

Avonddans II

Home Owners Association

Augustus 2020

Geagte Eienaars

Ek vertrou dit gaan goed met elkeen van julle gedurende die grendeltyd. Hiermee 'n oorsig van die jaar tot op datum om u as eienaar op hoogte te hou van die verwikkelinge in Avonddans II.

Jaarvergadering

As gevolg van die COVID pandemie en die grendeltyd wat deur die regering ingestel is kon ons nie die algemene jaarvergadering hou binne 3 maande na jaareinde soos vervat in Avonddans II se konstitusie nie. Met die regulasies wat onlangs verslap is, mag ons wel 'n algemene jaarvergadering hou maar met streng riglyne. Die jaarvergadering vind plaas op Saterdag 5 September 2020 om 9h00, in die NG Kerkzaal, Moedergemeente, op die hoek van George en Kerkstrate, Mosselbaai. U word versoek om 20 minute voor die tyd aan te meld om die nodige registers en vraelys te voltooi. Daar sal streng voldoen word aan die riglyne soos vereis en sosiale afstand sal ten alle tye gehandhaaf word. Alle eienaars wat die vergadering bywoon moet ook maskers dra soos uiteengesit in die regulasies. Vind hiermee aangeheg die agenda, konsep notule van die vorige algemene jaarvergadering, proksie vorm, trustee nominasie vorm, konsep begroting, konsep finansiële state asook voorgestelde wysigings aan die "Code of Architectural Style and Design". 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 aan die kworum vereistes van ons konstitusie voldoen kan word. Eienaars wat die vergadering bywoon word versoek om hulle eie stel dokumente te druk en saam te bring. Eienaars wat die vergadering gaan bywoon word versoek om Status Mark in kennis te stel om sodoende die nodige voorbereidings te tref om aan die regulasies te voldoen. Eienaars kan op versoek die dokumente vir die vergadering laat druk by Status Mark teen 'n koste van R30.00 per stel. Stuur eposse aan Joanne Glover van Status Mark epos: status6@status-mark.co.za of by Tel: (044) 6913054.

Oorsig van 2019/2020

Palisade grensheining

Die palisade heining word jaarliks onderhou deur al die plekke waar daar roes voorkom te behandel om sodoende die heining se lewe optimaal te verleng. Dit het verder onder ons aandag gekom dat daar nog 'n gedeelte van die heining steeds nie op die grense van Avonddans staan nie. Dit is egter 'n probleem veroorsaak deur die oorspronklike ontwikkelaar wat kortpaaie geneem het. Die Trusteers het in die huidige finansiële jaar daarvoor begroot om die heining te skuif die koste word op ongeveer R15,000.00 beraam.

Brandpaaie en Indringer plantegroei

Die brandbaan word drie keer per jaar skoongemaak en word onderhou. Die munisipaliteit het op inspeksie vir die trustees opdrag gegee om nog 'n gedeelte van die heining skoon te maak. Die trustees het ook aan die buitekant van ons heining 'n 5 meter strook skoongemaak om die nodige brandbaan daar te skep waar elenaars se wonings teen die heining grens. Die instruksie van die brandweerhoof in 2017 dat die indringer plante in die groen areas verwyder moet word is voltooi. Die kontrakteur sal tweejaarliks die veld onderhou deur alle opslaen indringer plante te vernietig. Die natuurlike inheemse plantegroei is tans besig om te hervestig.

Sekuriteit

Sekuriteit in die landgoed bly 'n probleem maar net soos in die res van die land. Daar was 'n aantal gevalle van diefstal uit voertuie en huise - in al die gevalle was daar geen geforseerde ingang nie. Eienaars word gemaan om kennis te neem dat Avonddans II nie 'n sekuriteitsoord is nie. Die trustees het 4 kameras geïnstalleer wat gekoppel is aan die stelsel by die hek. Daar word in die 2021/2022 finansiële jaar beplan om nog kameras te installeer. Die trustees beklemtoon weereens dat Avonddans II nie 'n sekuriteits landgoed is nie. Elke inwoner moet die nodig maatreëls tref vir persoonlike veiligheid. Daar was verskeie kwotasie deur Avonddans II en Avonddans Country Estate aangevra vir die opgradering van die sekuriteit by die hek. Van die kwotasies verskaf is volgens die trustees nie voldoende vir optimale toegangsbeheer by die hek nie. Op advies van twee kundige persone hou die trustees vol dat 'n derde hek wat slegs deur inwoners gebruik word noodsaaklik gaan wees sodra daar 'n toegangsbeheer stelsel geïnstalleer word. Voordat daar enigsins voortgegaan kan word met die opgradering en projek moet Avonddans Country Estate toestem daartoe en hulle gedeelte van die onkoste bydra. Ongelukkig is die onderhandelings tans op 'n dooie punt.

