CHAIRLADY'S REPORT

Firstly, I would like to convey my sincere thanks to the other committee members, Brent Joel, Joy Pete, Louisa Clarisse, Carlos Borges and Cynthia Tshinyani for their assistance, their generous allocation of time and their dedication to ensure the smooth and efficient running of the Estate. All of this purely on a voluntary basis with no remuneration or favour...

Secondly, I would like to thank Bernie Vos and his team for the work they have done as Managing Agents especially with regard to the collection of outstanding and long overdue levies and the efficient management of our accounts and other financial matters.

Thirdly, my thanks goes to our erstwhile Estate Manager Adriaan van Rensburg who, during his tenure, played his part in assisting with the running of the Estate. As you all know, Adriaan has since gone his own way and we have a new Estate Manager in Jill Vieira and we are looking forward to her contribution going forward.

Projects, achievements and various activities for the year just past

- Guardhouse and Main Entrance – although this project took a while to complete, due to various issues with the builder, the outcome has been a great success and we have had a lot of positive feedback from homeowners.
- Electric Fencing – the entire estate is now electrified and an additional energizer to enhance the voltage has been installed. A special appeal goes out to owners and tenants to kindly keep any shrubs or trees clear of the electric fence as this causes interference to the power supply and resultant efficacy of the entire system.
- Access/Egress to and from the Estate – we have installed the Mircell system aimed at enhancing security and controlling access and egress of visitors to the Estate. Another appeal to all to understand the purpose of such a system and to co-operate fully with the guards at the entrance as well as the Estate manager in this regard. We have had some unfortunate incidents where residents (and even visitors to the Estate) have tried to override the system and procedures by arguing with the guards and trying to bull-doze their way into the Estate. All this does is compromise security for all of us.
- Gardens – thanks to the inspirational ideas, care and dedication of Joy Pete we have gardens at the entrance to the Estate which surpass most in our area. Does it not make you happy to be home when you approach our entrance and see these beautiful, colourful gardens? The trees on our pavement, which were supplied free of charge by the Council, are starting to flourish and these will add a significant aesthetic aspect to our Estate in the years to come. The garden service company, contracted to looking after the Estate’s communal gardens, have done a fine job in keeping the Estate’s gardens in good shape and are responsible too for ensuring that the trees on the pavement are watered. We have recently changed our garden service contractor to T & T Garden Services as the previous contractor was unable to carry on. The sprinkler system is working well and we have installed two new taps at the entrance to facilitate the watering of the gardens.
- Security – we have continued with the services of JDR and liaise with them continuously on matters regarding the maintenance of security within the Estate. However it’s only with the co-operation of all residents that we can achieve this end – so, a further appeal to all to be mindful of this. Thanks to Brent for his invaluable contribution to all security related matters.
- Estate Management – a fair amount of progress was made in this arena under the auspices of Adriaan van Rensburg but we are looking forward to a huge leap forward now that Jill Vieira has joined the team.
• Governance – Conduct Rules and Regulations have largely been adhered to by residents. We continue to hand out copies of these to residents who may have mislaid theirs or, in the case of tenants, have not been handed a copy by their landlord. There will always be a handful of residents who ignore Rules and Regulations and these we deal with by imposing fines. Fines were implemented per our Articles of Association at the beginning of the year. A new resolution, introduced in March 2011, aimed at expediting construction and renovation activity within the Estate will be tabled for ratification at the AGM.

Looking ahead
Plans for the future include:
- Transferring the ownership of the Guardhouse stand into the name of BRHOA. Jill Vieira will be driving this. Hopefully this will be achieved within the next three months or so.
- Constructing an office for our Estate Manager on top of the existing Guardhouse structure. This is a medium term objective.
- The installation of security cameras at strategic points around the Estate. We hope to get approval for the go-ahead at the AGM and would like to have this in place within the next three months or so.
- Facilitating the repairs to some of our roads which have been seriously damaged by earlier (Reyneke & Reyneke era) construction activities. We are in contact with the council, who have tentatively agreed to do something about it, on this matter and will continue to harass them.

General
✓ The liquidation of the developers of the Estate, Reyneke and Reyneke, is still in process. We have however been able to sell some of the stands tied up in the liquidation and, in the process, have recovered a fair amount of outstanding levies.
✓ Property information:
  - Total number of stands – 150
  - Total number of properties occupied – 129
  - Properties under construction – 1
  - Incomplete properties - 5
  - Vacant stands – 16
  - Stands with plans passed - 1

It has been a pleasure serving on the committee this past year. I am extremely grateful for the support I have received from the other committee members, Dalvos and the Estate Managers and I can quite honestly say that I am proud of what we, as a committee, have achieved over the last year.

Having said this, I am mindful that there are many areas where things can be done better and areas which perhaps haven’t even been addressed. However, a holistic solution can only be achieved if we have the manpower and commitment at hand.

To this end I appeal to all genuinely interested members to put their hands up and become part of the Management Committee of Bassonia Rock Home Owners Association.

Meryl Green