

Avonddans II

Home Owners Association

24 Mei 2022

Geagte Eienaars,

Dit is tans 'n miernes van boubedryghede hier in Avonddans II. Tans is daar 12 huise in aanbou en daar is ook reeds verskeie planne goedgekeur. Dit is nog die meeste huise wat op een tydstip hier in aanbou was. Dit is 'n groot vreugde om te sien hoe die landgoed groei. Hiermee die verslag nuusbrieff om u op hoogte van gebeure hier in Avonddans II te bring.

Algemene Jaarvergadering

Die algemene jaarvergadering vind komende Saterdag 28 Mei 2022 om 09h00, by die Volle Evangelie Kerkzaal, Kamassiestraat, Hartenbos plaas. By die lokaal sal daar streng aan COVID19 riglyne, soos vereis deur wetgewing, voldoen word. Maskers moet ten alle tye gedra word. Die agenda, konsep notule van die vorige algemene jaarvergadering, volmagvorme, konsepbegroting en konsep finansiële state was reeds op 6 Mei 2022 versend. Eienaars wie nie die vergadering kan bywoon nie word versoek om asseblief die nodige volmagvorm te voltooi en aan Status Mark te stuur. Eienaars wat die vergadering bywoon word versoek om hulle eie stel dokumente te druk en saam te bring.

Johan Welman “Oubaas”

Die balans van die Eienaars se donasies wat tydens Oubaas se siekte in 2021 ingesamel is, is aan hom uitbetaal. Oubaas het gevra dat ons sy waardering vir die donasies moet oordra.

Opknappings Projek

Die opknapping van die toegangsgebou en stoor was die grootste projek wat die Huis Eienaars Vereniging tot dusver aangepak het. Die projek het ongeveer drie maande geneem om te voltooi. Die volgende was gedoen:

- Die kraak aan die hoofgebou is herstel;
- Nuwe geute is geïnstalleer;
- Nuwe ligte wat meer koste effektief is is geïnstalleer;
- Nuwe werkers toilet is geïnstalleer;
- Kaste in nuwe rekenaar kamer is geïnstalleer;
- Geboue se mure is behandel en weer gevef;

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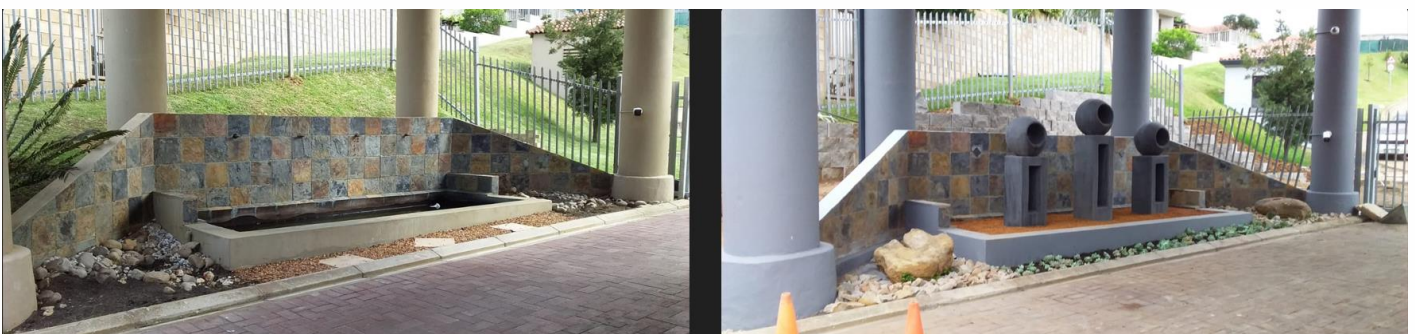
- Vensters is getint;
- Nuwe venster en deur is in stoorkamer geïnstalleer;
- Garage deur in stoorkamer is vervang;
- Nuwe ingang vir voetgangers is geïnstalleer;
- Nuwe sekuriteitsheining is geïnstalleer;
- Die dak is herstel, geseël en geverf;
- Nuwe naambord is aangebring;
- Pest Control het behandeling gedoen om die duiwe te beheer;
- Muur is by die ingang verleng om die landgoed se grond af te baken.

