



Adar Gardens Homeowners Association

2010-08-23

CHAIRMAN'S REPORT 2009/2010

Dear Adar-G(u)ardians,

Another year has gone by and what an eventful one it was: many positives but also some negatives. We survived the soccer world cup and whilst security companies were running awareness campaigns with a view to gain another buck, it seems to have gone by as a rather quite time; well lets say it felt like that to me.

Safety & Security

We cannot say the same for the preceding months; Adar Gardens was (and probably will be again some time in the future) a target for thugs that seemed to favour residences with no or little security, always leading to the suspicion of inside jobs, possibly even carried out from a vacant unit inside Adar Gardens. Once we had invested in the upgrade of the electric fence at the front, a new recording device, a new gate motor with the old one overhauled and kept as a backup, changes in the camera positions and angles, everything went quite again, and I mean quite. The initial hype and great intention of many to participate went dead within less than a month.

Security however, remains an issue of utmost priority. The more time and effort everybody spends on their own security is to the benefit of the whole community. The more vigilant you are in your immediate surroundings the more it reflects in your neighbourhood. Don't let strangers tailgate you at the entrance, if you are unsure contact TRS immediately; we are paying for the service. Don't let strangers walk through the gate whilst you enter or exit; if you are unsure, contact TRS immediately. If you allow those things to happen you and everybody around you become an easy target. The question is not if, only when.

We are planning to upgrade the other sections of the electric fence over a 3 year period to spread the costs. The electric fence is now 15 years old and it is becoming increasingly costly to maintain the old fence.

The Mircom access system has given us good service but with the ongoing introduction of new cellular prefixes (071, 089, etc) and Telkom intending to launch a cellular service it is now necessary to change to a Mircel system which will not only allow many more prefixes instead of 10 but also provides a lot more management data (access and exit logs, etc) and the Mircel system gives us a remote programming facility to change access numbers more speedily. We have provided a contingency of R 15,000 in the new budget to allow for those upgrades.

Finance

With the additional spending on security last year our reserves that we build up over the years have been reduced by about 30% but with more than R 66,000 in the bank we are still in a healthy financial position. We envisaged some of those expenses but in view of the economic situation and pressures on everybody's budget we contained the annual increase. You will notice in the attached financial pack that we propose a levy increase of 10% from R 250 to R 275 per month. We also propose a special levy of R 1,273 per unit payable at a rate of R 318 per month over 4 months to allow for some urgent maintenance and upgrades (See above in *Safety & Security* and below under *Maintenance*).

Our levy collections are also in good shape thanks to the outstanding efforts of Sharon Hall.

Gardens

Shirley Warnock is ensuring that our park areas at the front, inside next to the entrance and the main park at the bottom of Adar Gardens are always in good looks.

Maintenance

The last rainy season obviated a shortcoming in Adar Gardens related to storm water management. We only have 3 storm water drains, 2 situated at the bottom, next to the park area and 1 at the bottom of the upper section. Shortly after the original construction in Adar Gardens was completed (around 1996/7) the municipality installed an agricultural drainage system next to the road from unit 55 down to unit 45 and connected it into the storm water drain. The constant water pushing through the paving at unit 45 prompted

the call out of the Joburg Water department. No leak was found but a constant stream of water remained. Joburg Water department referred to Joburg Roads and since December 2008 we are waiting for a repair team. However the issue is more complicated than what meets the eye. On further inspection outside unit 45 it became clear that the agricultural drainage system is incorrectly installed. The membrane is not around the perforated drainage pipe but only loose on top, thereby allowing dirt to enter into the pipe. It also explains why a lot of ground water pushes through to the surface from unit 51 all the way down. It is almost certain that over the past 13-14 years the pipe has filled up with dirt and it is not fulfilling its function any longer.

We intend to open up the agricultural drainage system next to the road on the lawn sections of each property from unit 45 right up to where we find the pipe system open again and to either clean out the existing pipes and re-lay those in the correct way with the membrane around the pipe, or to lay new perforated pipes and membrane. Furthermore we will install an Easy-Drain system next to the curb-stones in the road to reduce the amount of water and dirt that runs on the road from unit 55 down to the storm drains at the bottom. The second phase will follow in 2011 for the section from unit 43 up to unit 34.

Unless we install a more suitable storm water drainage system we will have to re-tar the road surface especially near the bottom sections of the complex much sooner than generally expected. However, please be aware that at some stage we will also have to re-tar the road surface and we need to build up financial reserves for a staged road surface refurbishment project.

Communications

The Adar Gardens website (www.adargardens.co.za) is running well but owners are still lax in updating any changes especially with new tenants. We can only keep you informed if you keep the information up to date. We are using the website to e-mail and sms you for general and urgent matters.

A big thank you to Shirley Warnock, Sheena Tseeke and Martin Frank for a great website and very informative Home-Talk. Can't wait to see the next edition.

General

I would like to thank most of you for all your efforts, financially and personally to keep Adar Gardens an attractive, upmarket and sought after residential complex to live in through all your repair, painting and gardening work. Homeownership is costly but affordable if budgeted and spread correctly and it can be a lot of fun when you see the results.

Thank you to those volunteers who organised a couple of get-togethers in the bottom park. It is nice to meet your neighbours and get to know them a bit better; and a "chop and a dop" always go well down with most of us. I hope we will continue those get-togethers since there are always some new faces around.

A big thank you to all my fellow trustees for their support and efforts throughout the past year.

Everybody else is invited to join the trustees team to ease the workload.