Toegangs gebou

Die toegangsgebou is laas in 2010 opgeknop en vereis onderhoud. Avonddans II het kwotasies bekom vir die herstel en opknop van die gebou en het dit voorgelê aan Avonddans Country Estate vir goedkeuring. Avonddans Country Estate is van mening dat daar slegs geringe opknappings gedoen behoort te word. Die trustees is egter van mening dat dit 'n mors van geld sal wees om die gebou slegs voorlans op te knop en dan 'n jaar later weer onkoste aangaan vir verdere herstelwerk aan die gebou. Avonddans II en Avonddans Country Estate onderhandel tans nog daaroor.

Straatbraai

In Desember was die vyfde jaarlikse straatbraai. Die weer was onplesierig maar ten spyte daar het ons heerlik gekuier.

Nuwe wonings

Daar is verskeie wonings tans in aanbou in Avonddans II. As gevolg van die ekonomiese gevolge van COVID is daar van die eienaars wie se projekte tydelik tot stilstand gekom het. Ons hoop dat die ekonomie binnekort beter word sodat die eiendomme voltooi kan word. Dit is 'n groot vreugde as daar nuwe huise gebou en voltooi word en om die nuwe eienaars hier te verwelkom.

Straatligte

Gedurende 2018/2019 - is daar groot uitgawes aangegaan ten opsigte van onderhouds werk aan die straatligte. Dit het ook die verf van die lamppale ingesluit. As gevolg van die aanhoudende probleme met die straatligte en die stygende onderhoudskostes het die trustees dit goedgevind om die toestand van die ligte deur 'n kundige te laat ondersoek. Die ondersoek het bevind dat bestaande lantern tipe straatligte beduidende onderhoud sal moet ondergaan om rubberseels en afgeroeste boude en moere te vervang alvorens die bedrading en kontakbrekers vervang kan word. Die grootste probleem blyk te wees dat vog in die lanterns en die lamppale die elektriese komponente beskadig. Die lantern tipe ligte het heelwat rubberseels per lamp wat dit onekonomies maak om te herstel. Kwotasies is bekom en dit sal ongeveer R1600.00 per lig kos om te herstel, maar met geen waarborg. Verder is die oorspronklike elektriese koppeling nie meer standaard nie en is daar oor die jare ander koppelings geïnstalleer. Die trustees het nadat al die opsies oorweeg is besluit dat die ligkoppe van die ligte vervang word na 'n meer moderne LED lig wat ook meer lig sal maak. Die begrote bedrag vir die vervanging is ongeveer R130,000.00 (R4,200.00 per lig). Daar is vir die uitgawe begroot. Ongelukkig het die onwikkelaars ook kortpaaie geneem deur substandaard kables te gebruik. Verder word alle substandaard kables vervang. Die trustees is verbind om die infrastruktuur te onderhou volgens regulasies en slegs deur die gebruik van behoorlike gekwalifiseerde tegnisi.

Erosie

Die groot erosie sloot is suksesvol gerehabiliteer en 'n behoorlike waterbeheer stelsel is gebou. Die projek is deur 'n siviele ingenieur oorsien en is deur hom afgeteken.

Dienspaale

Die dienspaale van Avonddans het deurentyd onderhoud nodig. Daar gaan in die 2021/2022 begroot word om die stene op die H/v Wereldzee en Bekronendreef te vervang. Die koste gaan gedeel word met Avonddans Country Estate. Daar is intussen ook padmerkers aangebring om die sirkel by die hek.

Brandkraan dienste

Die trustees het 'n kontrakteur aangestel wat al die brandkrane in die landgoed nagegaan het om te verseker dat die brandkrane aan die vereistes voldoen.

Maandelikse Heffings

As gevolg van die huidige ekonomiese toestand in die land en ook die onsekerheid wat nog voorlê, het die trustees besluit om die heffings vir die 2020 finansiële jaar onveranderd te los. Die enigste groot projek wat vir die huidige jaar beplan word is die opgradering van die straatligte aangesien dit nie enige sin maak om voort te gaan om die bestaande ligte in werkende toestand te hou nie. Verder verwag die trustees dat dit ook nodig mag wees om meer van invorderingsdienste gebruik te maak om agterstallige heffings in te vorder.