Ek is seker dat alle lede kan saamstem dat die eindproduk van topgehalte is en dat dit die waarde van ons eiendom verhoog het.



Tuine

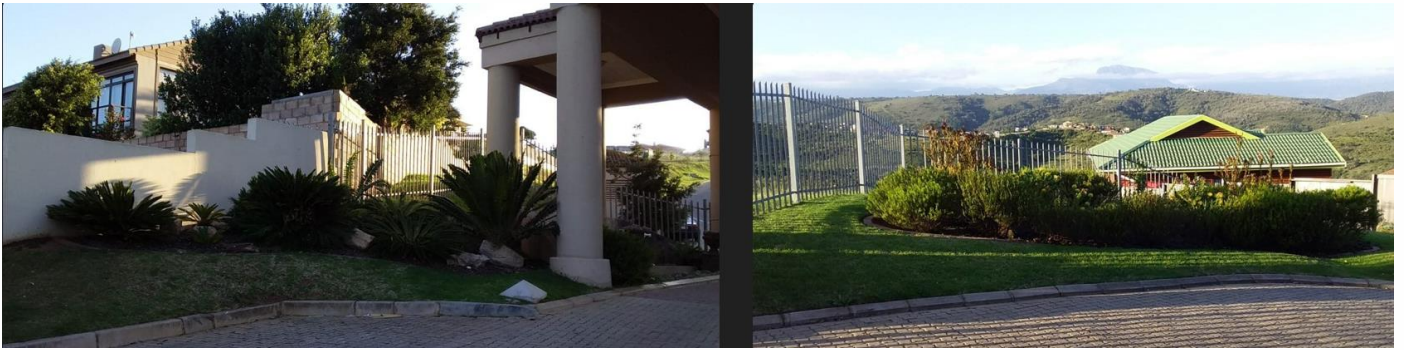
Met die gebou se opknapping is die pompe weerskante vervang met potte, klippe en waterbesparende plante. Die besparing net aan krag, nadat die pompe verwyder is, is tussen R1500 tot R2000 per maand.



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Die bestaande blombeddings weerskante buite die toegangsgebou, is verander om minder onderhoud te vereis en meer water besparend te wees.



Die tuin op die sirkel bly 'n probleem. Plante om die palmboom groei nie na wense nie. Aangesien die palmboom 'n baie mooi fokuspunt is wil ons hom nie uithaal nie. Die Komitee sal poog om voor die einde van die finansiële jaar 'n oplossing te vind.

Andre Kotze Tuindienste is tans besig om die bestaande besproeiingstelsel te herstel en op te knap.

Kruising Bekronendreef en Wereldzeestrade

Die kruising se plaveistene wat besig was om te verbrokkel is vervang met 100mm dik sement plaveistene. Avonddans Country Estate het, soos vervat in die Notariële Akte, 47.5% van die koste betaal. Die ou stene wat verwyder is en wat weer gebruik kon word, het ons behou. Die plaveistene is later by die toegangsgebou asook by die hoek van Wereldzeestraat gebruik. Die hergebruik van die plaveistene het 'n aansienlike besparing teweeg gebring.

Die kruising van Bekronendreef en Wereldzeestrade is ook opgeknop. Bo en behalwe die plaveisel is daar ook hoër randstene aangebring. Die randstene is nodig op die kruisings omrede die trokke die plaveisel beskadig wanneer hulle draai. Weens die gewig van die trok druk die trok se band die

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plaveiselsteen in die grond in en sodoende skuif die plaveisel. Die hoër randsteen verhoed die skade. Daar is ook hoër randstene by die sirkel, die ingang asook die uitgang aangebring.

Daar is begroot dat die kruising by Bergzicht en Bekronendreefstrate opgeknep word deur ook randstene en plaveisel aan te bring.

Daar is verder in samewerking met Avonddans Country Estate begroot dat 'n gedeelte van Bekronendreefstraat herstel gaan word . Avonddans Country Estate sal hulle 47.5% bydrae.



