

Avonddans II

Home Owners Association

Desember 2020

Geagte Eienaars

Hiermee 'n oorsig van verwikkelinge in Avonddans II.

Jaarvergadering

Ten spyte van die COVID pandemie en die grendeltyd kon ons 'n suksesvolle jaarvergadering in September 2020 hou. Uitstaande sake kon afgehandel word en ons begroting kon goedgekeur word. Ek bedank die lede wat die vergadering bygewoon het en ook die lede wat ons van proksies voorsien het.

Brandpaaie & Skoonsny van Erwe

Die vyf meter strook brandbaan is skoongesny, om aan die vereistes van die brandweer te voldoen. Einde November is die oop erwe se gras ook skoongesny.

Sekuriteit/Toegangsbeheer

Soos in my vorige nuusbriëf genoem, was daar verskeie kwotasies deur Avonddans II en Avonddans Country Estate aangevra vir die opgradering van die sekuriteit/toegangsbeheer by die hek. Op advies van twee kundige persone is die Trusteëes steeds van mening dat 'n derde hek, wat slegs deur inwoners gebruik sal word, noodsaaklik gaan wees sodra die beoogde opgradeerde toegangsbeheer stelsel geïnstalleer word. Voordat daar enigsins voortgegaan kan word met die projek moet Avonddans Country Estate toestem en hulle koste bydra. Ongelukkig is die onderhandelings tans op 'n dooiepunt. Avonddans Country Estate het later die maand hulle jaarvergadering en ons sal daarna op 'n plan van aksie besluit.

Toegangsgebou

Sedert my laaste nuusbriëf het samesprekings met Avonddans Country Estate in die verband ook 'n dooiepunt bereik. Ek herhaal weer die oorsig wat in my vorige nuusbriëf gedeel is. 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 mindere opknapping gedoen moet word. Die Trusteëes is egter van mening dat dit 'n mors van geld sal

wees om die gebou slegs voorlangs op te knap en dan 'n jaar later weer onkoste aangaan vir verdere herstelwerk aan die gebou. Die Trustees sal op 'n plan van aksie besluit sodra terugvoer ontvang is van Avonddans Country Estate na afloop van hulle jaarvergadering.

Straatbraai

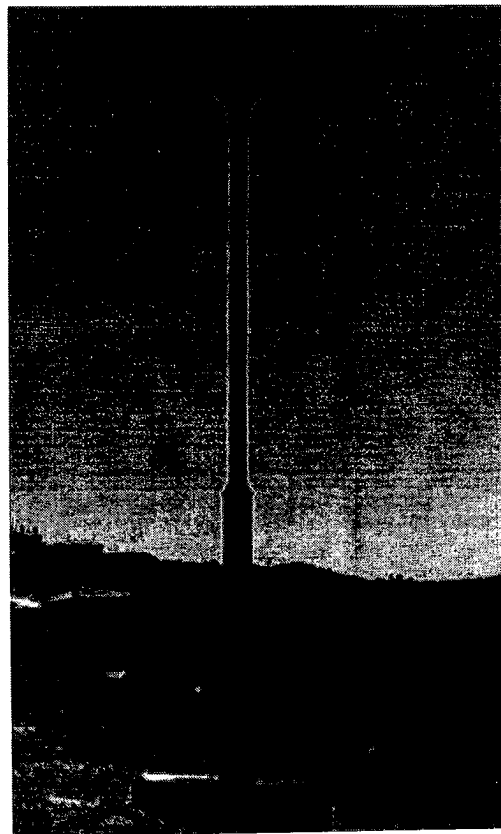
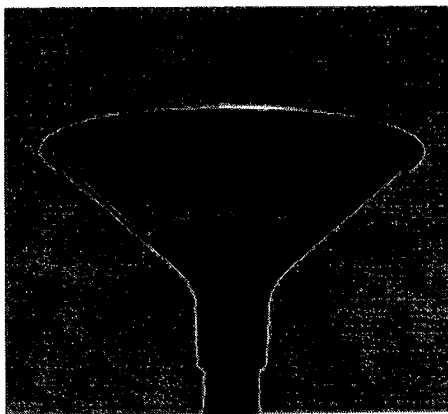
Die jaarlikse straatbraai sal ongelukkig nie vanjaar plaasvind nie as gevolg van die Covid 19 pandemie.

