

Avonddans II

Home Owners Association

April 2021

Geagte Eienaars

Dit is alweer tyd vir ons algemene jaarvergadering. Hiermee 'n nuusbrieff om u as eienaar op hoogte te bring van die verwikkelinge in Avonddans II.

Nuwe wonings

Daar is heelwat nuwe permanente inwoners wat hulle die afgelope jaar hier kom vestig het. Die bou aktiwiteite het sedert Januarie volstroom afgeskop en daar is tans 5 wonings in aanbou. Daar is ook reeds verskeie planne goedgekeur en ek verneem dat konstruksie daarvan eersdaags gaan begin.

Jaarvergadering

Ons jaarvergadering vind plaas op Saterdag 5 Junie 2021 om 9h00, by die Volle Evangelie Kerkzaal, Kamassie Straat, Hartenbos. Die agenda, konsep notule van die vorige algemene jaarvergadering, proksievorms, konsepbegroting en konsep finansiële state is aangeheg. Alle eienaars wie die vergadering gaan bywoon word versoek om 20 minute voor die tyd aan te meld sodat die nodige COVID19 register en vraelys voltooi kan word. Daar sal streng aan die COVID19 riglyne soos vereis voldoen word en sosiale afstand sal ten alle tye gehandhaaf word. Maskers moet ook ten alle tye gedra word. Eienaars wie nie die vergadering kan bywoon nie word versoek om asseblief die nodige proksievorm te voltooi en aan Status Mark te stuur om sodoende te verseker dat aan die kworum vereistes van ons grondwet voldoen kan word. Eienaars wat die vergadering bywoon word versoek om hulle eie stel dokumente te druk en saam te bring. Eienaars kan versoek dat die dokumente vir hulle gedruk word. Sulke versoeke moet asseblief voor 31 Mei 2021 aan Carika Erasmus van Status Mark gerig word: status6@status-mark.co.za of by Tel: (044) 6913054.

Johan Welman "Oubaas"

Almal wat Avonddans II al besoek het, sal Johan Welman, beter bekend as Oubaas, ken. Johan is al van die laat 2000's die beampste by die hek en dit is met spyt dat ek u moet meedeel dat hy onlangs met kanker gediagnoseer is. Die Trustees het besluit om 'n beroep te doen op Eienaars om 'n vrywillige finansiële bydrae te maak om Oubaas gedurende hierdie moeilike

tyd te ondersteun. Donasies kan in die HEV se rekening met 'n duidelike verwysing **OUBAAS** inbetaal word. Die Trustees stel 'n bedrag van R200.00 voor maar enige bedrag sal verwelkom word. Die laaste dag wat ons gelde sal ontvang is 31 Mei 2021, daarna sal dit aan hom uitbetaal word. Maak asseblief seker die verwysing is **OUBAAS** anders sal die gelde na u heffingsrekening geallokeer word. Ek benadruk weereens dat die bydrae vrywillig is.

Trustees

Dankie aan al die Trustees vir hulle bydrae en werk die afgelope jaar. Daar is tans een vakante posisie in die Trustee komitee. Nominasievorms om die posisie te vul is ook aangeheg.

Tuine

Sedert Desember 2020 is nog Outeniqua Geelhoutbome aangeplant. Al die tuine word omskep na lae onderhoud en water besparende tuine. Die besluit is geneem weens die koste om die tuine te onderhou asook die waterbeperkings wat van tyd tot tyd ingestel word.





Samewerkingsooreenkoms met Avonddans Country Estate

Avonddans Country Estate het op hulle jaarvergadering besluit om te onttrek uit die bestaande samewerkingsooreenkoms tussen die twee Huiseienaars Verenigings. Ons is einde Desember 2020 skriftelik oor die besluit ingelig. Die kontrak kom teen 30 Junie 2021 tot 'n einde. 'n Voorstel is gemaak om 'n sekerheidsooreenkoms tussen die partye te sluit. Onderhandelinge in die verband is tans aan die gang. Daar is 'n Notariële Akte vir die gebruik van Brekonendreefstraat deur eienaars van Avonddans Country Estate. Avonddans II se Trustees het 'n prokureur genader om die Serwituut Akte se regte en verpligtinge uit te lê.

