

La Veritas Home Owners Association.

Chairmans report 2021.

Enough has been said about the covid Pandemic by now. As a result of the pandemic the board of trustees for 2020 served for a period of around 17 months and therefore the 2021 group of trustees only served 9 months. That is assuming the AGM goes ahead as planned on the 6th of August.

At the 1st meeting of the current trustees it was agreed that Emil Scheepers would serve as chairman for 6 months and Max Irle would take over as chairman. Emil also indicated that he would like to step down as a trustee and concentrate on his responsibilities as Van Riebeeckshof chairman. Emil stepped down in May as chairman and as a trustee. We would like to thank him for his many years of service as a trustee. Johan de Kock was elected as compliance trustee.

During the period under review the trustees dealt with the following matters.

ENVIRONMENT:

The roads were retarred in December 2020 and appears to be holding up well and has enhanced the appearance of the estate. We do appear to have a problem with the road signage in that the road paint used does not appear to be bonding that well. This was done in-house and we are currently investigating what road paint would best suit our needs.

The boundary wall on the green belt was repaired and repainted with a waterproof paint. To date no further peeling has been observed. We also cleared out a portion of the gully on the green belt to ensure that no water build up was taking place under the boundary wall.

We have employed a handyman to clean the guard house, sweep the roads and keep the estate looking neater and cleaner on a 1 day a week basis.

Lastly we have re done the entrance gardens and trust the residents are happy with the outcome.

SECURITY:

At our 1st trustee meeting it was agreed that the current service provider was not delivering the standard expected at La Veritas. Whilst there was a small improvement it quickly developed into a unacceptable level of service. Notice was given and in the end we were forced to remove them with 24 hour's notice.

Halt came on board and we are very happy with the service. Over and above the gate responsibilities we handed over the electric fence monitoring to Halt and we now have daily fence monitoring compared to every 6 weeks before. A WhatsApp group was formed and all the necessary parties are included. This has resulted in a speedy response to problems.

The trustees are currently investigating other aspects such as QR codes to allow visitors/contractors entrance into La Veritas as well as improved security options for the boundary. We are also looking into a CASI (Call All Stations Immediately) button a person can wear with him/her that can be used in the case of danger, which will alert the nearest armed response patrol to come to your assistance, no matter where you are.

COMPLIANCE:

Johan de Kock is currently re-visiting the rules of the estate to ensure they are up to date and project the current needs and conform to legislation.

ARCHITECTURE:

Gerhard van der Merwe is investigating the compliance of house colours. It is therefore appropriate to advise residents with the old colour palate that repainting will need to take place by March 2023. Any house with the old colour that is sold in the meantime will also need to be repainted as part of the sale agreement.

Residents are reminded that all building alterations to their units must be presented to the Home Owners Association before building commences, specially where a room is altered.

FINANCE:

The 2021 audited results along with the budget for 2022 form a part of the AGM pack.

The finances of the estate remain robust with the overall reserves at year end amounting to R813 935, this after a R202 275 surplus was generated in the 2021 financial year.

A further surplus in the amount of R72 273 is anticipated in the 2022 year.

The good state of our finances has allowed us the room to only push through a small increase of R40 or 3.9% for next year's levy (from September 2021).

The finances have been aided by the special levy of R3 600 per member that was raised last year, this in order to tackle three main projects.

Pleased to report that all three projects were successfully completed, being resurfacing of roads at a cost of R158 056, external wall repairs costing R51 935 and the beautification of front entrance R99 997.

We thus spent a total of R309 988 against a special levy contribution of R334 800.

We once again thank all owners for keeping the levy accounts current and we are pleased to report that for the first time ever all owners are fully paid up on their levies.

CLOSING:

I would like to thank Jeremy and Anel of Nolands for help during the year. Their dedication and prompt response to matters is greatly appreciated.

A word of thanks must also be expressed to Gerrit our estate manager who is always available and ready to deal with matters needing attention.

To the trustees. Thank you for the help and support.

Chairman.

HOA.