Nuwe wonings

Verskeie wonings se bouwerk was tydelik gestaak as gevolg van die ekonomiese gevolge van COVID. Alle bouwerk is intussen hervat en die eienaars is besig om hulle huise te voltooi. Die Trustees is bewus van drie nuwe huise wat vroeg in 2021 gebou gaan word. Daar is ook eienaars wat bestaande huise het wat hulle permanent hier gaan vestig.

Straatligte

Op die jaarvergadering is goedgekeur dat Avonddans II sy straatligte in die huidige finansiële jaar vervang. Die projek is 95% voltooi. Die nuwe ligte verbeter die estetiese aansig asook sigbaarheid snags. Verskeie eienaars het hulle tevredenheid uitgespreek.

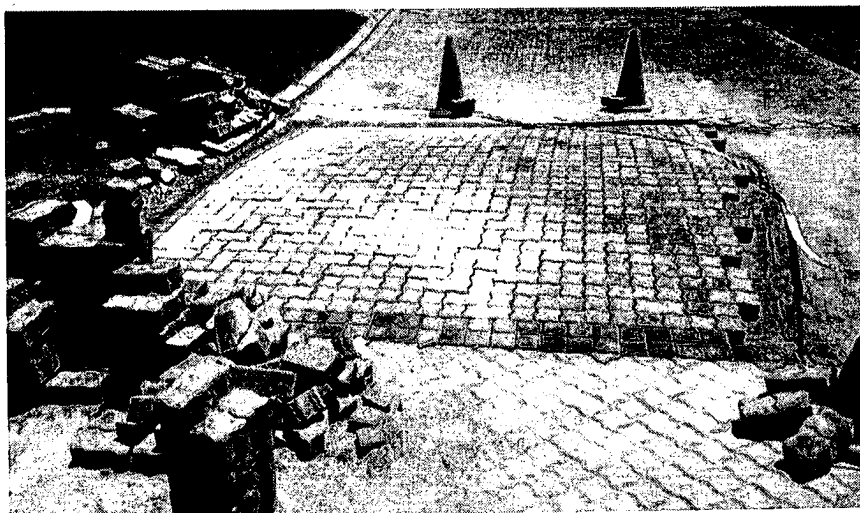


Trustees

Willem Strydom, wat al 10 jaar by Avonddans II se bestuur betrokke was, het as Trustee bedank. Graag wil ek hom bedank vir al sy werk en toewyding deur al die jare. Ons wens hom sterkte en voorspoed toe met sy voltydse aftrede. Wendy de Villiers asook Anthonie Badenhorst is op die Algemene Jaarvergadering verkies om die twee leë posisies wat op die komitee was te vul.

