



Adar Gardens Homeowners Association

Annual General Meeting – 21 July 2012

CHAIRMAN'S REPORT

1. INTRODUCTION

The trustees would like to thank all Adar Gardens residents present for attending our annual Adar Gardens AGM for 2012.

2. FINANCE

In accordance with the agenda, the financial statements will be tabled and discussed under item number 3 & 5 of the agenda. I can confirm that our current financial status is rather tight given the large and unforeseen costs we incurred for the installation of the new intercom system on the inside of the complex, needed repairs to the boundary wall and very recently; the installation of the new gate motor. All of which were unforeseen expenses and therefore no budget allocation made at the last AGM. These unforeseen expenses were funded from the savings account. The agricultural drainage phase II's completion was funded from the special levy collected from all homeowners.

The collection of the monthly levy remains extremely favourable; only 1 defaulter required further legal intervention. Homeowners are to be thanked for the regular and prompt payment of levies.

Please note that the standard monthly levy for the next year will be increased to R490.00 per unit effective 1 August 2012. A proposed Special Levy of R 288.00 per unit to repair the complex roads will be paid over 6 months from 1 August 2012.

The Trustees have put forward a proposal of a 12month in advance payment on the standard monthly levies with a 5% discount, valid only for the next two months

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 Adar Gardens.

Should you wish to have a proactive armed response service for your home, you will need to contract directly with an alarmed response company of your choice.

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.

1. Completed projects
 - New intercom system on the inside of the complex.
 - New gate motor and rack
2. New projects
 - TRS Upgraded contract
 - 2 x Visits at Night
 - 1 x Visit in the day

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

The Agricultural drainage phase 2 upgrade project was successfully completed within the budget approved at last year's AGM and sure most will agree the upgrades have resulted in a well needed improvement to our street. This project was successfully completed and again costs were contained within the initial estimates provided by three separate sources.

1. Completed projects
 - Boundary wall repaired at units 10 and 15
 - Agricultural drainage repair (Phase II between unit 8 and 18)
2. The coming year sees following projects being planned:
 - Roads maintenance – fix up of potholes and slurry seal over existing surface of roads
 - Electric fence upgrade– ongoing

6. GARDENS AND PARKS

In terms of gardens and parks, there were no major projects undertaken, except for the re-painting of the steel jungle gym. The wooden jungle gym also went through its yearly maintenance.

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 also came in to assist with the trimming of overgrown trees and vegetation that was overlapping onto the streets. This was required as a part of health and safety requirements; a special thank you City Parks for the completion of his project. We are grateful to fellow Trustee Clive Forbes, whose wife organised for this exercise to be undertaken at no cost to the Complex.

The challenge of dog mess in the bottom park still remains a problem, even after the numerous letters and emails that have been exchanged. To that end, we have considered banning all dogs from the park because of the unhygienic issues caused by dog mess.

Thanks again to Shirley Warnock who continues to assist with gardening advice.

All in all, we do hope that residents assist the Trustees in finding solutions to some of the problems that exist and also continue to enjoy the parks together with their families as an alternative area for play and relaxation!

7. COMMUNICATION

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. Sharon very often does more than what is expected of her. 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

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(Registration No: 95 02063/08)

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