Spoeed en Stopstrate

Daar is twee stopstrate in Bekronendreefstraat, by die kruising van Wereldzeestraat aangebring. Dit demp die padgebruikers se spoed maar daar is ongelukkig inwoners asook besoekers wat dit blatant ignoreer. Die komitee het Avonddans Country Estate se voorsitter genader met 'n versoek om hulle lede te maan om die padtekens en spoedgrens te gehoorsaam. Die spoed wat inwoners en besoekers op die paaie ry bly 'n probleem. Inwoners word asseblief versoek om binne die spoedgrens te bly asook om die padtekens te gehoorsaam. Inwoners word daarop gewys dat padreëls binne en buite die Landgoed dieselfde is, insluitende die gebruik van 'n verkeersirkel.

Op die vorige jaarvergadering is daar 'n versoek gerig dat chevrontekens in Wereldzeestraat asook op die hoek van Wereldzee en Bekronendreefstraat aangebring word. Die versoek is goedgekeur en die tekens is aangebring.

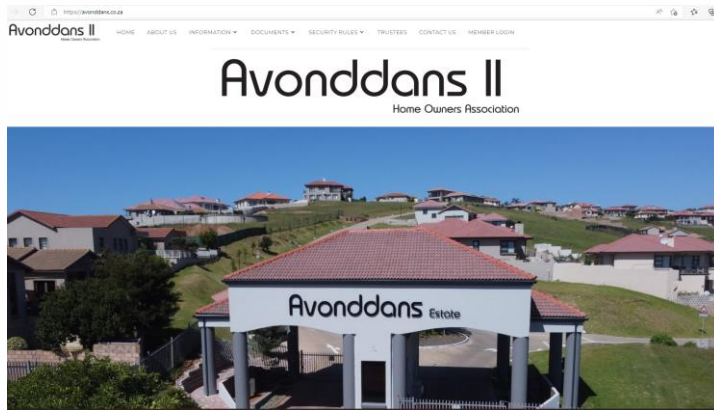
Webtuiste

Op die vorige jaarvergadering was daar 'n versoek dat 'n welkom pakkie saamgestel word en indien 'n eienaar intrek dit aan die eienaar oorhandig word. Die komitee het na verskeie opsies gekyk en daar is besluit dat 'n webwerf ontwerp word. Met die webwerf bly die inligting op datum en inligting kan enige tyd van die webwerf verkry word.

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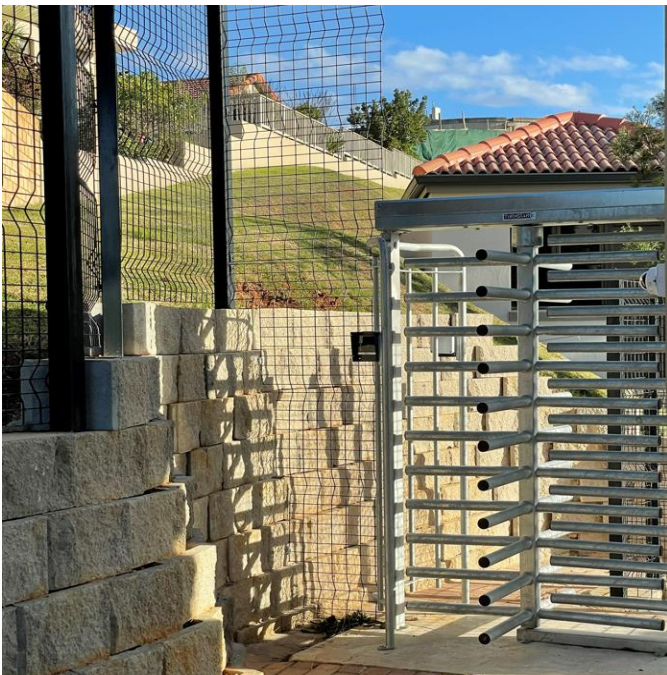
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Die webwerf is aktief en kan besoek word by: www.avonddans.co.za



Toegangsbeheer

In die afgelope jaar was daar in samewerking met Avonddans Country Estate 'n "Security Operating Procedure" opgestel wat tans in gebruik is. Intussen is die gerekenariseerde stelsel geïnstaleer. Die koste is gedeel met Avonddans Country Estate. 'n Gewysigde "Security Operating Procedure" sal teen ongeveer 20 Junie 2022 in werking tree. Aparte kommunikasie in die verband sal binne die volgende week versend word. Daar is 'n paar groot veranderinge in die prosedures wat by die hek gaan plaasvind. Elke inwoner word gevra om asseblief geduldig te wees terwyl ons die groeipyne van die nuwe stelsel uitsorteer. Die nuwe stelsel sal tot ons almal se voordeel wees.