Trustees

Graag wil ek al die trustees bedank vir hulle tyd en opoffering om die huiseienaarsvereniging te bestuur. Ek wil in besonder vir Dawie Schwartz bedank vir al sy jare wat hy gedien het as trustee asook sy uitsonderlike bydrae tot die Bitou wandelroete. Ons wens hom sterke en voorspoed toe in sy nuwe tuis en hoop om hom nog baie te sien.

Wysiging boureëls

Daar is 'n paar wysigings wat deur die trustees voorgestel word om die boureëls te verbeter. Die word ingesluit by die inligting vir die jaarvergadering.

Spoe in Avonddans

Ongelukkig is daar verskeie inwoners van Avonddans II asook Avonddans Country Estate wat die spoedgrens veral in Bekronendreef oorskry. Die Trustees oorweeg tans verskeie opsies. Daar gaan daadwerklik aksie geneem word om ongelukke te voorkom, en om inwoners, veral kinders, te beskerm.

Status-Mark

'n Paar inwoners het my genader rondom die diens van ons bestuursagent in die lig daarvan dat Avonddans Country Estate hulle kontrak gekanselleer het met Status Mark. Die trustees is tevrede met die diens wat Status Mark lewer en ons werk saam om enige probleme op te los. Indien daar enige klagtes is oor die agent kan die trustees genader word en sal dit met hulle opgevolg word. Joanne Glover asook Tessa Brown van Status Mark word bedank vir hulle harde werk.

Mooi wense en bly veilig

Groete

Willie van Zyl

Voorsitter Avonddans II Huis Eienaars Vereniging Bestuurskomitee

August 2020

Dear Owners

I trust each of you are doing well during the lockdown period. Herewith an overview of the year to date to keep you as the owner informed of the developments in Avonddans II.

Annual General Meeting

Due to the COVID pandemic and the lockdown period instituted by the government, we were unable to hold the annual general meeting within 3 months after year end as contained in Avonddans II constitution. With the regulations that have been relaxed recently, we may hold an annual general meeting but within strict guidelines. The annual meeting will take place on Saturday 5 September 2020 at 9h00, in the NG Church hall, on the corner of George & Kerk streets, Mosselbay. You are requested to register 20 minutes in advance to complete the necessary registers and questionnaire. The guidelines as required will be strictly adhered to and social distance will be maintained at all times. All owners attending the meeting must also wear masks as set out in the regulations. Attached are the agenda, draft minutes of the previous annual general meeting, proxy form, trustee nomination form, draft budget, draft financial statements as well as proposed amendments to the "Code of Architectural Style and Design". 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 are met. Owners attending the meeting are requested to print and bring their own set of documents. Owners attending the meeting are requested to notify Status Mark to make the necessary preparations to comply with the regulations. On request, owners can have the documents for the meeting printed at Status Mark at a cost of R30.00 per set. Send emails to Joanne Glover of Status Mark email: status6@status-mark.co.za or at Tel: (044) 6913054.

Overview of 2019/2020

Palisade boundary fence

The palisade fence is maintained annually by treating all rust spots to optimally extend the life of the fence. It further came to our attention that a part of the fence is still not on the boundaries of Avonddans II. However, this is a problem created by the original developer who took shortcuts. We budgeted in the current financial year, to moving the fence, the cost is estimated at approximately R15,000.00.

Firebreaks and Alien Vegetation

The firebreaks are maintained and cleaned three times a year. On inspection, the municipality instructed the trustees to clean another part of the fence. The trustees also cleaned a 5-meter strip on the outside of our fence to create the necessary firebreak where owners' homes border the fence. The fire chief's instruction in 2017 that the invasive plants should be removed in the green areas was completed. The

contractor will maintain the breaks twice a year by removing all the new growth invasive plants. Indigenous vegetation is currently re-established.

