

# OHOA AGM 2019 – Chairman’s Report

Good evening fellow Onverwacht Owners, Pinnacle officials and guests,

It is a privilege to be able to present a short report on the term of this committee. It is never possible to do this in a comprehensive manner, therefore you are invited to ask questions to clarify any aspect or obtain additional information.

At the 2018 AGM the following members were elected to the committee:

Frik Bosman (Chairman)  
Cor Uys  
Ollie van Schalkwyk  
Andrea Bezuidenhout  
Mitzi Allen  
Chris Pieters  
Willem Kriel

The following members resigned:

Cor Uys – 10 May  
Willem Kriel – 17 Aug  
Andrea Bezuidenhout – 20 Aug  
Chris Pieters – 20 Aug

The following owners were co-opted:

Etienne Boeke  
Stefan Hartman  
Uwe Pey - Resigned 20 June

The members of the committee at the end of the term are:

Frik Bosman (Chairman)  
Ollie van Schalkwyk (Treasurer)  
Mitzi Allen  
Etienne Boeke  
Stefan Hartman

I wish to thank each of these individuals who have sacrificed some of their personal time to serve the Onverwacht Community. Our focus remained on **making Onverwacht a better place for all who live here**. Thank you to those owners who have provided us with suggestions on improvements or noticed something for which the committee was thanked. It is appreciated.

It is human nature to criticise rather than compliment and we can confirm that the Onverwacht community consists of humans. “To err is human, to forgive divine.” (from “An Essay on Criticism,” by Alexander Pope.)

## Managing Agent

At the end of our previous financial year, Pinnacle Properties indicated that they would continue rendering financial services, but would prefer not to continue with the rest of the administrative matters.

The committee assessed alternatives and in the end decided with a majority decision that JPS Trust (who previously were appointed and dismissed as managing agent) should again be

approached to manage our affairs. A Special General Meeting was held on 6 August 2018 to allow a representative from only JPS Trust to make a presentation. It was decided that, based on the experience from their previous term as well as comments by / opinions of owners, the OHOA would not reappoint JPS-Trust.

Three members of the committee resigned before the next Special General Meeting where a decision had to be taken on who should be appointed to manage the affairs of the OHOA.

The newly constituted Committee gathered information from a number of businesses offering a management service and presented the alternatives at a Special General Meeting held on 1 October 2018. It was decided that Pinnacle Properties would be appointed to provide a more comprehensive service than what they previously did. This included having an Estate Manager, Mariana Louw, who is in our office on site every Tuesday and Thursday afternoon.

Thank you to Mariana and the other administrative staff of Pinnacle Properties who manage all of our administrative matters, including finances. It is appreciated. Thank you also for arranging this meeting and being here to assist with registration, counting votes, taking minutes, etc.

## **Security**

Phangela Security was our service provider at the beginning of this financial year. Unfortunately their level of service deteriorated over time (or perhaps the patience of the committee ran out with ineffective service and empty promises.)

After investigating alternative service providers, it was decided to appoint Dogs and All to take over the security service. To date we are satisfied that Dogs and All provide a much better service than we ever received from our previous provider. An additional benefit is that on the evening shift we now have an officer with a dog at the gate.

They have suggested that we consider upgrading our perimeter security in line with what happens at other gated communities all around us. Even though Onverwacht is not classified as a security estate and every owner remains responsible to provide security for their residence, we have asked Dogs and All for a recommendation and quote for upgrading our security in stages.

Ollie will make a presentation during this meeting for your discussion, consideration and decision.

## **Gardens / Public Areas**

Our gardens and public areas are still maintained by Alwyn Burger and his team from Pro-Agri Tuindienste. Recently the road markings were repainted. Thank you Alwyn and your team.