Spoed in Avonddans

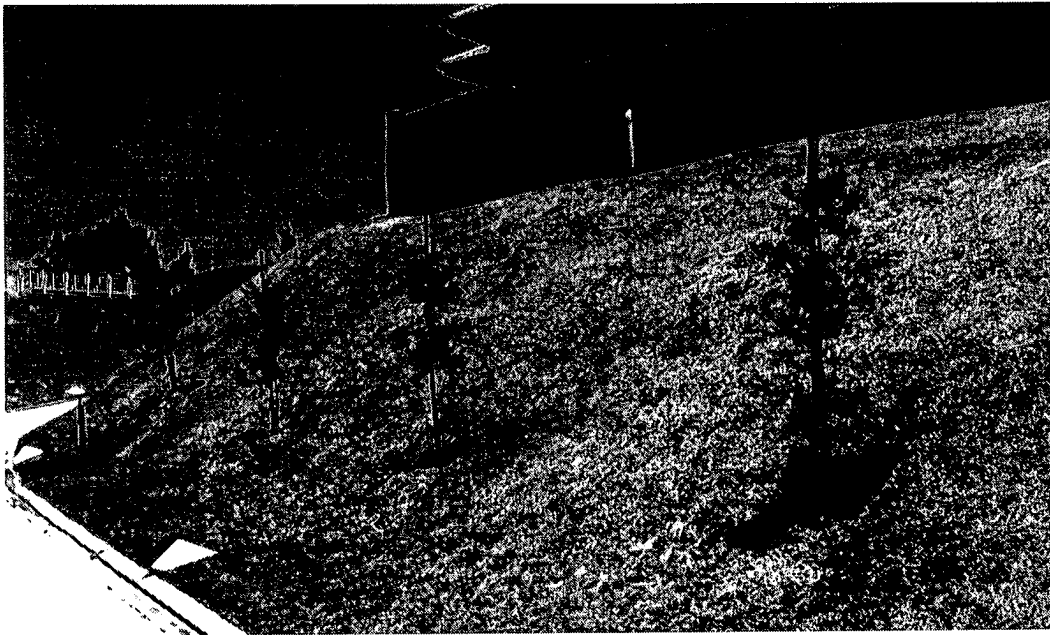
Soos genoem in die vorige nuusbrieff is daar verskeie inwoners van Avonddans II, Avonddans Country Estate, besoekers en koerier maatskappye wat die spoedgrens oorskry veral in Bekronendreefstraat. Daar was al gevalle waar wilde diere doodgery en kinders amper raakgery is as gevolg van spoed. Die Trustees is van mening dat die oprigting van spoedhobbels die probleem sal aanspreek. Na verskeie vergaderings met Avonddans Country Estate waar die probleem bespreek is en gepoog was om 'n ooreenkoms te bereik om spoedhobbels in Bekronendreefstraat op te rig, het Avonddans Country Estate se Trustees volstrek geweier om in te stem. Hulle steun op die notariële akte wat geregistreer is op die pad om die oprigting van hobbels te verhoed. Ander redes wat ook, onder andere, deur Avonddans Country Estate aangevoer is, is soos volg en ek haal aan; *"Spoedhobbels nadelig is vir persone met rug- en skeletprobleme en aangesien ons inwoners hoofsaaklik afgetredenes is, beskou ons spoedhobbels as 'n gesondheidsrisiko"*. Die Trustees het reeds 'n regsopinie van 'n prokureur oor Avonddans II se regte in die verband ingewin. Ons verwag terugvoer van Avonddans Country Estate na hulle jaarvergadering oor die aangeleentheid. Afhangende van die terugvoer sal daar 'n besluit geneem word oor die pad vorentoe. Daar word tans 'n hobbel in Kustmeerweg opgerig.



Dit is belangrik dat Avonddans II alles in ons vermoë moet doen om spoed te beheer. Een lewe wat verloor word as gevolg van spoed is een lewe te veel.

Bome by die ingang

Daar is begin Desember 2020 elf Outeniqua Geelhoutbome aangeplant by die ingang, in Bekronedreefstraat. Dit maak esteties 'n groot verskil. Die Trustees het goeie terugvoer ontvang van inwonende eienaars.



Toekoms van Samewerkingsooreenkoms

Avonddans Country Estate het aangedui dat hulle op hulle jaarvergadering 'n besluit gaan neem of hulle nog deel wil wees van die samewerkingsooreenkoms en of hulle die kontrak gaan kanselleer. Dit is soms moeilik om met Avonddans Country Estate saam te werk. Daar is ongelooflike teenkating vanaf Avonddans Country Estate om enige voorstelle te aanvaar wat Avonddans II maak. Verder word voorstelle wat aanvaar en waarop ooreengekom is, net eensydig 'n paar daar later verwerp. Ten spyte van die bogenoemde is Avonddans II nog steeds van mening dat dit moontlik is om saam te werk.

Ek wens u en u gesin 'n Geseënde Kersfees en 'n voorspoedig nuwe jaar toe.

Groete

Willie van Zyl

Voorsitter
Avonddans II Huis Eienaars Vereniging Bestuurskomitee

Avonddans II

Home Owners Association

December 2020

Dear Owners

Herewith an overview of developments in Avonddans II.

Annual General Meeting

Despite the COVID pandemic and the lockdown period, we were able to hold a successful annual meeting in September 2020. Outstanding issues could be finalised and our budget approved. I thank the members who attended the meeting and the members who provided us with proxies.

Fire Break & Cutting of grass on empty Stands

The five-meter fire break strip were cleaned, to meet the requirements of the fire brigade. At the end of November the grass on the open stands were also cut.

Security / Access Control

As mentioned in my previous newsletter, several quotes were requested by Avonddans II and Avonddans Country Estate for upgrading the security / access control at the gate. On the advice of two experts, the Trustees still believe that a third gate, which will only be used by residents, will be necessary as soon as the proposed upgraded access control system is installed. Before the project can proceed at all, Avonddans Country Estate must consent and contribute their costs. Unfortunately, the negotiations are currently at a stalemate. Avonddans Country Estate has their annual meeting later this month and we will then decide on a plan of action.