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Heffings / Begroting / Debiteure

Weens die komitee se streng aksie om lede te oorhandig wie se rekeninge 30 dae agterstallig is, het die debiteure van R94,113.88 op 28 Februarie 2021 verminder tot R4256.78 soos op 30 April 2022.

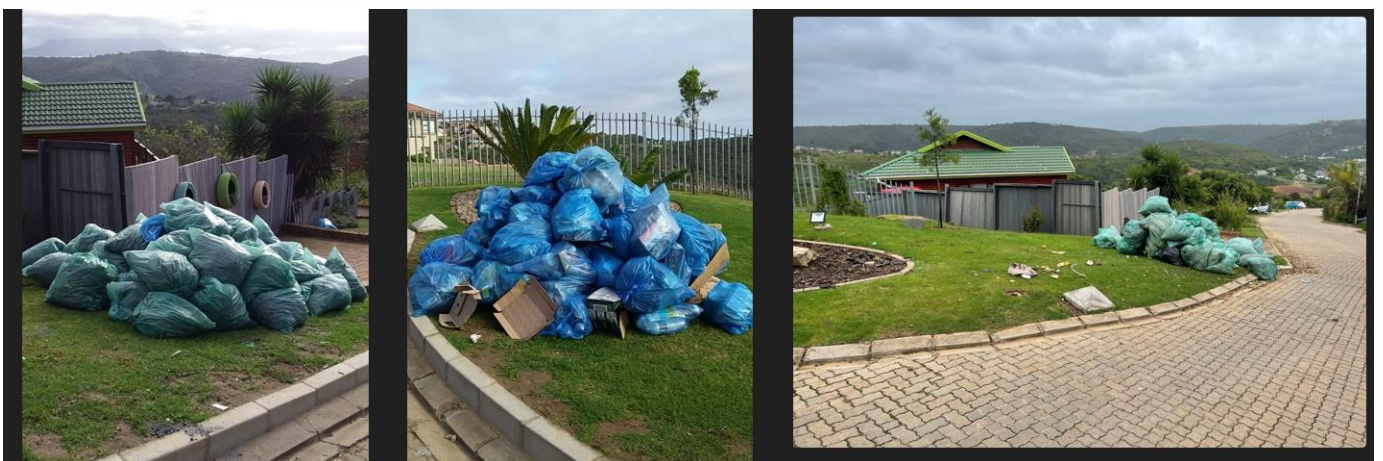
Weens sekere koste besparende veranderinge wat die komitee gemaak het bly die heffings onveranderd op R760.00 per maand.

Skoonsny van Erwe

Eienaars van leë erwe word tot 30 Junie 2022 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 R400.00 per erf wat na u heffingsrekening gedebiteer sal word.

Vullis Stoor

Weens die groot uitbreiding wat tans in Avonddans plaasvind, is dit noodsaaklik dat 'n alternatief vir die hou van vullis, wat tans by die toegangshek lê totdat dit verwyder word, gevind word. Die bou van 'n transit vullishok word beplan. Avonddans Country Estate sal 47.5% van die koste betaal.



Hoop om u te sien by die algemene jaarvergadering

Willie van Zyl

Chairman

Avonddans II

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24 May 2022

Dear Owners,

It is currently a hive of construction activity here in Avonddans II. Currently there is 12 houses under construction and several plans have already been approved. These are the most houses under construction here at any one time. It is a great joy to see the estate grow. Herewith the report newsletter to keep you informed of events here in Avonddans II.

Annual General Meeting

The annual general meeting will take place this coming Saturday 28 May 2022 at 09h00, at the Volle Evangelie Church Hall, Kamassie Street, Hartenbos. At the venue, COVID19 guidelines, as required by law, will be strictly adhered to. Masks must be worn at all times. The agenda, draft minutes of the previous annual general meeting, proxy forms, draft budget and draft financial statements had already been sent on 6 May 2022. Owners who are unable to attend the meeting are requested to please complete the required proxy form and send it to Status Mark. Owners attending the meeting are requested to print and bring their own set of documents.

Johan Welman "Oubaas"

The balance of the donations collected during the illness of Oubaas in 2021 was paid out to him. Oubaas asked that we convey his appreciation for the donations.

