



# Adar Gardens Homeowners Association

Annual General Meeting – 25 May 2013.

## CHAIRMAN'S REPORT

### 1. INTRODUCTION

The trustees would like to thank all Adar Gardens residents present for attending our annual Adar Gardens AGM for 2013.

### 2. FINANCE

Please note that the standard monthly levy for the next year will be increased to R515.00 per unit effective 01 June 2013.

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

Adar Gardens has an agreement with Tactical Reaction (TRS) to be called on 011-708-0127; please use this service if you observe any unusual activity or security risks in and around the common areas of Adar Gardens, i.e. Roads and parks.

Should you wish to have a proactive armed response service for your home, you will need to contract directly with an armed response company of your choice. Please note that **if you are not contracted to** Tactical Reaction they will not enter your property in case of an emergency.

In the event of any emergency please contact the required emergency service (SAPS, Fire etc) directly.

We urge all residents to ensure that their homes are adequately secured with the necessary security measures. Please be vigilant and report any unusual activity to TRS and SAPS immediately.

An important area around security is access through the entrance gate. Residents driving off before the gate closes remain a constant problem despite numerous requests to refrain from this behaviour. In short, any of the residents not taking ownership of this security short-coming, are placing all other residents in the complex at risk.

If you do experience problems with your neighbours try discussing the problem with them first in a calm and courteous manner, if you feel that your safety or the safety of others is at risk, contact the police immediately

This includes noise from TVs, music and parties. If there are noise problems late at night phone the police.

### 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.

#### 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

Nkosinathi Mabusela

10 Forest drive  
Pineslopes  
Fourways

Tell: 011 465 1083

Code: Adar Gardens

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**

At the last AGM 2012 the Trustees have discussed the **deterioration** of the road **surface** in Adar Gardens, the proposal was to implement a special levy to take care of this problem, the owners felt that it was not necessary and too expensive and that only remedial work should be done to the road **surface** where necessary. The trustees have contacted The Johannesburg Roads Agency to attend to the problem with no luck to date.

The upgrade to the Electric fence was done and the electric fence has been replaced with new wire all along the existing boundary wall.

### **6. GARDENS AND PARKS**

In terms of gardens and parks, there were no major projects undertaken for the 2012 financial year, the ongoing maintenance and care have kept the parks in a good and healthy condition and have helped to keep the levies low.

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 streets.

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 only way to communicate with the Trustees will be through the Adar Gardens e-mail address: [trustees@adargardens.co.za](mailto:trustees@adargardens.co.za)

Adar gardens is a Freehold complex, we do not have a caretaker and therefore we as trustees encourage the home owners to make use of this e-mail address to communicate with the Trustees of Adar Gardens.

Numerous notifications were distributed to all residents and we encourage all to take the time to pay attention to the notices. It has however been observed that some e-mail addresses has returned unreachable. A request is made to all residents to please ensure their contact details are correct on the system to receive Adar communications. This is the only way of communicating with residents and cooperation will be greatly appreciated.

## **8. GENERAL CONDUCT**

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

### **Adar Gardens Homeowners Association**

(Registration No: 95 02063/08)  
Complex Administration: Millennium Business Services – Tel: 010 222 0753 / Fax: 086 670 8691  
PO Box 4309, Honeydew, 2040