, he is always willing to assist where he can, often putting in extra hours. Joseph's previous experience with a garden service company has made the two of them a imaginative and reliable team. Working without continual supervision or instruction. Now that the HOA cash flow is on the mend, we will be employing Joseph on Thursdays. We need to consider providing toilet & wash facilities for them. Tools currently stored in & Rosa's garage need to be moved into their own secure store.

Iburst tower:

IBurst is proposing to construct a 45m metal latticework tower on SCC's property. One proposed site was on their fence at the HOA's boom entrance. The HOA has submitted objection to this.

Notice Board:

Platinum has requested to advertise in the white space of the HOA's notice board. We may require a second or larger board to accommodate this, other requests and our notices.

Warnings:

The HOA has issued several warning letters to residents for not displaying stickers, reckless driving, speeding & verbal abuse towards the guards. We won't hesitate to fine repeat offenders. Owners must realise that they are responsible for any tenants in their unit and all visitors to their unit.

Recycling:

We've approached Mondi recycling to join their kerbside Ronnie Recycling. Unfortunately they don't service our area yet. However Animals in distress have a Mondi bin interested residents may use.

Website:

Our website is slowly growing on owners & residents as a useful source of KHE5 info. We will be registering www.khe5.co.za shortly. Any input will be greatly appreciated. I'd like to challenge Ticino, Velvithia, Cenere & Cristo to make use of their complex sections under the KHE5 website.

Email:

We are still struggling to get & maintain a complete email contacts list. We reach aprox 95% of all email addresses on record each time we send a notice or news item. Please keep your email addresses up to date.

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