

UPDATE ON CONTRIBUTIONS RECEIVED – May 2023

Dear Residents

Early in 2021 a group of concerned WHSE residents convened and elected a Steering Committee to develop proposals for improvement of the access control and security arrangements, and resubmission of an application for street closure, in the closed off area of Piggs Peak, Driekoppen, Nondela and Korannberg roads.

The Security Committee then proceeded with the following key actions –

1. The Non-Profit Company (NPC) - Waterkloof Heights Security Village (Reg nr: 2002/005207/08), was reactivated.
2. Three resident Steering Comm members were appointed as new Directors- Marius Uys; Franita Bosman and Gert van der Linde.
3. A new WHSE bank account was opened at Nedbank.
4. Proposals were developed for key security improvements, and 60 of the 84 residents (including some open stands) then provided a mandate to proceed with the development of detail plans and budgets for implementation. Following further rounds of consultation, a final proposal (called “Option B”) was adopted - which entailed, based on 45 participating residents, a capital contribution of R6668 and a monthly installment of R945. This was then submitted around February 2022 to those that provided a mandate, with a request for signing up as a member of the WHSE and providing the WHSE a Power of Attorney in relation to its engagement with the City of Tshwane.
5. Of the 60 that originally mandated the SteerCom, Piggs Peak (10 residents) decided to withdraw and 45 of the remaining residents eventually signed up as members of the WHSE. Some of the residents elected to accept an offer from ADT to pay R1200 to ADT (that provides a 24-hour gate guarding service at the Nondela gate), covering the monthly WHSE levy of R945 and a further R255 (discounted) for the armed response services of ADT for the resident.
6. An administrative and accounting system was developed to record all the subsequent transactions, which underpins the financial statements soon to be presented at an annual general meeting.
7. A website was developed, on which progress and results are recorded in addition to intermittent reports sent to residents via email.
8. Ongoing meetings and follow-ups with ADT regarding security issues.
9. **Key improvements undertaken are as follows -**
 - a. Building of a secure wall at the Driekoppen cul-de-sac – cost R83,698
 - b. Improvement of electric fences at the Korannaberg gate and servitude area to the green belt – cost of R49,979
 - c. Installation of new gate motors (Korannaberg); cancellation and reprogramming of remotes for all gates; and maintenance of gates – cost of R38,629
 - d. Implementation of a scanning system at the Nodela gate to have improved control and records over access and departure of visitors and other non-residents to the WHSE – total rental cost since implementation comes in at R4022, and there is a monthly rental contract in place for this. The

scanning system also provides for paying residents to have access to a mobile phone application in send their visitors a QR code prior to the visit, which will reduce the time spent at the gate for scanning – this still needs to be implemented once the scanning process by ADT guards have bedded down, and the processes for determining paying residents, loading of the application, and communication and training for residents are undertaken.

- e. Proper signage as required by the regulations have been installed.
- f. “Proud Contributor” signs have been distributed to paying residents.
- g. Clean-up days were organized, which attracted support from quite a few residents.

10. Key issues currently receiving attention are as follows –

- a. Installation of a solar power system for the Korannaberg gates – given the extent of current and foreseen load shedding the gates are prone to standing open when batteries are depleted, and they are quite costly to replace often.
- b. We still have 6 subscribed residents who have not started to pay the initial capital contribution of R6668 – amount outstanding R40,008.
- c. There are 9 subscribed residents who have only partially paid the initial capital contribution of R6668 – amount outstanding R32,352.
- d. There are 13 subscribed residents who are not yet fully paying the agreed monthly amount of R945, either through ADT or directly to the WHSE – the monthly shortfall against budget in February 23 was about R13,300, and this is absorbed mostly by ADT though the reduced amount against budget for the gate security that they are receiving.
- e. A tender process for the gate security arrangements is under consideration by the Directors. The implications of contracting a company that will not be providing a subsidized 24-hour gate security service need to be planned for.
- f. There are still about 37 residents that are not contributing at all. If they were to come onboard, we could reduce the monthly contribution substantially for all. We call on all residents to help us to bring the non-paying residents on board.
- g. Following legal consultation, the reapplication for the street closure to the City of Tshwane is on hold. Funds are however retained for this purpose.

11. Our appreciation to all involved that has helped and funded the progress thus far. Special thanks to:

- a. Website design, maintenance and developing signage and branding for WHSE - our sincere appreciation to Gabriel and Anne-mart Swanepoel;
- b. We also appreciate the free support from Leon Gregory and his team to help with the reactivation of the non-profit company, the appointment of new directors and the review of the financial records and preparation of the financial statements.
- c. Erine Van Staden for set-up and maintenance of the WHSE WhatsApp group.
- d. Petrus Mentz for all his support with the gate motor maintenance, constant programming of gate remotes and technical planning and support.
- e. Alic Jacobsz for the initiative to get the security wall at Driekoppen road built;
- f. Gert Van Der Linde for updating the resident and WHSE member database, maintaining the monthly invoicing and accounting system, and financial management.
- g. Saturday clean-up teams’ willingness to assist over weekends– appreciation to all that participated, and in particular to Franita and Philip Bosman for organizing.
- h. We also had several contributions by residents not signed up as members, most notably -
 - Dr. Tess van der Merwe and family for the help with the initial website ideas, painting of the Koranna gate and other.
 - Mr. A du Plessis and Mrs. Chamberlain (outside WHSE area) for providing free electricity for the fences and gate in Korannaberg.

- Mr. Laas for a substantial contribution made from time to time.
- Several other non-member residents continued to contribute as previously to ADT for the gate security arrangements, albeit at smaller amounts than required to fully cover the budgeted cost per participating resident.

Regards,

WHSE Steering Committee



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 Securing a safe and serene future for our estate

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