Entrance building

Since my last newsletter, discussions with Avonddans Country Estate in this regard have also reached a deadlock. I repeat the review shared in my previous newsletter. The access building 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 should be done. However, the Trustees are of the opinion that it would be a waste of money to renovate the building only up front and then incur expenses for further repairs to the building a year later. The Trustees will decide on a plan of action as soon as feedback is received from Avonddans Country Estate after their annual meeting.

Street braai

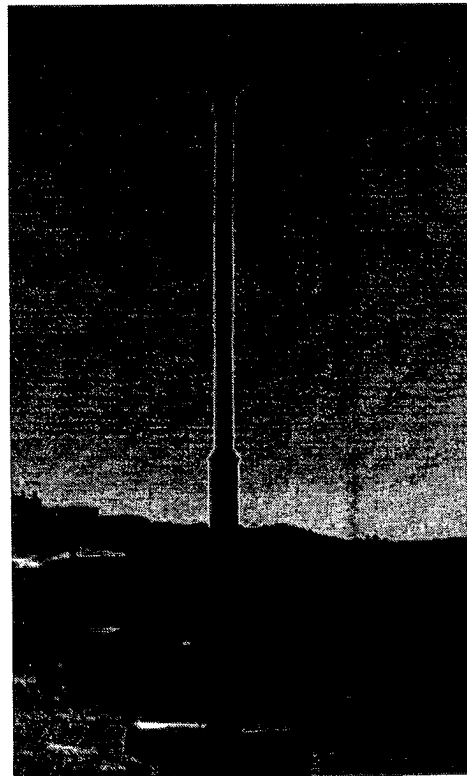
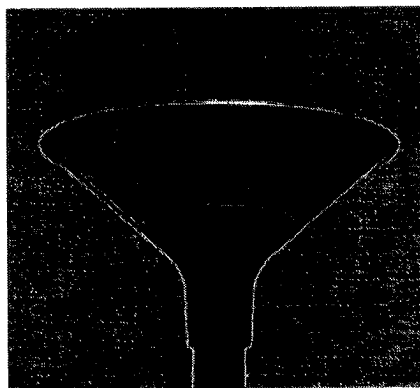
The annual street braai will unfortunately not take place this year due to the Covid 19 pandemic.

New homes

The construction of several homes was temporarily halted due to the economic consequences of COVID. All construction has since resumed and the owners are completing their homes. The Trustees are aware of three new homes that will be built in early 2021. There are also owners who have existing homes that are going to settle here permanently.

Streetlights

At the annual meeting it was approved that Avonddans II replace its streetlights in the current financial year. The project is 95% complete. The new lights improve the aesthetic appearance as well as visibility at night. Several owners expressed their satisfaction.

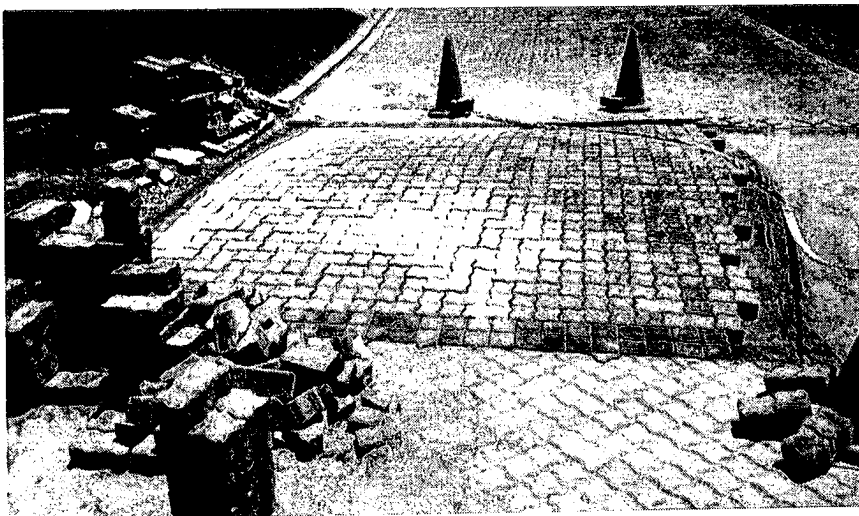


Trustees

Willem Strydom, who has been involved with the management of Avonddans II for 10 years, resigned as Trustee. I would like to thank him for all his work and dedication through all the years. We wish him strength and prosperity with his full-time retirement. Wendy de Villiers as well as Anthonie Badenhorst were elected at the Annual General Meeting to fill the two vacant positions on the committee.