You may have noticed that new signs have been erected outside, at the gate as well as inside the estate. It remains a concern that too many residents ignore the speed limit of 20 km/h inside the gate. There are a large number of children living in Onverwacht. **Making Onverwacht a better place for all who live here** does include them as well. At present we do not have equipment to measure the speed of vehicles and issue speed fines. We would welcome and appreciate the input of residents, especially parents and grandparents of small children, on how best to address this matter and get drivers to adhere to the speed limit before someone gets hurt. I do appeal to each owner and resident to remind your friends and neighbours to please adhere to the speed limit, specifically for the safety of young residents

Thank you to Stefan Hartman who took initiative which lead to a play park for children having been erected on the communal area between Riesling and Merlot streets. Despite the sign indicating that (especially small) children need to be accompanied by an adult, it has been brought to our attention that there are often small children using it without supervision. The OHOA can not accept any liability should any child be hurt while using the play park. Parents are urged to accompany

especially smaller children to ensure that they use the facility in a responsible way. Your assistance in this regard is appreciated.

## **Construction**

A number of houses have and are still being constructed during our term and I believe there are only seven vacant stands left in Onverwacht.

The Committee has had discussions with the Aesthetical Consultants. Agreement has been reached on the process to be followed for plans to be submitted to the municipality in order to eliminate problems that we have encountered during this term. The revised process has been implemented and the final stamp of approval, after evaluation by and aesthetical consultant and prior to submission to the municipality, will be attached by the Estate Manager.

## **Ombudsman**

During this term two complaints against the OHOA were lodged with CSOS (Community Schemes Ombud Service) by an owner. Both of these are still in the process of being resolved. Owners will be informed of the outcome in due course.

## **Borehole**

A borehole was drilled on one of the vacant stands towards the end of 2017. There were indications that the borehole delivered enough water to perhaps supply the whole of Onverwacht with water. In view of Day Zero that was looming, the Committee approached the owner of the property. We asked about the possibility of them making the water available to the OHOA. The owner indicated that he thought of approaching the OHOA with an offer.

Based on a verbal agreement, the OHOA had the borehole tested for both the volume as well as the quality of the water from the borehole. It was established that the borehole provided enough water to make Onverwacht self sufficient. The quality of the water was analysed and it complied with the requirements for potable water as per Drakenstein Municipality guidelines.

The owner (one of the two members of a Trust) agreed to a servitude being registered in favour of the OHOA. A surveyor was contracted to provide the OHOA with a plan and a draft Servitude Agreement was prepared and sent to the owner. A document was finalised and forwarded to the owner to be signed so that the servitude could be registered.

Despite our best effort as well as a stream of communication between our lawyers and the lawyer of the owner, the Servitude document has to date not been signed. To date the signed document has not been received. Recently we learnt that one member of the trust passed away and are uncertain if the remaining member will sign the Agreement.

We will shortly discuss the borehole and decide how to proceed. Ollie took the lead in preparing the information.

## **Adherence to Rules**

It seems as if there is an increasing number of residents who do not abide by the rules. The incidence of drivers exceeding the speed limit has been mentioned. An increasing number of dog owners have been reported who do not keep their dog on a leash when taking it for a walk inside the estate and who do not pick up excrement when the dog relieves itself.

An area between the river and the dam, from the pump house to the boundary fence, has been designated as an area where dogs are allowed to roam free. On any other communal property a dog has to be on a leash. There also is a restriction on the number of two pets on any property i.e. two dogs, two cats or one of each.

All residents are requested to report instances of non adherence to the office so that our managing agent can take the necessary steps for the matter to be rectified. Submitting a photograph will assist her when she confronts owners who do not adhere to the rules.

On behalf of the members of the committee I want to thank each owner who encouraged us with positive and appreciative feedback and constructive recommendations to make Onverwacht a better place for all who live here. We trust that this is indeed the experience of the majority of owners, that we have achieved or objective of making Onverwacht a better place for all who live here.

On a personal note I have decided that I will not be available for re-election as chairman after having served two terms. I have made myself available for election as an ordinary member of the committee, should you feel that I am able to serve and add value to the new committee.

I thank you,

**Frik Bosman**  
**Chairman**