

Whale Rock Heights Home Owners' Association Chairman's Report – October 2021

Once again it has been a busy year in our Estate.

At the beginning of the year our estate manager, Alan Reekie, retired. I am pleased to report that subsequent to the major back operation Alan had to undergo he has made a good recovery and is now enjoying his retirement. I take this opportunity to thank him once again for all the work he put into the Estate.

The new estate manager, Henk Dokter, has settled in and has been managing the estate since the 1st of February. The old workshop has been converted to an estate manager's office. One of the first jobs Henk undertook was to monitor the installation of eleven speed bumps on the estate. Together with new warning signage, the task was completed in mid-June.

We have been very pleased to introduce our new quarterly newsletter, put together by Peter and Ally Moir and Rod and Annie Taylor. Thank you all for your hard work. As you will know this gets sent out by e mail and by WhatsApp and has proved very popular.

The security trustee, Mike Wallace, reports that the security of the Estate has been well controlled and supervised by Plett Security Company as it has been for a number of years. We have had a few changes in staff at the gate and we believe, as the company does, that this is an essential move so nothing becomes stale. Control is monitored on a regular basis and we believe it is of a high standard. The gate has become very busy early morning and evening with all the building activity that is going on in our Estate. We have rented a second digital scanner in order to speed up access and control in the mornings. All contractors need a PIN number to enter the Estate and this is monitored by the Security company offices. Residents will be contacted whenever there are deliveries or they have guests arriving. We will be undertaking an upgrade of the security gate premises shortly. Although the cameras have made a huge influence in making the Estate more secure, we still have our guards patrolling the Estate on regular intervals. Please be courteous to the guards doing their work - they work to strict rules and regulations.

Other work that has been undertaken during the course of this year includes:

- The camera surveillance system along our boundary fencing was successfully commissioned. A big thank you to Rob Kearns who managed the project and came in substantially under budget. This enabled us to apply the savings to other much needed infrastructural requirements.

- Fibre Optic cables have been laid throughout Estate by Octotel.
- Fire Hydrants have all been serviced and refurbished.
- New signage has been installed on both sides of the entrance gates. Lighting to illuminate the signs will be installed shortly. We are waiting for local government approval to erect directional signage on Robberg Road.
- Maintenance of the common garden areas has been contracted out to Jurassic Gardens, backed up by Alfred who now works fulltime under Henk.
- Firebreaks have been cleared.

A full financial report will be presented at the AGM by PPM. Briefly on the finance side, we ended the past year with a surplus of R440 953 made up of R133 526 on the operating account and R307 427 being the underspend on the capital levy. Legal expenses were significantly over budget due to the cost of defending the protracted action brought against the HoA by an Owner. In December 2020 the High Court ruled in our favour with costs. Bank balances increased by R435 448 and we have made good progress since the year-end in reducing some long outstanding accounts.

PPM will also take Owners through the 2021/22 budget which has been approved by the Trustees. You will note that a levy increase of 6% has been proposed and implemented from 1 July 2021.

A number of vacant stands have changed hands and the sets of plans being passed has increased substantially. Several new houses have been built and occupied, whilst others are still in the process of being completed. This activity is very positive for our Estate and reflects its increasing popularity as a well-managed and secure environment.

I would like to take this opportunity to thank all my fellow trustees, Allan Appel, Vice Chairman (finance and general), Dr. Mike Wallace (security), Hannes de Wet (building committee), Theo Tolmay (building committee), Gavin Hurley (building committee), Rob Kearns (security and general). A huge thank you too to Henk Dokter our Estate Manager. If any other members are interested in helping or getting involved with the HOA please do let us know.

I would also like to thank both Marc Gavrill and Claudette Swart from Plett Property Management, along with Patrick Sassin, for managing our Estate affairs.

Caroline Clarke
Chairman