



Adar Gardens Homeowners Association

Annual General Meeting – 28 June 2014.

CHAIRMAN'S REPORT

1. INTRODUCTION

The trustees would like to thank all Adar Gardens Residents present for attending our annual Adar Gardens AGM for 2014.

2. FINANCE

Please note that the standard monthly levy for the next year will remain at **R515.00** per unit effective 01 June 2014.

The collection of the monthly levy remains extremely favourable; Homeowners are to be thanked for the regular and prompt payment of levies.

For the financial report of Adar Gardens please refer to the AGM Pack distributed to all Home owners.

3. SECURITY

Proposed upgrade to Adar Gardens security system

1. Main Entrance Automation System – Sliding Gate:

supply and installation of one Centurion D10 heavy duty sliding gate motor, with battery backup, as well as safety beams and a radio receiver unit – to automate the entrance sliding motor gate.

2. CCTV Surveillance System:

The existing CCTV surveillance system would be replaced with a new system, incorporating I.P. cameras, with auto-iris varifocal lenses.

The cameras would be linked onto a 4-channel PNVNVR recording system, incorporating a 23" HDMI monitor. The recording system would incorporate a 1TB hard drive. The cameras would be positioned to provide general observation of the entry and exit lane, with the four cameras suitably sited.

3. Access Control System:

The access control system would provide for access control on the pedestrian gate, as well as hand-held remote controls for the sliding motor gate.

The system controller would record all transactions, as well as identify remote control users, as well as the registered tag holders.

All residence will have to fund their own remote that will work both as access tag and remote control @ R420 each... this amount will be added to your monthly levy. Note that allowance will be made for two remote controls per unit.

4. AESTHETICS

The general maintenance and upkeep of homes has been positive through the last year, although a number of units still require maintenance and the Trustees will continue to pay attention to the general upkeep and appearance of individual units during the coming year.

As you may or may not be aware, by living in a complex such as Adar Gardens; which is a non-profit organisation registered with CIPC and governed by normal non-profit company laws, the elected board of directors needs to ensure that the complex is continually managed by the rules governing the complex. Should at any point the board of directors be seen to not be managing the complex as they have been instructed to do, they can be taken to task by fellow residents.

When buying into a complex you are made aware of the rules and regulations governing the complex and it is automatically presumed that you are in full acceptance of both the membership in such an organisation and of the “strict conditions” which govern complex living.

The trustees need to ensure that the complex is continually looking its best and the standards are high, thus ensuring that the value of our most valuable asset continues to grow.

GARDEN VERGES, DRIVEWAYS AND GARAGE DOORS

- Keeping garden verges trimmed and neat;
- Weeding and maintenance of driveways;
- Garage and front doors varnished and kept in good repair.
(Please note that the colour for all garage doors is a Plascon exterior sunproof varnish, colour Suede: Russet (PNW 21), Amber (PNW 22), Mid Brown (PNW 23), or similar approved. The Trustees request all residents to insure that their garage door is kept to the standard.)

EXTERIOR WALLS (ROAD FACING)

- Ensure faded walls receive a fresh coat of paint;
- Visible damp and cracks to be repaired;
- Approved paint colour to be used for all exterior walls and an identified supplier details below:

Design & Decor Centre	Bradford Coatings	Plascon Paint
10 Forest drive Pineslopes Fourways	85 Ratchet Road Unit No: 13 Stormill Roodepoort	Plascon Linbro
Tell: 011 465 1083	Tell: 011 474 2428	Tell: 011 6080780
Code: Adar Gardens	Code: WEATHER TEX. COFFEE TAN	Code: X-OLD USER RECIPES PASTEL PB=200.0 PC=254.0 PF=184.0 PI=150.0 PL=950.0

Should you prefer to use your own supplier please ensure the colour is the same as the approved colour mentioned above.

5. MAINTENANCE AND PROJECTS

Remedial work to the main boundary wall in Harry Galaun Drive and the bottom park have started and will receive a new coat of paint when all necessary repairs have been completed. Remedial work to the Main Entrance Park will follow soon after.

6. GARDENS AND PARKS

Main Entrance Park:

We propose the removal of the big pine tree and the three smaller trees at the bottom of the park which will be replaced with more suitable trees. These trees have grown so much that they deprive the grass from growing adequately. The tired lawn will be restored to a new healthy lawn.

Bottom Park:

To repair and automate the irrigation system at the bottom park with a 4 station Hunter SVR controller.

The ongoing maintenance and care have kept the parks in a good and healthy condition. Fertilizer compost was recently purchased for the rose-gardens and another load will be purchased at the beginning of spring for both park areas. City Parks will again be called in this year to assist with the trimming of overgrown trees and vegetation that overlapping onto the street.

All in all, we do hope that residents continue to enjoy the parks together with their families as an alternative area for play and relaxation!

7. COMMUNICATION

The Adar Gardens trustees communicate with residents via the Adar Gardens Website but it has come to our attention that there are many residents where the contact details are not up to date. Should your details not be up to date, please log on to the website and update them urgently – www.adargardens.co.za – should you have problems logging onto the website please contact Sharon at mbs@netactive.co.za to have your password reset.

8. GENERAL CONDUCT

Regarding speeding and road abuse within the Adar Gardens complex the trustees wish to reiterate that as per the Conduct Rules, The Road Traffic Act and The Gauteng Road Traffic ordinance and regulations do apply within the complex. Please remember that we do have children playing on the streets of Adar Gardens and that negligent driving can cause injury or even death to other fellow residents and road users, this conduct is criminal and one can be imprisoned for it if found guilty.

Conduct in the complex has been satisfactory during the past year. However a number of complaints have been received from residents and homeowners resulting in action being taken by the Trustees. In order to live in harmony; residents are urged to respect the rights of others in the complex. It is important to be aware and abide by the rules of the complex.

9. GENERAL

In closing I would like to express my thanks and gratitude to the Trustees for their dedication, hard work and support during the past year. It is only through volunteering of their time and hard work that Adar Gardens continues to function so well. Of course I also have to thank our complex administrator, Sharon Hall for her hard work and commitment to Adar Gardens.

Thank you to all and I wish you well for the year that lies ahead.

Yours faithfully

Jeffrey Hill
Chairman
Adar Gardens Home owner's Association

Should you not have a copy of the Conduct Rules, please log onto the Adar Gardens website at www.adargardens.co.za to get them, or contact Millennium Business Services, mbs@netactive.co.za

Adar Gardens Homeowners Association

(Registration No: 95 02063/08)

Complex Administration: Millennium Business Services – Tel: 010 222 0753 / Fax: 086 670 8691
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