Renovation Project

The renovation of the access building and storage was the biggest project the Home Owners Association has undertaken so far. The project took about three months to complete. The following was done:

- The crack at the main building has been repaired;
- New gutters have been installed;
- New lights that are more cost effective have been installed;
- New workers toilet has been installed;
- Cabinets in new computer room are installed;
- Buildings' walls were treated and repainted;
- Windows are tinted;
- New window and door have been installed in storage room;

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- Garage door in storage room has been replaced;
- New entrance for pedestrians has been installed;
- New security fence has been installed;
- The roof was repaired, sealed and painted;
- New sign has been added;
- Pest Control did treatment to control the pigeons;
- Wall was extended at the entrance to demarcate the estate's land.

I am sure all members can agree that the end product is top quality and that it has increased the value of our property.



Gardens

With the renovation of the building, the pumps on both sides were replaced with pots, stones and water-saving plants. The saving on power only, after the pumps have been removed, is between R1500 to R2000 per month.



The existing flower beds on either side of the access building have been altered to require less maintenance and more water saving.

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The garden on the circle remains a problem. Plants around the palm tree do not grow as desired. Since the palm tree is a very nice focal point, we do not want to take it out. The Committee will endeavour to find a solution before the end of the financial year.

Andre Kotze Garden Services is currently repairing and refurbishing the existing irrigation system.

Crossing Bekronendreef and Wereldzee Streets

The intersection's paving stones that were crumbling were replaced with 100mm thick cement paving stones. Avonddans Country Estate, as contained in the Notarial Deed, paid 47.5% of the cost. The old bricks that were removed and that could be used again, were kept. The paving stones were later used at the access building as well as at the corner of Wereldzee Street. Reusing the paving stones has resulted in significant savings.

The intersection of Bekronendreef and Wereldzee Streets has also been renovated. In addition to the pavement, higher curbs were also installed. The curbs are needed at the intersections because the trucks damage the pavement when they turn. Due to the weight of the truck, the truck's tire pushes the paving stone into the ground and thus the pavement shift. The higher curb prevents damage. There were also higher curbs installed at the circle, the entrance as well as the exit.

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It was budgeted that the intersection at Bergzicht and Bekronendreef Streets be renovated by also installing curbs and paving.

It was further budgeted in collaboration with Avonddans Country Estate that a section of Bekronendreef Street will be restored. Avonddans Country Estate will contribute 47.5%.



Speed and Stop Signs

Two stop streets were erected at the intersection of Wereldzee and Bekronendreef Streets. It slows down the speed of the road users, but unfortunately there are residents as well as visitors who blatantly ignore it. The Committee approached Avonddans Country Estate's chairman with a request to request their members to obey the road signs and speed limit. The speed at which residents and visitors drive on the roads remains a problem. Residents are kindly requested to stay within the speed limit as well as to obey the road signs. Residents are reminded that road rules inside and outside the Estate are the same, including the use of a traffic circle.

At the previous annual meeting, a request was made that chevrons be installed in Wereldzee Street as well as on the corner of Wereldzee and Bekronendreef Streets. The request was approved and the signs were erected.

Website

At the previous annual meeting there was a request that a welcome pack be compiled and that if an owner moves in, it be handed over to the owner. The Committee looked at various options and decided to design a website. With the website, the information stays up to date and information can be obtained from the website at any time.

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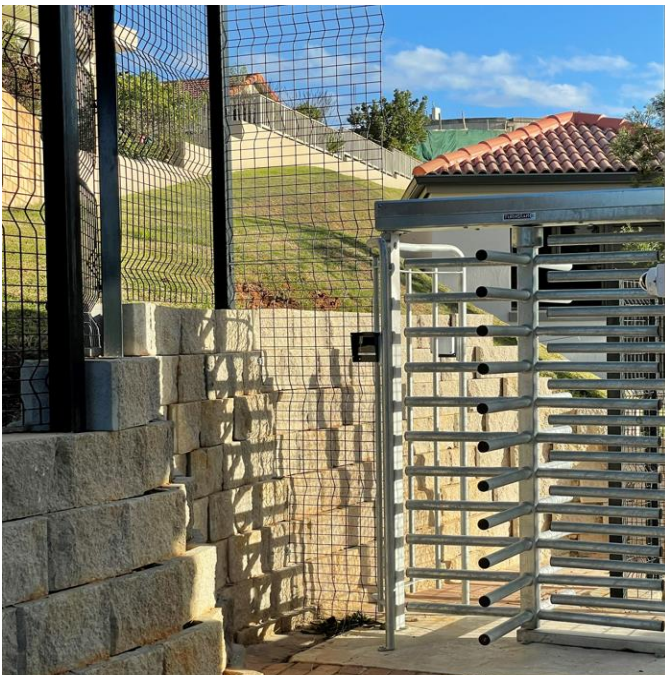
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The website is active and can be visited at: www.Avonddans.co.za