Toegangsgebou

Avonddans II is die eienaar van die toegangsgebou, stoorkamer asook Bekronendreefstraat. Die toegangsgebou en stoorkamer is laas in 2010 opgeknep en vereis dringende aandag om verdere agteruitgang te stuit. Daar word beplan om die werk in die huidige finansiële jaar te doen en die nodige kwotasies is reeds ingewin.







Werkerstoilet

Daar is geen fasiliteite op die eiendom van Avonddans II waar kontrakteurs wat dienste vir die HEV lewer, badkamer geriewe het nie. Tot op hede is daar tydelike toilette gehuur. Weens die gebrek aan geriewe gebruik die werkers die groenareas indien hulle 'n badkamer benodig. Daar is begroot vir die inrig van so 'n fasiliteit in die huidige stoorkamer.

Stoorkamer

Die berging van vullis in die stoorkamer hou gesondheidsrisikos in en veroorsaak 'n onaangename reuk. Dit lok ook plaes soos bv rotte, miere, ens. Die Trustees het besluit dat die stoorkamer vanaf 1 Julie 2021 permanent gesluit gaan word. Alle vullis moet daarna by eienaars se wonings gestoor word tot Donderdae wanneer dit deur 'n kontrakteur verwyder sal word. Die asblikke moet voor 07h00 op die sypaadjies wees. Die asblikke tans in die stoorkamer is deur die Huiseienaars Vereniging aangekoop en sal aan eienaars beskikbaar gestel word vir aankoop teen R600.00 per asblik. Indien u daarin belangstel kan u 'n epos aan Carika Erasmus rig status6@status-mark.co.za. Daar is slegs 'n beperkte aantal beskikbaar. Vullis moet nog steeds, in die regte sakke, in die asblik geplaas word. Eienaars wat voor Donderdae van vullis ontslae wil raak, kan dit by die munisipale punte in die dorp gaan afgee.

Sekuriteit/Toegangsbeheer

Die Trustee Komitee het 'n leemte in die bestaande toegangsbeheerstelsel geïdentifiseer. Na 'n studie van verskeie beskikbare stelsels is kwotasies vir 'n beter toegangsbeheerstelsel ingewin. 'n Toepaslike stelsel is geïdentifiseer en daar is begroot vir die uitgawe.

Spoed in Avonddans

Spoed bly 'n probleem in Avonddans. Die Trustee Komitee is tans besig om 'n oplossing te vind en sal gepaste maatreels binnekort in werking stel.

Diere in Avonddans II

Daar is tans verskeie klagtes oor rondloper diere in Avonddans. 'n Groot probleem is rondloper katte. Die katte gaan in eienaars se huise in deur oop vensters en rig dan skade aan. Eienaars word versoek om asseblief hulle diere in hulle perseel te hou. Eienaars word daarop gewys dat die reëls die aanhou van diere tot twee per erf beperk.

Boureëls Avonddans II

Die Trustees kry gedurig navrae oor die riglyne van wat toelaatbaar is. Daar is ook eienaars wat strukture oprig omdat hulle sien die buurman het dit opgerig. Eienaars word gemaan om geen estetiese veranderinge aan te bring sonder dat die boureëls nagekom word nie. Kontak die Trustees indien daar enige onsekerheid is. Eienaars moet onthou dat Avonddans II en Avonddans Country Estate verskillende reëls het en dat Avonddans Country Estate sekere strukture toelaat wat Avonddans II weer verbied en andersom. Indien die boureëls oortree word sonder dat daar toestemming verleen is kan die Huiseienaars vereniging vereis dat dit verwyder word of die Huiseienaars vereniging kan dit op die eienaar se koste laat verwyder.

