

OAKWOOD HOME OWNERS ASSOCIATION

P O Box 2091, Durbanville, 7551
5 Sir Benjamin Promenade, Oxford Street, Durbanville, 7550
Tel. 021-975 4585 Fax: 021-976 1224

NOVEMBER 2017

CHAIRPERSON / MANAGING AGENTS REPORT

Dear Oakwood Home Owner

We are proud to announce that the Oakwood Home Owners Association have completed yet another successful year. We firstly wish to thank our Executive Committee members in partnership with Independent Property Group (IPG) for their tremendous contributions during this financial year. Various meetings were held to ensure that the communal interest of all home owners is promoted and protected.

We also wish to applaud all home owners who have been paying their levies promptly as this ensures that the Home Owners Association meets all its obligations.

Through strict budget management, we managed to end our financial year with a net surplus of R70 893.00, resulting in an accumulated surplus of R483 010.00.

At the previous Annual General Meeting (AGM) we agreed to increase the levy by 6% from the 1st of May 2017. To date, various maintenance items with regards to the common property and residential living were addressed to ensure that the estate remains aesthetically pleasing.

Maintenance items funded from our budget were as follows:

- The completion of the electric fence project bordering Okavango Road.
- The painting of both guard houses
- The painting of the Perimeter wall adjacent to the Langeberg/Brackenfell Boulevard circle.
- Service and repair of entrance and exit booms.

During the previous Annual General Meeting it was agreed to purchase for purposes of access control the 'On- Guard' handheld devices. After further investigation it was found that the 'At-The Gate' handheld devices proved to be a more cost-effective option which is rented through a monthly rental agreement. 'At-The-Gate' also provides the Executive Committee with a daily report on visitors entering the estate.

Although the estate is an access controlled village, the Executive Committee investigated the cost for a permanent designated armed response patrolling vehicle exclusive to Oakwood estate. The main function will be to patrol the estate and to respond to fence alarms. By introducing this vehicle, owners would be offered a lower monitoring and armed response option. Should the proposal be accepted, each owner will enter into their own agreement with the armed response company without the Home Owners Association taking any responsibility in terms of liability or service delivery. These above-mentioned costs will be tabled and discussed at our Annual General Meeting.

As you will notice, we have recently installed reflective residents and visitors entrance boom wraps. This is to reiterate and create awareness to the estate speed limit as the speeding in the estate has become of a great concern.

Although we remain restricted by the level 5 water restrictions, we have investigated possible solutions, with the City of Cape Town, to sustain our flowerbeds throughout the drought season. Three parks in the estate do not have access to the treated effluent water system in Pinehurst. We wish to propose the purchase of a fully equipped water trailer which will run off the treated effluent water system to water these gardens. This proposal will be tabled and discussed at the Annual General Meeting.

Oakwood Estate remains a very sought after residential suburb and the community spirit is amazing.

An audit of regulations pertaining to property buildings, gardens and verges was carried out recently by the committee and transgressors have responded very positively to the necessary corrections.

We kindly invite all home owners to attend our Annual General Meeting in the Meridian Private School hall on the 4th of December 2017. We look forward to seeing and meeting you at this meeting.

On behalf of the Executive Committee and Management of Oakwood Estate, we wish all residents a Merry Christmas and a prosperous new year. Please travel safely during the festive season.

KIND REGARDS

**G THURTELL
CHAIRPERSON**