

VAN RIEBEECKSHOF MASTER HOME OWNERS ASSOCIATION
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MINUTES OF THE RECONVENED ANNUAL GENERAL MEETING OF THE VAN RIEBEECKSHOF MASTER HOME OWNERS ASSOCIATION HELD AT THE PROTEA FAMILY CHURCH IN VAN RIEBEECKSHOF ON THE 10TH DECEMBER 2009 AT 18H30.

PRESENT:

Eighteen (18) Owners by proxy or in person, as per the attached attendance register.

1. Welcome

Marietjie van Rensburg (MvR) welcomed the members present and declares the meeting constituted. MvR introduced the trustees to the owners and noted Carmen Dewey's apology for not being at the meeting.

2. Confirmation of the minutes of the last Annual General Meeting

Marietjie van Rensburg proposed the minutes and the members present accepted the minutes.

3. Chairpersons Report

For the period July 08 – October 09

Chairman – Marietjie van Rensburg (April 2008 – current)

INTRODUCTION

First, a word of thanks to the trustees for their dedication and willingness to sacrifice their personal time to act on behalf of the residents, in order to improve all aspects of our community. MvR put a PowerPoint presentation on the screen to take residents through the Chairman's report.

SECURITY

The HOA is happy to report that criminal incidents are relatively low, compared to other areas within the Northern Suburbs.

ADT:

The relative low rate of crime is thanks to the diligence of the dedicated ADT presence in our area, and SAP's success in recently arresting two syndicated crime groups.

The HOA has contracted ADT to do dedicated patrols in our area since January 2009.

ADT has reported 13 incidents from January 2009 to the end of October, see details below. (Please take note that this is ADT statistics, and not SAPS).

3/29/2009	NIGHT	MEDICAL	22H09	VAN RIEBEECKS MALL
4/11/2009	DAY	M/DAMAGE TO PROPERTY	09H41	VREDE ST
4/25/2009	NIGHT	HB & THEFT	01H55	BOSCHENDAL ST
5/1/2009	NIGHT	HB & THEFT	02H36	BOSCHENDAL ST
5/22/2009	NIGHT	MAL DAM TO PROP	02H55	WELGELEGEN ST
5/27/2009	NIGHT	ATT HB	04H14	WELGELEGEN ST
6/1/2009	DAY	HB & THEFT	08H51	BOSCHENDAL ST
6/14/2009	NIGHT	HB & THEFT	22H38	WELGELEGEN ST
6/15/2009	NIGHT	N / DEATH	20H45	BOSCHENDAL ST
6/17/2009	NIGHT	ATT HB	03H47	WELGELEGEN ST
6/24/2009	NIGHT	HB & THEFT	01H59	DELHEIM CLOSE
7/25/2009	NIGHT	TRESPASSING	00H15	BARLINKA COMPLEX
10/23/2009	NIGHT	HB & THEFT	03H04	BELLARIA ST

NIGHT CRIME				
DAY CRIME				
MEDICAL				
DEATH				

SAPS:

SAPS has introduced Sector Policing, which offers a dedicated SAPS vehicle to our area.

Residents can use the numbers to report:

Crime in progress

Suspicious activity

Other emergencies

082 5222 639: Sector vehicle cell phone number

The Sector commander is Captain Wentzel – 082 5636 769

Captain Wentzel explained how the Sector Policing will work, and assured the residents of the Police’s commitment to fighting crime and being involved with the community. Mr Wilson expressed his unhappiness about the way the Police handled a housebreaking incident at his home earlier this year. Ct Wentzel tried to clarify the matter. Jopie and Errol Bosman had a different experience, and complimented the police. Captain Wentzel also assured the home owners of his commitment in attending the monthly trustee meetings. He will provide the meeting with information on the statistics of crime in the area

Vagrants:

Loitering vagrants is one of the biggest challenges in Van Riebeeckshof. The parking area opposite the Spar, under La Veritas, is particularly problematic, because the property belongs to Old Mutual Properties, which means that the HOA cannot manage it the way they would like to.

The HOA has tried many times to come up with solution, even offering to rent the property from OMP, but none of the HOA’s suggestions have been considered, unfortunately.

It was reported that the OMP has started with the fencing in of the empty parking area to keep the vagrants out.

ENVIRONMENT

Cleaning up and Maintenance

The Garden Landscape Company is maintaining the area by taking down illegal advertising boards, removing rubbish, weeding, and executing requests from the HOA. They are in the area every Monday.

Preserving our Renosterveld

The Renosterveld above Chianti Villas, bordering the public open space, has been slowly but surely destroyed by the invasion of Kikuyu grass.

This unique type of vegetation is restricted to small fragments and thus all remnants are valuable for biodiversity conservation. It allows endemic plants to survive and is also home to numerous insects and other small animal. Only 3 % of this type of veld remains.

The HOA has taken steps to preserve this by spraying the Kikuyu grass with a poison that only affects Kikuyu. A follow-up spray will be done, and in future it will be easier to maintain the area.

Planting of trees

Van Riebeeckshof received 30 trees from the Municipality, and 25 of these were planted in the park above Chianti Villas, and 5 trees were donated to Mont Blanc which were planted on the greenbelt.

An irrigation system was installed in the park, and fertilizer will be applied regularly, to ensure the sustainability of these trees in the long run.

Green belt bordering Uiterwyk Street

Bollards are going to be put up in this area to keep vehicles out of the area. This will be done with the help of the DA’s Grant-in-aid programme. There were instances of building rubble being dumped, and these measures should prevent that happening in the future.

The Wetlands Project

The electrification was delayed due to a prohibition by the City of Cape Town to carry electricity from one erf to an adjacent erf. This problem has now been solved and it has been decided that Oude Westhof Retirement Village can supply the electricity to electrify the fence.

