Brandwacht
AAN RIVIER

Huiseienaarsvereniging/Home Owners' Association

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2024 CHAIRPERSON'S REPORT
THIRTEENTH ANNUAL GENERAL MEETING

It is a privilege for the Trustees to report at the thirteenth annual general meeting about the Brandwacht aan Rivier ("Estate") Homeowners' Association ("HOA").

We as the trustees can confirm at present, we are very comfortable with the affairs of the Estate. Security and maintenance remain our biggest priority and for your peace of mind no short cuts are ever taken when it comes to these matters. Thank you to the Estate Manager and the staff for maintaining and running our estate. After the wind storm on the 6 and 7 April 2024 the staff went that extra mile to make sure that the Estate, is in the shortest time possible, in a good condition.

Thank you to the trustees for their hard work and dedication during the last year. The trustees are:

Stefan Crouse (Chairman)
Jan Cilliers
Pierre de Villiers
Gordon Reid
Fanie Neethling
Holden Marshall

We are thankful for the contributions of our managing agent Trafalgar for their efforts in running the administration of the estate. We welcome Anita de Wet from Trafalgar Property Management who is now the new Sectional Title Scheme Manager.

Also, thanks to TV3 that ensure that the building regulations are adhered too and a special thank you to the residents that care for the estate and contribute to the proper running of the estate.

Herewith a short summary of the main topics pertaining to the Estate:

1. Rehabilitation of the river

During the last heavy windstorm in April 2024 substantial damage was caused to the greater Stellenbosch area and within our Estate primarily due to falling trees in the river embankment. We are currently busy rehabilitating the areas (where the damage took place). Once all the root systems are cleared, we will be able to fully assess the additional erosion to determine measures which may be required. The appropriate action will be taken, which may include further and larger gabion structures. All minor works in the river will be done by Gary and his team.

We are pleased to confirm that The Stellenbosch Municipality have appointed a contractor who will/has commenced with the work alongside the Northern embankment from the Second slot up to the Fourth slot, which will include substantial gabion structures. These works are essential for the

ongoing stabilization of the river bank for the foreseeable future. This upgrade of the area is important to our maintenance plan of the river.

2. Security

The Committee is pleased to inform that there were no breaches or incidents in respect of the security of the Estate during the past year.

The April 2024 windstorm caused extensive damage to the perimeter fence due to falling trees and branches.

The Trustees thank Gary and his team for their swift reaction in clearing and affecting emergency repairs to ensure the ongoing safety of residents. Dislodged camera's were corrected the next day and the electrical fence was fully functioning within 3 days. An admiral feat under the circumstances.

The comprehensive security system continues to function to specifications and enjoys regular testing and upgrades where appropriate.

The Committee reminds all residents that security remains the responsibility of all and appeals to all residents to remain vigilant and report any suspicious events immediately to Gary.

We also do want to thank our security guards who are working long hours to keep us safe and have always a smile to greet and assist.

3. Financial

The Association's financial position is healthy. For more information, please refer to the audited financial statements.

Financial position:
At 29 February 2024, the Associations reserves increased by R255 947 to R2 543 075 compared to the 2023 balance of R2 287 128. This means that the Association has more than a 6-month buffer in respect of operating costs. This buffer is useful for unforeseen costs, like the costs that were not covered by insurance after the April 2024 storm.

Excluding the contribution from erf sales and capital expenditure, the operational surplus for the year amounted to R179 313 (2023: R136 429). The operational surplus was mainly due to income received from building penalties, recoveries and interest exceeding what was budgeted for. The contributions from erf sales of R987 000 (2023: R886 800) allowed spend on the security cameras amounting to R487 672.

Furthermore, we are pleased to report that the annual financial statements were audited and provided with an unqualified opinion that the financial statements fairly reflect the financial position of the Association.

The monthly levy was increased by 4.9% from of R2 125.00 to R2 230.00 per member per month for the 2024/5 financial year. We believe the levy is fair and reasonable.

4. Outstanding Levies

Unfortunately, there is one owner who is in the arears with his levy account. The necessary documentation has already been submitted to the owner by the HOA attorneys. Although a small payment was received from the owner, the legal process is still ongoing with default judgment having been granted. The attorney will now proceed with the application for a warrant of execution. Do remember that all outstanding balances will be collected when the property is sold.

The trustees would like to thank all other owners who do make payments on time. Remember there is a debit order form available on request to ensure payments are made on time.

5. Building Projects

Please do remember before you start with alterations to your home – inside or outside – to confirm with Gary if the submission of plans are required. This can be an expensive mistake and not pleasant for the estate to have to enforce.

6. Other notable events

As a result of the windstorm in April, there are now quite a few openings to the Dalsig neighbourhood. It was already decided during a previous Trustee meeting that, after the installation of the gabions on the Northern side of the Brandwacht river, the help of professionals will be called upon to replant trees onto this area.
Pet owners are reminded to please keep pets within your erf. Even cats who unfortunately are killing birds and reptiles (Chameleons) which is very frustrating to all animal lovers.

During the last damage by the storm a lot of work has been done to make the walkway to the Northern side as easy and safe to use as possible. Please do use this beautiful area and feel free to give your feedback to Gary.

During the past year a few owners experienced unnecessary high water accounts due to leakages that they were not aware of. The Trustees are currently in discussions to better the infra-structure by the possible placements of smart meters which is a key component of advanced metering. Smart meters are digital devices that can measure and record your water consumption in real time and relay the information so that you, the consumer, can immediately be notified of differences in your supply. However, these will be investigated in detail before any further decisions will be made. Rest assured that you will receive first-hand information before final decisions are made.

Thanks again to all members for making the Estate such a great place to live. Please continue to make positive contributions to the Estate and let us know if you have any ideas or suggestions.

Regards

Trustee Committee
20 June 2024