Security

Security in the estate remains a problem but just like in the rest of the country. There were a few cases of theft from vehicles and houses - in all the cases there were no forced entry. Owners are reminded to note that Avonddans II is not a security estate. The trustees installed 4 cameras connected to the security system at the gate. It is planned to install more cameras during the 2021/2022 financial year. The trustees emphasize once again that Avonddans II is not a security estate. Every resident must take the necessary measures for personal safety. Several quotes were requested by Avonddans and Avonddans II Country Estate for upgrading the security at the gate. According to our trustees, some of the quotations provided were not sufficient for optimal access control at the gate. On the advice of two experts, our trustees maintain that a third gate for the sole use of residents will be necessary as soon as an access control system is installed. Before the upgrade and project can proceed at all, Avonddans Country Estate must agree to this and contribute their portion of the costs. Unfortunately, the negotiations are currently at a stalemate.

Main Entrance

The main entrance was last renovated in 2010 and requires maintenance. Avonddans II obtained quotes for the repair and renovation of the building and submitted it to Avonddans Country Estate for approval. Avonddans Country Estate is of the opinion that only minor renovations need to be done. However, we are of the opinion that it will be a waste of money to do partial renovations and then incur further renovations to the building a year later. Avonddans II and Avonddans Country Estate are still negotiating around the extent of the renovations required.

Street braai

In December was the fifth annual street braai. The weather was unpleasant but despite that we had a great time.

New homes

There are several homes currently under construction in Avonddans II. Due to the economic consequences of COVID, some projects have come to a temporary halt. We hope that the economy will soon improve so that the properties can be completed. It is a great joy when new houses are completed, and new owners are welcomed here.

Streetlights

During 2018/2019 - substantial expenses were incurred to maintain streetlights. It also included the painting of the lampposts. Due to the persistent problems with the streetlights and the rising

maintenance costs, the trustees decided to have the condition of the lights examined by an expert. The investigation found that existing lantern type streetlights will have to undergo significant restoration and maintenance to replace rubber seals and rusted bolts and nuts before the wiring, light sockets and contact breakers could be replaced. The biggest problem stems from moisture that seeps into the lanterns and the lamp posts and then damage the electrical components. The lantern type lights have quite a few rubber seals per lamp which makes it uneconomical to repair. Quotations were obtained and it will cost approximately R1600.00 per light to repair but with no guarantee. Furthermore, the original electrical coupling is no longer standard and other couplings have been installed over the years. After considering all the options, the trustees decided to replace the light heads of the lights with a more modern LED light that will also provide better light. The amount budgeted for the replacement is approximately R130,000.00 (R4,200.00 per light). We will also replace substantial cabling where necessary. The trustees are committed to maintaining the infrastructure in accordance with regulations and only using properly qualified technicians.

Erosion

The large erosion ditch was successfully rehabilitated, and a proper water management system was built. The project was overseen by a civil engineer and approved by him.

Service roads

The service roads of Avonddans II needs constant maintenance. In the 2021/2020 budget, the bricks on the corner of Wereldzee and Bekronendreef will be replaced. The cost will be shared with Avonddans Country Estate. Road markings were painted around the circle at the gate.

Fire hydrant services

The trustees appointed a contractor who inspected all the fire hydrants in the estate to ensure that the fire hydrants met the requirements.

Monthly Levies

Due to the current economic situation in the country and the uncertainty that still lies ahead, the trustees have decided to leave the levies for the 2020 financial year unchanged. The only major project planned for the current year is the upgrading of the streetlights as it does not make any sense to continue to maintain the existing lights. Furthermore, the trustees expect that it may also be necessary to make more use of debt collection services to collect overdue levies.

Trustees

I would like to thank all the trustees for their time and sacrifices made in managing the homeowners association. I would especially like to thank Dawie Schwartz for all his years as a trustee as well as his exceptional contribution to the Bitou hiking trail. We wish him all the best in his new home and hope to see him often.

Amendment building rules

There are some amendments proposed by the trustees to improve the building regulations. These are included in the information for the annual meeting.

Speed in Avonddans

Speeding within the estate by residents of Avonddans II as well as Avonddans Country Estate, especially in Bekronendreef street, remains a problem. The Trustees are currently considering several options. Urgent action needs to be taken to prevent accidents and to protect residents, especially children.

Status Mark

A few residents approached me about the standard of service of our management agent since Avonddans Country Estate had cancelled their contract with Status Mark. The trustees are satisfied with the service provided by Status Mark and we work together to resolve any issues. If there are any complaints about the agent, the trustees can be approached, and issues will be taken up with Status Mark by management. Joanne Glover as well as Tessa Brown of Status Mark are thanked for their hard work.

Best wishes and stay safe

Regards,

Willie van Zyl

Chairman Avonddans II Homeowners Association Management Committee