The Memorandum of Understanding between the City and the Wetlands Association is with the legal department for a second draft and should be finalised early in the New Year.

The Management Plan for the area is also in the process of finalisation and expert inputs have been received from various role players.

Vallei Komitee

'The Vallei Komitee' was formed in March 2008 and became a fully-fledged and registered Non Profit Organisation with representation on the Ward 70 Forum. The committee represents the total area in the Protea Valley. The functions of the committee are to assist and improve the area and the HOA's. It is also there to create an awareness of the community through communication and interaction with all the community based organisations and the local councils. It also provides input for the optimal security for the entire area and to assist in the upgrading of the areas.

A very successful Fundraising event "Die Pannekoekresies" was held in September. The reason for this was twofold - to raise money and to bring the community together.

The second issue of 'The Valley Voice/Uit ons Vallei' newsletter, the magazine launched by the Vallei Komitee was recently issued. This communicates what happens in the area. Residents should have received this in the post box. Copies were offered to attendees at the meeting

The Vallei Komitee also initiated a Mondri Recycling project. This project has already been successfully implemented with the Boschendal Mews complex in van Riebeeckshof, Welgedacht and Kanonberg. The aim is to reach more of the complexes and the street addresses in the New Year.

The Majik Forest Project

A sub-committee of the Vallei Komitee was formed to address the vagrant health and rubbish issue in this area spanning from below the Spar, above Amandel Close, Valleizicht and Vink se Tuin. These problems affect the entire Valley, and not just Van Riebeeckshof.

With the first clean-up operation in this area a staggering 480 black bags of rubbish were collected by the community.

This was done by members of the community, assisted by ADT, Anti-land invasion, and the Displaced People Units.

The Spar will sponsor the next clean-up with sausage rolls for the volunteers.

Residents that would like to make a donation to this project, or get involved in some way, can contact Estee Louw, on 082 7760 997.

Boschendal Street Project

One of the trustees, Koos Breet, took on this project with gusto, and the result is a user-friendly and well-designed island, with plenty of parking, and hardy plants. The Garden Landscape Company assisted with the landscaping.

The HOA aims to tackle the other 2 islands in the new financial year, which will be in March 2010.

COMMUNICATION

Website

The website www.vanriebeeckshof.co.za has been set up for residents. Attendees were requested to place their details on the site. You will be informed of important notifications.

Residents are welcome to contact any of the trustees with regards to queries.

The contact details are on the website.

BUILDING

Boutique Hotel and Guest House Development

MvR welcomed Eric Simons and he addressed the meeting. The proposed development on the property, which houses the Protea Valley Family Church, will not go ahead. However, negotiations are in progress to develop the land as part of the Retirement Village and to renovate the barn and the farmhouse. Hennie Hurter from the Oude Westhof Retirement Village said that a meeting will be

called in future to discuss the matter. **Design Standards**

The trustees have made some changes to the Design Standards of Van Riebeeckshof to ensure that these guidelines are relevant to the current situation in terms of energy and water saving. Thanks to Emil Scheepers for going through the document in great detail.

The document is available on the website www.vanriebeeckshof.co.za

Mr Wilson had a complaint that the guideline about the maximum height of trees have been removed. A discussion ensued.

FINANCES

The trustees have decided not to increase levies for the next financial year. This is the 3rd consecutive year that the levies amount to R120 per free standing erf and R60 per unit within a complex.

To make it as user-friendly as possible, the HOA will offer a discount again if levies are paid up front. 10% discount if residents pay 6 months in advance, and 15% if they pay a year in advance. Residents can contact Topnotch (Cornell Wagenaar) if they would like to arrange payment. Tel: 021 557 0520, info@tnotch.co.za

4. Approval of the Audited Financial Statements for the year ended 28 February 2009.

Francois Malan used the PowerPoint presentation and discussed the finances in detail with the owners and after the discussion the finances were proposed to be approved by Estee Louw (EL) and seconded by Koos Breet (KB).

5. Approval, with or without amendment of the estimates of income and expenditure for the year ending 29 February 2009.

FM by way of the PowerPoint presentation gave the members different comparisons of the budget for 2008 actual expenses and the proposed budget for 2009/2010. After the discussion some questions were asked and one pertinent issue was the saving that will be made with not sending out the statements on a monthly basis but making it available via e-mail and if an owner wants it then it would be sent to owner at a cost to the owner of R4.50 excluding vat. FM proposed to approved the budget and it was seconded by Emil Scheepers. This will be in effect from 1 March 2010.

6. Appointment of Auditors for the year ending 28th February 2010

AC Venter and Company was reappointed as the Auditors.

7. Determination of the number of Trustees for the ensuing year.

Sec.15.1 of the Constitution states five (5) trustees, and entitled to increase or decrease the number of trustees to be elected each year. The meeting, proposed 7 members.

8. Determination of the DOMICILIUM CITANDI ET EXCUTANDI of the H.O.A.

The address of the Managing Agent, Topnotch Properties, Parklands Main Road , Parklands.

9. Election of Trustees for the next year.

The trustees, duly nominated and accepted for trusteeship, for this financial year by the meeting, as proposed were:

E Scheepers
C Dewey
F Malan
E Louw
M van Rensburg
H Hurter
K Breet

The incoming trustees were congratulated and thanked for their willingness to serve. The chairperson will be elected at the first H.O.A. Trustee committee meeting.

10. Any restrictions or directions to the incoming trustees.

No restrictions was imposed.

11. Closure

Stefanus Malherbe complimented the HOA. The progress in the area is evident. As there was no further business to be discussed, the meeting closed at 20H30.