



9 March 2020

Dear HOA members

In response to certain matters raised by members via Whatsapp messages (Blue Ridge Info Group) the Trustees feel to address the concerns in total and not on an individual basis. Members may rest assured that nothing unethical or sinister is taking place.

1. Hiring of garages

In accordance with feedback received from owners in response to the e-mail communication in this regard, it has been decided that rental will be charged in the amount of R800,00 per month. Only two owners applied, i.e. Hannes Koegelenberg and Deon Haumann and the garages were allocated accordingly.

2. Security cameras

Several options are available and the Trustees are looking at pro-active systems, which could identify the intruder and activate response teams, i.e. security and SAPS immediately in order to prevent the intruder as far as possible from entering/ damaging properties in the estate.

The Trustees are still in a process of obtaining quotations and negotiating with providers with a view to a better price.

One of the aspects under consideration is the issue of the masts being placed on stands of owners and feedback indicates that some owners are not in favour of masts being erected on their properties. This in effect will make the installation of cameras problematic.

Please note that the Trustees have not decided on any system. The final decision will be taken at the AGM.

Should any of the members be aware of good security camera systems the Trustees would appreciate inputs/suggestions.

3. Budget for CCTV

As members are aware an amount of R65 000,00 has been allocated in this financial year for the 1st phase of the CCTV system, but as a result of the issue of erecting masts on stands, the matter will be have to be discussed at the AGM.

4. Privacy vs CCTV

This is one of the aspects being investigated.

5. Aesthetical view

Unfortunately, the installation of CCTV will have an impact on the aesthetical view of Blue Ridge. However, this is one of the issues that the members will have to decide on.

6. Incident at Moquini

According to information received, it appears that not all of the boundaries of Moquini are covered by CCTV and that the intruders have entered the premises from the northern side where there are no CCTV coverage.

7. Effectiveness of CCTV

This is one of the aspects being investigated.

8. Bushbuck

This issue had already been dealt with and the majority of members voted to keep the opening in the fence.

9. Dogs

There is not consensus on the issue of dogs in the estate. This should be dealt with at the AGM.

10. Reserve Fund

A few members has raised their concern regarding the status of the reserve fund. The Trustees, therefore would like to inform members that the fund is healthy and at the end of December 2019 the available amount was on R572 218,22.

Please note that legislation prescribing a reserve fund is only applicable to sectional titles and therefore, not applicable to BR where members enjoy full title status. It is however, best practice to have a reserve fund available.

11. Bore hole

The recent water restrictions, as a result of the drought that was experienced, had a negative effect on the vegetation and have raised the question whether a bore hole should not be drilled to make use of the underground water for this purpose.

If the water is user friendly an additional benefit would be to use it for domestic purposes when problems are being experienced with municipal water supplies.

No decision has been taken and the Trustees are obtaining info to be tabled at the AGM.

12. Appointment of a manager

Cognisance has been taken of the AGM decision to appoint a manager. The matter is receiving the attention of the Trustees and certain aspects need to be clarified. The matter will be addressed at the next AGM. In the interim the tasks have been divided amongst the Trustees.

13. Boundary Fences

The Trustees are aware of the palisades on the southern and western boundaries that are eroding rapidly. He palisades were erected by Moquini HOA and to the best of our knowledge Moquini approached the previous Trustees to assist with the repair/replacement of the fences. This aspect will have to be addressed at the next AGM meeting.

14. Office Block

The office block needs urgent attention. The tiles must be replaced and after the good rains during January 2020 various leaks were detected. It seems that the balcony area is the main culprit as water leaked via the sliding doors and also into the General Worker's quarters. The matter is receiving the necessary attention.

We trust that the above-mentioned information would put the aspects mentioned by the persons' concerned in perspective. Your inputs are appreciated.

Kind Regards

Chairman
Trustees: Blue Ridge