Speed in Avonddans

As mentioned in the previous newsletter, there are several residents of Avonddans II, Avonddans Country Estate, visitors and courier companies that exceed the speed limit, especially in Bekronendreef Street. There have been cases where wild animals have been killed and children have almost been hit due to speeding. The Trustees believe that setting up speed bumps will address the issue. After several meetings with Avonddans Country Estate where the problem was discussed and attempts were made to reach an agreement to erect speed bumps in Bekronendreef Street, Avonddans Country Estate's Trustees disagreed completely. They rely on the notarial deed registered on the road to prevent the erection of bumps. Other reasons also cited, among others, by Avonddans Country Estate are as follows and I quote; *"Spoedhobbels nadelig is vir persone met rug- en skeletprobleme en aangesien ons inwoners hoofsaaklik afgetredenes is, beskou ons spoedhobbels as 'n gesondheidsrisiko"*. The Trustees have already obtained a legal opinion from a lawyer regarding Avonddans II's rights in this regard. We expect feedback from Avonddans Country Estate after their annual meeting on the matter. Depending on the feedback, a decision will be made about the way forward. A bump is currently being erected in Kustmeer Road.

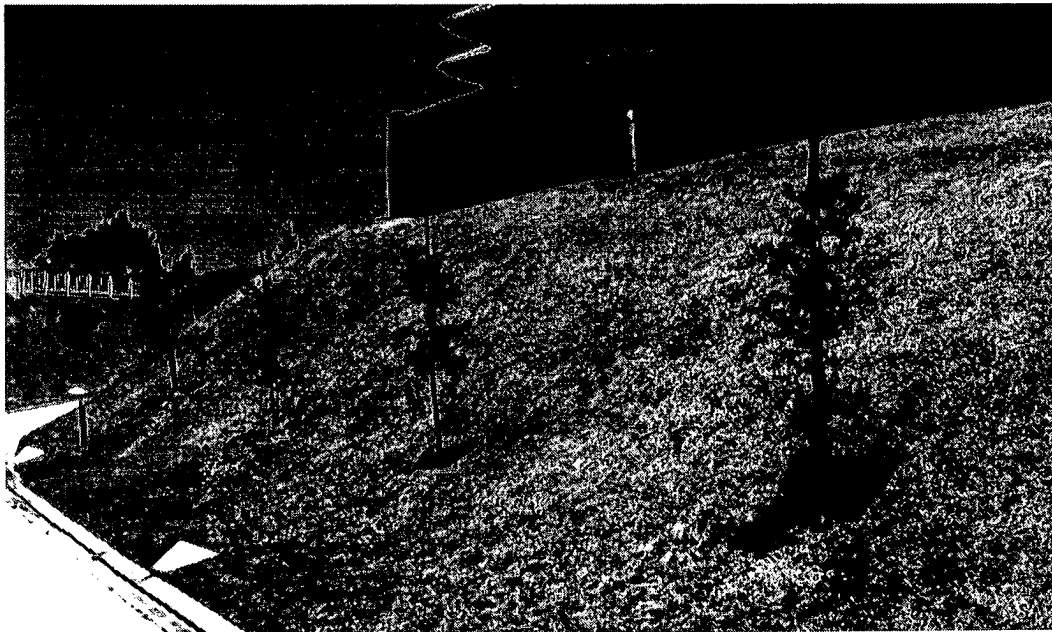


Photo

It is important that Avonddans II should do everything in our power to control speed. One life lost due to speed is one life too many.

Trees at the entrance

Eleven Outeniqua Yellowwood trees were planted at the entrance, in Bekronedreef Street, at the beginning of December 2020. It makes a big difference aesthetically. The Trustees received good feedback from resident owners.



Future of Cooperation Agreement

Avonddans Country Estate has indicated that they will decide at their annual meeting whether they still want to be part of the co-operation agreement and whether they will cancel the contract. It is sometimes difficult to work with Avonddans Country Estate. There is incredible opposition from Avonddans Country Estate to accept any suggestions that Avondans II makes. Furthermore, proposals that are accepted and agreed upon are only unilaterally rejected later. Despite the above, Avonddans II still believes it is possible to work together.

I wish you and your family a Merry Christmas and a Happy New Year.

Regards

Willie van Zyl

Chairman

Avonddans II Home Owners Association Management Committee