

VOORSITTERSVERSLAG

Dit is vir my 'n groot voorreg om verslag te doen oor die doen en late van die bestuur en ander algemene sake van Brandwacht Aan Rivier Huiseienaarsvereniging (HEV).

Die eerste Algemene Jaarvergadering was gehou op 3 Mei 2012 waartydens die volgende lede gekies is om die HEV te verteenwoordig:

Mnr Bertus de Waal (Op die eerste bestuurs vergadering verkies tot Voorsitter)
Mnr Ben Cronje (Finansies)
Mnr Albie Stoeder (Sekuriteit)
Me Diana van Graan (Kommunikasie)
Me Elmarié van Niekerk (Landskapering) Het bedank gedurende die jaar
Mnr Clifford Heys (Estetika)
Mnr Bart Senekal (Skakeling met Ontwikkelaar)
Mnr Pieter la Grange (Skakeling met Ontwikkelaar)

The first Executive committee meeting was held on 10 May 2012 and since then eight meetings were held.

I would like to break down this report in the following different activities:

1. *BESTUURAGENTE*

PFS Trust is as bestuursagente aangestel vir die 2013/2014 finansiële jaar.

2. *FINANSIES*

Die finansies van die HEV is gesond. Die Komitee het besluit om vanaf April 2013 die maandelikse heffings van R600 na R800 te verhoog, hoofsaaklik om vir die verskerpte sekuriteit voorsiening te maak. Finansies word egter in die finansiële verslag volledig bespreek.

3. *SECURITY*

The security of the Estate is one of our most important responsibilities and therefore everything in our powers will be done to ensure the safety of all residents.

Thorburn has been appointed to manage access control to the Estate. Because of the many projects starting at the Estate one guard per shift was insufficient. The committee decided to appoint two guards per 12-hour shift. While one guard secures the access gate the other guard roams the Estate. A bloodhound system was installed so that the guards have a particular route to patrol in order to

activate the system. I would like to use this opportunity to especially thank Lucille from Thorburn working during the daytime for her patience in the handling of all the Contractors in a very professional way.

From the start of the operation of the Estate only minor incidents were reported.

4. INTERKOMSTELSEL

Die dienste tov die interkomstelsel waarmee die sekuriteitwagte met die huiseienaars kan kommunikeer is opgradeer en is funksioneel. Ongelukkig is die dienste by sommige wonings wat aan die begin gebou is nie ge-installeer nie. Eienaars moet egter kennis neem dat hierdie 'n toevoeging is tot die normale sekuriteit en die installering hiervan is essensieël om toe te sien na die veiligheid van alle inwoners. Intussen is 'n skrywe gerig aan alle lede dat die installering van die interkomstelsel aangedui moet word op planne wat ingedien word vir goedkeuring.

5. LANDSCAPING/IRRIGATION

The gardens are maintained by DDS Projects (who also did the original landscaping) The landscaping is looking great and the executive committee of Brandwacht aan Rivier decided to renew the maintenance contract with DDS.

Due to the high levels of iron in the water, the irrigation water stained some of the white walls in the Estate. The developer installed an expensive filter system to remove the excess iron from the water. After some initial problems the time schedule on the system was changed so that the system can backwash more frequently. A water sample was professionally analyzed and the information received was that the iron percentage in the water is now normal. The developer has undertaken to repaint the affected walls. The position of some of the sprinklers will also be adjusted to irrigate away from the walls.

During November last year Stellenbosch was struck by severe storms, which caused havoc, flooding drains and uprooted trees. Brandwacht Aan Rivier also experienced a fair amount of damage and erosion caused by the increased volume of water in the river. A number of the older trees, which were uprooted, toppled onto the electric perimeter fence resulting in damage approximating R40,000. The cost was fortunately covered by the insurance company. Our thanks must also go to the developer, Brandwacht Land Development, who at great expense to themselves went the extra mile in providing expert assistance with the rehabilitation of the river and walkways. The stabilization of the riverbanks and strategic placing of culverts will hopefully prevent any further erosion.

6. PAAIE EN ANDER DIENSTE

Alle dienste is reeds vir 'n geruime tyd voltooi. Probleme het ontstaan met die plaveisel wat ingesak het rondom die drein deksels in die paaie nadat voertuie daaroor beweeg het. Kualani Civils is egter besig om die herstelwerk hieraan te doen.

Gedurende die groot reëns is skade berokken aan die elektriese heining en dit is reggestel. Soos hierbo genoem is die volle bedrag van skade verhaal vanaf die versekerings maatskappy, Delphisure.

Na aanvanklike probleme met die posaflewering en vullis verwydering is hierdie dienste ingestel deur die Poswese en die Munisipaliteit. Eienaars moet egter kennis neem dat vullisdromme deur hul

geneem moet word tot in die Rivierlaan op Donderdae en die dromme weer op dieselfde dag deur hul teruggeneem moet word.

7. BOUPROJEKTE

Die Komitee het gedurende die jaar besluit om 'n ander Assesserende Argitek aan te stel. Die keuse het op TV3 geval. Alle planne word dus deur hulle bestudeer en voorsien hulle die nodige inligting en terugvoering aan die eienaars en besturende agent. 'n Boubeheer beampte is ook aangestel om te verseker dat bouprojekte volgens bouplanne geskied.

Tans is die statistiek tov wonings as volg:

10 wonings is reeds voltooi

17 bouprojekte is aan die gang

10 bouplanne is goedgekeur en 4 in afwagting op goedkeuring

Eienaars word versoek om voor die aanvang van 'n projek alle dokumentasie soos voorsien per e-pos en ook geplaas op die webwerf, www.brandwachtenriver.co.za in verband met die prosedures aan bouers te oorhandig om te verseker dat reëls en riglyne gevolg word.

Please do remember that before the start of a building project the required deposit must be paid into the account of the Homeowners' Association or be paid at PFS Consultants offices in Dorpsstreet 107, Stellenbosch. More information about the payment of the deposit can be obtained from PFS Consultants.

U moet asb kennis neem dat onbeboorde erwe netjies gehou moet word. Indien nie, sal dit deur die HEV gedoen word en sal die kostes hiervan op u maandelikse heffingstaat geplaas word.

8. KOMMUNIKASIE

'n Kwartaalike Nuusbrief sal binnekort die lig sien wat per e-pos asook op die webtuiste met u gekommunikeer sal word.

The committee also decided that no estate agents or private sellers are allowed to display "for sale" signs on the Estate.

If owners want to advertise their properties they can forward the information to gary@pfstrust.co.za who will arrange that advertisements are placed on the estate's website.

Owners should kindly ensure that estate agents accompany potential buyers into the Estate.

9. BEDANKINGS

Dank aan:

- Gary Bernhardt van PFS Trust vir sy onbaatsugtige diens. Gary gaan definitief verder as wat van hom vereis word.
- To my fellow trustees on the Executive Committee for their personal time during the year to attend meetings and work on Estate matters.

- To all the members of the Brandwacht aan Rivier Estate for their understanding when dealing with Estate matters. As this is a new Estate there have been, and will be, teething problems. With your continued support and understanding we can all work together to make this a well-run estate to be truly proud of and where our property investments can grow from strength to strength.

Ek wens die nuwe Trustees alle sukses toe vir die komende jaar.

Bertus de Waal
Voorsitter