Skoonsny van Erwe

Eienaars van leë erwe word tot 7 Junie 2021 tyd gegun om hul erwe skoon te maak en die gras te sny. Indien die erf nie teen die datum skoongemaak is nie sal dit deur die Huis Eienaars Vereniging gedoen word soos in die verlede. Die koste vir die skoonmaak beloop R380.00 per erf wat na u heffingsrekening gedebiteer sal word.

Dienspaaie

Die dienspaaie van Avonddans het deurentyd onderhoud nodig. Daar is begroot om die stene op die H/v Wereldzee en Bekronendreef te vervang. Die koste gaan gedeel word met

Avonddans Country Estate soos vervat in die notariële akte. Van die ander paaie in Avonddans II gaan ook herstel word.



Maandelikse Heffings / Begroting

Daar is verskeie groot projekte wat in die verlede uitgestel is maar wat vanjaar aangepak moet word. Weens hierdie projekte is daar 'n tekort op die begroting. Die tekort sal uit Avonddans II se belegging gedek word, wat vir die rede gespaar word.

Verlede jaar was daar weens die ekonomiese impak van die Nasionale Covid 19 inperking geen verhoging van die heffing nie. Daar is dus besluit om die heffing met R60.00 per maand te verhoog tot R760.00 per maand.

Lede word versoek om hulle heffing op tyd te betaal. Volgens die konstitusie moet uistaande heffings na 30 dae oorhandig word. Voortaan sal daar streng volgens die konstitusie opgetree word.

Hoop om u op die jaarvergadering te sien

Groete

Willie van Zyl

Voorsitter
Avonddans II Huis Eienaars Vereniging Bestuurskomitee

April 2021

Dear Owners

It is time again for our Annual General Meeting. Herewith a newsletter to inform you as owner of the developments in Avonddans II.

New homes

There are quite a few new permanent residents who have settled here in the past year. The construction activities have started in full swing since January and there are currently 5 homes under construction. Several plans have also been approved and I understand that construction will start soon.

Annual General Meeting

Our annual meeting will take place on Saturday 5 June 2021 at 9h00, at the Volle Evangelie, Church Hall, Kamassie Street, Hartenbos. The agenda, Minutes of the previous Annual General Meeting, proxy forms, draft budget and draft financial statements are attached. All owners who will be attending the meeting are requested to register 20 minutes in advance so that the necessary COVID19 register, and questionnaire can be completed. The COVID19 guidelines will be strictly adhered to as required and social distance will be maintained at all times. Masks must also be worn at all times. Owners who are unable to attend the meeting are requested to please complete the necessary proxy form and send it to Status Mark to ensure that the quorum requirements of our constitution can be met. Owners attending the meeting are requested to print and bring their own set of documents. Owners can request that the documents be printed for them. Such requests must please be addressed to Carika Erasmus of Status Mark before 31 May 2021: status6@status-mark.co.za or at Tel: (044) 6913054.

Johan Welman “Oubaas”

Everyone who has visited Avonddans II will know Johan Welman, better known as Oubaas. Johan has been the officer at the gate since the late 2000s and it is with regret that I must inform you that he was recently diagnosed with cancer. The Trustees have decided to appeal to Owners to make a voluntary financial contribution to support Oubaas during this difficult time. Donations can be paid into the HEV's account with a clear reference OUBAAS. The Trustees propose an amount of R200.00 but any amount will be welcomed. The last day for donations is 31 May 2021, after which it will be paid out to him. Please make sure the reference is OUBAAS otherwise the money will be allocated to your levy account. I emphasize once again that the contribution is voluntary.

Trustees

Thank you to all the Trustees for their contribution and work over the past year. There is currently one vacancy in the Trustee Committee. Nomination forms to fill the position are also attached.

Gardens

Since December 2020, more Outeniqua Yellowwood trees have been planted. All the gardens are converted to low maintenance and water saving gardens. The decision was made due to the cost of maintaining the gardens as well as the water restrictions that are imposed from time to time.





