

Avonddans II

Home Owners Association

April 2018

Geagte Eienaars

Dit is alweer tyd vir ons algemene jaarvergadering, hiermee 'n nuusbrief om u as eienaar op hoogte te hou van die verwikkelinge in Avonddans II.

Jaarvergadering

Die algemene jaarvergadering vind plaas op 5 Mei 2018 om 9h00, by Status Mark se kantore te 11 Meyer Straat Mosselbaai. Vind hiermee aangeheg die agenda, konsep notule van vorige algemene jaarvergadering, proksie vorms asook die konsep begroting. Die konsep finansiële state is nog nie voltooi nie en sal op 'n latere datum aangestuur word. Eienaars wat die vergadering nie kan bywoon nie word versoek om asseblief die nodige proksie vorm te voltooi en aan Status Mark te stuur om sodoende te verseker dat die kworum vereistes van ons grondwet gehaal kan word.

Oorsig van 2017

Konstitusie en Aanhangsels

Na die goedkeuring van die voorgestelde konstitusie en die aanhangsels op die vorige algemene jaarvergadering is dit by die Mosselbaai Munisipaliteit ingedien vir goedkeuring. Die konstitusie is aanvaar deur die munisipaliteit en is so geregistreer. Soos vervat in die konstitusie is daar 'n register van uitsonderings opgestel vir bestaande afwykings soos verklaar op 31 Desember 2017.

Palisade grensheining

Die projek om die palisade heining te sweis is voltooi. Daar is begroot om die heining te onderhou deur jaarliks enige plekke waar roes teenwoordig is te behandel om die leeftyd van die heining optimaal te verleng.

Brandpaaie

Op instruksie van die brandweerhoof van Mosselbaai Munisipaliteit moes die bestuur 'n 5 meter brandbaan rondom Avonddans II skoonmaak. Daar is nou begroot vir die onderhoud van die brandbaan wat 2 keer per jaar sal plaasvind. Die verdere vereiste van die brandweer rakende die digtheid van die plantegroei en indringer plante in die groen areas, word aandag aan gegee. Die aangestelde kontrakteur het reeds 'n gedeelte begin verwyder en die projek behoort in die loop van die jaar afgehandel te word. Dit is vir die trustees 'n groot prioriteit om te voldoen aan die vereistes van die brandweer, veral in die lig van die onlangse Knysna brande.

Sekuriteit

Suiderkruis Sekuriteit het toegangsbeheer by die hek oorgeneem. Die reëls wat laat verlede jaar versprei is word geïmplementeer. Die trustees, saam met Avonddans se trustees monitor die implentering. Daar is gesamentlik met Avonddans begroot om die sekuriteit by die hek op te gradeer. Dit sal in fases gedoen word om die kostes oor 'n aantal finansiële jare te versprei.

Straatbraai

Die derde jaarlikse straatbraai was 'n groot sukses. Dit het in Desember 2017 plaasgevind en almal het lekker gekuier.

Vullisstoor

Beide huis eienaars verenigings het asblikke vir die vullisstoor aangekoop. Daar is reeds 'n groot verbetering in die netheid en higiëne van die stoor.

Nuwe wonings

Daar is tans 3 wonings in aanbou. Ons het verneem dat daar nog 'n paar eienaars is wat planne het om nog in die jaar wonings op te rig.

Groete

Willie van Zyl

Voorsitter Avonddans II Huis Eienaars Vereniging Bestuurskomitee

Avonddans II

Home Owners Association

April 2018

Dear Owners

It is yet again time for our annual general meeting (AGM). Herewith our latest newsletter to keep you abreast of developments in Avonddans II.

Annual General Meeting

The annual general meeting will take place at 09h00 on 5 May 2018. The meeting will be held at the offices of Status Mark, 11 Meyer Street, Mossel Bay. We attach copies of the agenda, draft minutes of meeting of the previous AGM, proxy form and also the draft budget. A copy of the draft financial statements will be forwarded as soon as it becomes available from the auditors. We appeal to owners who are unable to attend the meeting to please complete the proxy and forward same to Status Mark as we have to achieve the quorum requirements for the AGM as stipulated in our constitution.

Review of 2017

Constitution and Annexures

After approval of the amended constitution and its attachments at the previous annual general meeting, it was submitted to the Mossel Bay Municipality for approval. The constitution was accepted and registered by the municipality.

As contained in the constitution, an exception register has been compiled for all existing declared deviations as at 31 December 2017.

-Palisade perimeter fence

The project to weld the fence has been completed. A budget was allocated to maintain the fence annually by treating all the welded spots to prevent rust and to optimise the lifespan of the fence.

Firebreaks

On instruction from the head of fire prevention of the Mosselbay Municipality management had to create a five metre firebreak around Avonndans II. We have now budgeted to maintain the firebreak which will be done twice a year. Further requirements are that the density of vegetation has to be reduced and alien vegetation removed from the green areas. This project, which has been budgeted for, is already in progress and should be completed during the year. It is a big priority for the trustees to comply with the requirements from the local authorities, especially in view of the recent Knysna bushfires.

Security

Suiderkruis Security took over access control at the entrance. The security rules that were distributed late last year, are being implemented. The trustees of both estates are monitoring the implementation. A joint budget to enhance security at the entrance has been agreed to and upgrades will be done in phases and will be spread over a number of years.

Street braai

The third annual street braai was a tremendous success. It took place in December 2017 and was a good opportunity to meet the other residents in the estate.

Refuse store

Both home owners associations have acquired wheelie bins for the refuse store. There is already a significant improvement in appearance and hygiene inside the store.

New Dwellings

There are currently three dwellings under construction. We have also been informed that a number of other stand owners intend to build during this year.

Regards

Willie van Zyl Chairman Trustee Committee,
Avonddans II Home Owners Association