



Van Riebeeckshof Master Home Owners Association  
**Annual General Meeting**

15 November 2011

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**Welcome**      Members  
                    Invited guests

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**Confirmation of 22 March 2011 AGM minutes**

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**Additional Agenda items**

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**Chairperson's report**      Security  
                                    Building  
                                    Communication  
                                    Environment  
                                    Initiatives

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**Finances**      Approve audited financial statements for period ended Feb 2011  
                            Budget 2012  
                            Levies with effect 1 March 2012  
                            Appointing of Auditors

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**Election of Trustees**

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**Closure**

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Agenda

## Security Trends

Chairperson's report

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ADT

Patrick Hall – Snr Community and  
Safety Liaison Manager

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SAPS

Capt Wentzel – Durbanville SAPS

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Fence bordering  
the farm

Fixed on a regular basis  
Open erven risk with fences  
not maintained.

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## Security Trends

### The Majik Forest Fence

Chairperson's report



## Building

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Chairperson's report

Building  
Regulations

Building deposits  
Managing Agent  
Regulations on web  
Please report dumping immediately

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Resolutions

Vacant stands  
Signage  
Dumping rubble

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# Resolutions

- 20 June 2011
- Three resolutions were accepted and made regulations in terms of 16.6 of the Constitution, at a meeting of the Trustees of The Van Riebeeckshof Master Home Owner's Association (VRMHOA), on 20 June 2011.
- **DUMPING RESOLUTION**
- It was decided that no rubble, building materials, sand or refuse may be dumped or left on any open stand, public property, or dumped in a skip being used by employees or contractors of an owner, unless the owner has paid a building deposit to the VRMHOA as provided for in the BUILDING GUIDELINES.
- ☐ Should any arrangement be made for the placement of building materials on an adjacent stand, the owner of the adjacent stand and the VRMHOA must be notified and approve such conduct.
- ☐ The VRMHOA reserves the right to fine owners R5 000.00 should the above not be complied with.
- **SIGNAGE RESOLUTION**
- **General Signage**
- ☐ All signage of any advertising nature must comply with the municipal by-laws of the City of Cape Town.
- **Vacant stands**
- ☐ Only one estate agent's board per property may be erected. It must be situated parallel to and within two meters from the curb.
- **Single Residential Dwellings**
- ☐ Only one estate agent's board per property may be erected in a position that is parallel with the road, and adjacent to the property boundary wall. If the property does not have a boundary wall, the board is to be placed parallel to the road and within two meters from the curb.
- **Removal of agent's boards**
- ☐ Where more than one board is displayed all boards will be removed and held by the VRMHOA for collection (based on the payment of a reasonable fee to defray expenses related such removal). All boards not collected within a period of two months from the date of removal will be disposed of.
- **Gated communities**
- ☐ Estate agents shall adhere to the regulations of the respective gated communities.
- **Accreditation with the VRMHOA**
- ☐ Estate Agents working in the Van Riebeeckshof area are required to register with the Association.
- **STAND CLEARING RESOLUTION**
- It was decided that stands be cleared of grass and shrubs in March and October of each year. It was further decided that should the owner fail to respond to a written request to clear the stand, the VRMHOA will arrange for a contractor to carry out such task on behalf of the owner at the rate prevailing at the time, and claim such expense from the owner.

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## Building

Chairperson's report

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Taxi zones

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Open Erven                      2 x a year – May, October  
R1 950 for < 1 000 sq m, R4 860 > 1 000

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Maintenance                  Garden Landscape Company

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Property Update                      VRH: R59 M  
Jan – Oct 11                      18 x Townhouses: R1.3 – R2.6 M  
6 x SS Houses: R2.35 – R6.65 M  
(2 x GVM, 1 x transfer, 3 sold)

Oude Westhof: R35 M  
12 x Townhouses: R1.2 – R2.45M  
6 x SS Houses: R2.6 – R8.5 M  
(1 x auction, 1 GVM, 4 sold)