Co-operation agreement with Avonddans Country Estate

Avonddans Country Estate decided at their annual meeting to withdraw from the existing co-operation agreement between the two Homeowners Associations. We were informed of the decision in writing at the end of December 2020. The contract expires on 30 June 2021. A proposal was made to conclude a security agreement between the parties. Negotiations in this regard are currently underway. There is a Notarial Deed for the use of Brekonendreef Street by owners of Avonddans Country Estate. The Trustees approached a lawyer to explain the rights and obligations of the Servitude Deed.

Entrance building

Avonddans II is the owner of the access building, storage room as well as Bekronendreef Street. The access building and storage room were last renovated in 2010 and require urgent attention to stop further deterioration. It is planned to do the work in the current financial year and the necessary quotations have already been obtained.







Workers' toilet

There are no bathroom facilities on the property of Avonddانس II which contractors providing services to the Homeowners Association can use. To date, temporary toilets have been rented. Due to the lack of facilities, the workers use the green areas if they need a bathroom. It has been budgeted for the construction of such a facility in the current storeroom.

Storeroom

Storing rubbish in the storage room poses health risks and causes an unpleasant odour. It also attracts pests such as rats, ants, etc. The Trustees have decided that the storeroom will be permanently closed from 1 July 2021. All rubbish must then be stored at owners' homes until Thursdays when it will be removed by a contractor. The bins must be on the sidewalks before 07h00. The bins currently in the storage room have been purchased by the Homeowners Association and will be made available to owners for purchase at R600.00 per bin. If you are interested, you can send an email to Carika Erasmus status6@status-mark.co.za. There are only a limited number available. Garbage must still, in the right bags, be placed in the bin. Owners who want to get rid of rubbish before Thursdays can drop it off at the municipal points in the town.

Security / Access Control

The Trustees identified shortcomings in the current access control system. After a study of different access control systems available, quotations were obtained for a better system. An appropriate system was identified, and the expenditure was budgeted for.

Speed in Avonddans II

Speed remains a problem in Avonddans II. The trustee committee is currently investigating a solution and will implement the appropriate measures soon.

Animals in Avonddans II

There are currently several complaints about stray animals in Avonddans. A big problem is stray cats. The cats enter owners' homes through open windows and then inflict damage. Owners are requested to please keep their animals in their premises. Owners are reminded that the rules limit the keeping of animals to two per erf.

Building Rules Avonddans II

The trustees are constantly receiving enquiries about the guidelines of what is permissible. There are also owners who erect structures because they see the neighbour erected them. Owners are warned not to make any aesthetic changes without complying with the building regulations. Contact the Trustees if there is any uncertainty. Owners should remember that Avonddans II and Avonddans Country Estate have different rules and that Avonddans Country Estate allows certain structures that prohibited by Avonddans II and vice versa. If the building rules are violated without permission, the Homeowners 'Association may demand that they be removed or the Homeowners' Association may have them removed at the owner's expense.

Cleaning of stands

Owners of empty erf are given until 7 June 2021 to clear their plots and mow the grass. If the erf has not been cleared by the date, it will be done by the Homeowners Association as in the past. The cost for the cleaning is R380.00 per erf which will be debited to your levy account.

Service roads

The service roads of Avonddans need constant maintenance. It was budgeted to replace the bricks on the corner of Wereldzee and Bekronendreef streets. The costs will be shared with Avonddans Country Estate as contained in the notarial deed. Some of the other roads in Avonddans II will also be repaired.



Monthly Charges / Budget

There are several major projects that have been postponed in the past but that need to be addressed this year. Due to these projects, there is a shortfall in the budget. The shortfall will be covered from Evening Dance II's investment, which was saved for these projects.

Last year, due to the economic impact of the National Covid 19 restriction, there was no increase in the levy. It was therefore decided to increase the levy by R60.00 per month to R760.00 per month.

Members are requested to pay their levy on time. According to the constitution, outstanding levies must be handed over after 30 days. From now on, strict action will be taken in accordance with the constitution.

Hope to see you at the Annual General Meeting

Willie van Zyl

Chairperson
Avonddans II Home Owners' Association