Access control

In the past year, a "Security Operating Procedure" has been written in collaboration with Avonddans Country Estate, which is currently in use. Meanwhile, the computerized system was installed. The cost was shared with Avonddans Country Estate. An amended "Security Operating Procedure" will take effect by approximately 20 June 2022. Separate communication in this regard will be sent within the next week. There are some major changes in the procedures that will take place at the gate. Every resident is asked to please be patient as we sort out the growth pains of the new system. The new system will be to the benefit of us all.



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Levies / Budget / Debtors

Due to the Committee's strict action to hand over members whose accounts are 30 days in arrears, the debtors decreased from R94,113.88 on 28 February 2021 to R4256.78 as on 30 April 2022.

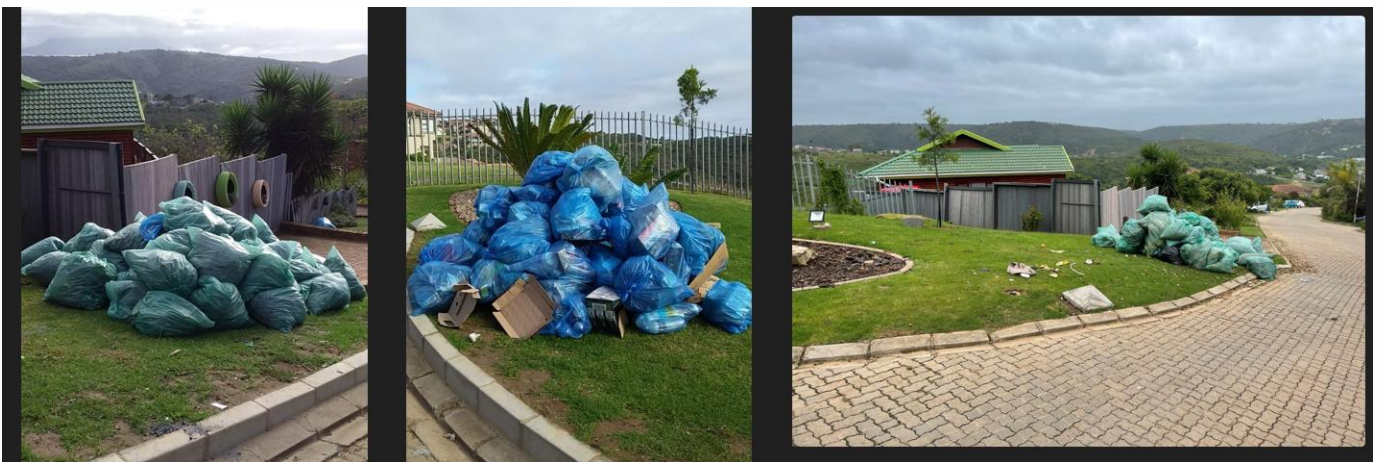
Due to certain cost-saving changes made by the Committee, the levies remain unchanged at R760.00 per month.

Cleaning of Stands

Owners of vacant stands are given until 30 June 2022, to cut the grass and clean their stands. If the stand has not been cleaned by the date, it will be done by the Home Owners Association as in the past. The cost for the cleaning is R400.00 per stand which will be debited to your levy account.

Garbage Store

Due to the large expansion that is currently taking place in Avonddans, it is essential that an alternative to keeping rubbish, which is currently lying at the entrance gate until it is removed, is found. The construction of a transit rubbish bin is planned. Avonddans Country Estate will pay 47.5% of the cost.



Hope to see you at the Annual General Meeting

Willie van Zyl

Chairman