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## Communication

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The Valley Voice

E-mail notification

[www.vanriebeekshof.co.za](http://www.vanriebeekshof.co.za)

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Chairperson's report



**SERVE OUR COMMUNITY**  
AND AS SUCH MUST GROW AND ADAPT WITH THE  
NEEDS OF OUR NEIGHBOURS

[HOME](#) | [CONSTITUTION](#) | [DESIGN STANDARDS](#) | [NEWS LETTERS](#) | [MINUTES OF MEETINGS](#) | [PHOTO GALLERY](#) | [RESIDENTS REGISTRATION](#) | [CONTACT](#) | [NOTICES](#)

## WELCOME TO VAN RIEBEECKS HOF

This is the official web home of the Master Owners' Association of the Van Riebeeckshof community. The site is meant as a source of relevant, up-to-date information for those who make this area their home, or would like to do so.

We will also use this forum to make any proposed developments known, and to give feedback on current issues being attended to by the trustees. Hopefully, the site will develop into a bulletin board type forum, where matters relevant to us all can be discussed. It is also an easy way to contact our managing agent or any of the trustees.

The basic framework of the web site is in place, providing frequently asked for information and links. However, this is a site meant to serve our community, and as such must grow and adapt with the needs of our neighbours. Everybody is invited to contribute – we would welcome anything relevant to our neighbourhood – links to our closest schools, notices of local events and opportunities, background on our indigenous flora and fauna, even links or advertisements for the business ventures of our residents.

We could provide references to dependable local gardening-, house sitting-, childcare-, housecleaning or domestic services, in fact anything that would enrich our living conditions or promote good neighbourliness. Please contribute your ideas and expertise!



### NEWS

No Current News



### BUSINESS DIRECTORY

To find a reliable service please select a option below:

Service\*



### IMPORTANT NOTICES

- [Chairperson's Report](#)
- [VRH AGM Pack](#)
- [Resolutions](#)
- [Safety tips for Census](#)

**Van Riebeeckshof**  
Dedicated Patrol  
Vehicle  
083 677 3699

**Emergencies**  
086 12 12 301

**Control Room/  
Administration**  
086 12 12 300



**Always There™**

## LOGIN

Enter your details below to login.

Username:

Password:

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advert TWO

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Van Riebeeckshof is manage by:



Jeremy Petersen & Associates  
CHARTERED ACCOUNTANTS (SA)

## Environment

Chairperson's report



## Environment

Chairperson's report





**VAN RIEBEECKSHOF**

HOME OWNERS ASSOCIATION

## Environment

Chairperson's report

Green Belts

Dumping

Upgrading project long term

Protected by bollards

Renosterveld

Kikuyu

Dumping of rubbish

Maintenance

Report blocked drains

Wetlands Project

Update

## Vallei Komitee

Mission Statement:

**To transform the valley to the most sought after residential area in the Metropole.**

Valley Voice - website

Security – MF fence

Fundraising projects    Pet Walk 19 November  
Family day at D’Aria

Communicate with adjoining farms re security

Communication with City Council: Andrea Crous

## Initiatives

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Welcome Pack

Controlled access

Green Belts

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Chairperson's report concluded

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Confirmation of 22 March 2011 AGM minutes

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Additional Agenda items

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Building  
Communication  
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**Finances** Approve audited financial statements for period ended Feb 2011  
Budget 2012  
Levies with effect 1 March 2012  
Appointing of Auditors

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**Election of Trustees**

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**Closure**

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**Finances**

Approve Audited financial statements fy  
ended Feb 2011

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**Levies**

From 1 March 2012

Free standing erfs: R144 → R160pm

Complexes: R72 → R80pm

Favourable comparison to other levies

15% discount offered if levies are  
paid 1 financial year upfront in March  
only for (March 2012– February  
2013)



## Income statement

| <u>Revenue</u>    | <u>2011</u>     | <u>2010</u>     |
|-------------------|-----------------|-----------------|
| Levies            | R661 712        | R655 380        |
| Interest          | R45 450         | R52 723         |
| <b>Total</b>      | <b>R707 162</b> | <b>R708 183</b> |
| <br>              |                 |                 |
| <u>Expenses</u>   |                 |                 |
| Operating         | (R720 321)      | (R747 917)      |
| Operating Deficit | (R13 159)       | (R39 814)       |



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## Projects undertaken

**2011**

**2010**

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Boschendal Street

R354 116

R265 493

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Wetlands

R20 000

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| Expenses Breakdown | Item           | 2011             | 2010             |
|--------------------|----------------|------------------|------------------|
|                    | Auditors fee   | R6 698 (1.2%)    | R5 643 (1.2%)    |
|                    | Distribution   | R62 094 (12.8%)  | R62 094 (13.5%)  |
|                    | Maintenance    | R15 251 (3.1%)   | R49 075 (10.7%)  |
|                    | MA fees        | R30 000 (6.2%)   | R30 000 (6.5%)   |
|                    | Legal          | R9 843 (2%)      | R18 588 (4.1%)   |
|                    | Levy discounts | R4 500 (0.9%)    | R5 321 (1.2%)    |
|                    | Security       | R330 931 (68.4%) | R275 880 (60.2%) |



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|                              | <b><u>Current Assets</u></b> | <b>2011</b> | <b>2010</b> |
|------------------------------|------------------------------|-------------|-------------|
| Abridged<br>Balance<br>Sheet | Receivables                  | R107 509    | R156 107    |
|                              | Cash                         | R412 673    | R329 159    |
|                              | Prepayments                  | R14 172     | R7 498      |
|                              | Total Assets                 | R534 354    | R492 764    |
|                              | <b><u>Liabilities</u></b>    |             |             |
|                              | Accumulated surplus          | R299 412    | R306 435    |
|                              | Creditors                    | R220 598    | R166 968    |
|                              | Taxation                     | R14 344     | R19 361     |
|                              | Total Liabilities            | R534 354    | R492 764    |

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| <b>Budget<br/>2011</b> | <b>Income</b>             | <b>Budget</b>    | <b>Yearend</b>   | <b>Est.</b> |
|------------------------|---------------------------|------------------|------------------|-------------|
|                        | Levies                    | R 653 760        | R707 778         |             |
|                        | Interest                  | R15 000          | R13 300          |             |
|                        | Increase                  | R130 000         |                  |             |
|                        | <b>Total</b>              | <b>R799 512</b>  | <b>R721 078</b>  |             |
|                        | <b>Operating Expenses</b> | <b>R567 000</b>  | <b>R465 045</b>  |             |
|                        | <b>CAPEX</b>              | <b>R287 000</b>  | <b>R322 958</b>  |             |
|                        | Fence                     | R200 000         | R90 000          |             |
|                        | Greenbelts                | R87 000          | R61 254          |             |
|                        | Projects (Boschendal Str) |                  | R171 704         |             |
|                        | Shortfall                 | <b>(R54 488)</b> | <b>(R66 925)</b> |             |

| <b>Budget<br/>2012</b> | <b>Income</b>             | <b>Budget</b>     |
|------------------------|---------------------------|-------------------|
|                        | Levies                    | R 784 512         |
|                        | Interest                  | R12 000           |
|                        | Increase                  | R78 451           |
|                        | <b>Total</b>              | <b>R874 963</b>   |
|                        | <b>Operating Expenses</b> | <b>(R538 500)</b> |
|                        | <b>CAPEX</b>              | <b>R380 000</b>   |
|                        | Fence                     | R15 000           |
|                        | Greenbelts                | R250 000          |
|                        | Trees                     | R50 000           |
|                        | Renosterveld /Rehab       | R45 000           |
|                        | Security/Back Fence       | R20 000           |
|                        | Shortfall                 | <b>(R43 537)</b>  |

## **Appointment of Auditors**

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Thank you