



HERON HILL HOMEOWNERS ASSOCIATION NEWSLETTER



Dear Residents,

The BOD would like to bring the following important information regarding general matters and progress on various projects to your attention.

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Chairperson's Overview for Financial Period March – August 2022

As the Chairperson of the Board, I want to take the opportunity to thank the directors, staff members and residents/owners for their assistance during the first part of the year. Thank you for your trust and support in the BOD/Estate Team and for your monthly levy contributions.

The BOD's goal is to always be more effective and efficient.

We are very privileged to call Heron Hill Garden Estate home. The Estate is beautiful and the smell of spring is in the air. Can't wait to see how the HOA will beautify their gardens in this season.

First up, where has the year gone?

It was a year of learning, difficult unpopular decisions that had to be taken by the BOD, reevaluating (the sources of income) and updating/approving/reviewing new policies/procedures and documents to name but a few.

As the Chairperson of the Board it was clear from day one that we as the BOD had to think outside the box due to the challenges since COVID-19, financial challenges, load shedding, water concerns, safety/security and the rising costs of living.

For example, during December 2021/January 2022 the amounts spent on fuel for the generator at the gatehouse was exceeding R6900 for the month. Due to load shedding the equipment takes a beating and gets damaged resulting in more claims and expenditure.

DIRECTORS: PR Botha (Chairperson), ES Ribane, JV Jenkins, J van der Merwe.



Phase 1 – Intrusion Detection Camera System Project – Update

The first major challenge was the Phase I CCTV project. The previous Board of Directors approved and directed the installation, but unfortunately the service rendered was not up to industry standards, which resulted in the project stalling. Specialists evaluated the CCTV system and made recommendations on how the system design needs to change to ensure that the system is functional. Numerous changes have been made to the system in the past months by the contractor, but until the system is not up to industry standard, the final handover and payment will not be made by the BOD. The service provider will receive another letter and has been put on terms. The BOD would like to finalise the CCTV Phase I project by 15 September 2022.

Phase 2 – Intrusion Detection Camera System

The Phase 2 CCTV specifications and process have already started and the lessons learned from Phase 1 have been incorporated in the draft Request for Quotations (RFQ). The BOD is aiming for 1 October 2022 to start with Phase 2 installation. The detail will be communicated to all HOA members.

Levy Roll

The BOD requested an audit of the Levy Roll after it was brought to the BOD's attention that some of the levies charged to owners were not correct, resulting in some owners paying more and other owners paying less.

After discussions with Pretor Management, the affected owners were contacted and credited for the amounts that were wrongly collected or that was in arrears due to the error. At this stage all the levies collected are correct and a true reflection.

Unfortunately, a considerable amount of outstanding levies that were handed over has not yet been received.

Legal Opinion

The BOD also had to get legal opinions on the subdivision of stands years ago in the Estate that was not initially earmarked as Duet stands but was developed as Duet stands. The Chairperson/Directors that granted approval for this illegal change will need to account for their actions accordingly. The HOA will be informed about the way forward.

Security Guarding Contract

The Bidvest Security Guarding contract has expired and is on a month to month base at this stage. The cost of the guarding service per month since the AGM has increased due to the additional guard that is on duty per shift. The BOD is busy with an exercise whereby the possibility of remote monitoring of the cameras might be considered. The BOD has determined that it could be at least a R12 000 saving per month if this route is taken. When the exercise is completed and found to be a viable option, the Guarding Contract will be adapted to reflect the change.



Electricity Consumption

During the last BOD meeting on 1 August 2022, Mr Woods from Wattage was requested to come and address the BOD. The BOD was concerned about the 100% increase in electricity units used since January 2022 until June 2022. Mr Woods explained that when Heron Hill was developed, the developer in conjunction with the Electrical Engineer/s and professional team decided to install 7x 500KVA mini subs.

According to Mr Woods, the complete consumptions for the HOA average at about 900KVA at this present moment. (Also taking into consideration that the Estate is nearly fully developed, and the demand will not change dramatically going forward).

Without getting too technical, what this entails is that for many years the HOA was paying for services that “is not needed” and could optimally use less mini subs resulting in huge cost savings. Therefore, the BOD requested Mr. Woods to investigate and to indicate how many of the current (7) mini subs can be disconnected. Mr Woods was of the opinion that 3 mini subs would be sufficient and 4 mini subs could be disconnected.

There will however be a capital outlay to redo some of the cables and an electrical engineer/s need to be appointed.

The cost estimate has not been provided by Mr Woods. The future savings will be substantial (approximately R25000 per month according to the May - June 2022 account) if 4 x mini subs are disconnected. The BOD will make a decision on the matter as soon as all the information needed are received and considered.

Development Ajax Street

In the last couple of weeks, numerous meetings including a tribunal took place with regards to the objections to the property development in Ajax Street.

Boardwalk X67

(Vacant stand directly opposite the HH Entrance).

The Town Planner (Van Zyl & Benadé Town Planners) met on 15 July 2022 with some of the individuals whom objected and wanted to find out what the objections/concerns were. Concerns raised were the following:

- Infrastructure in its current form and state will not withstand the additional load (electricity, water, sewerage and roads).

- The entrance to the property will be directly opposite of the HH entrance and that will result in huge traffic congestions. There is no alternative entrance to the stand.

- The three level units are approved at 80 units per hectare. The number of units to be developed will be approximately 180 units with a 2 vehicles allocation per unit. (Just imagine the congestion during peak hours).

- Feedback will be provided in due course.

Boardwalk X72

The EM and Director J Jenkins attended the tribunal held on Wednesday, 03 August 2022, and all objections were tabled. Tribunal for Boardwalk X72, the Development behind Planet Fitness which was originally presented as a 12 level development and amended to allow for a 3 level development with a total of 122 units.

From the 29 objections and proxies presented by the owners, only 1 owner attended the tribunal with the EM, acting as proxy holder for the 29 owners. The 3 main objections raised with the Tribunal included traffic, electrical and water reticulation.

The outcome of the case has not been communicated to the objecting parties.

Bronberg X34

A meeting was scheduled for 04 August 2022 with the developer and all the individuals that objected to the



development. The meeting was unfortunately postponed. A new date was not yet communicated.

The BOD accomplished a lot thus far, but still has a lot of goals to reach before the AGM. It is such a pleasure to be on a Board with knowledgeable and well-seasoned professionals. The time and effort that the Board of Directors and Estate Team have put into the last months is commendable.

Unfortunately, during August 2022, Mr. Justice Ngwenyama resigned due to increasing workload from his employer. As the Chairperson of the BOD I just want to thank Mr. Ngwenyama for his time and contribution to the BOD and the Estate.

The BOD is concerned about the present financial position of the HOA and is therefore looking at many different options to reduce costs and expenditure.

To all HOA members - thank you for the opportunity to provide you with a glimpse on what has happened and what could be expected in the future at Heron Hill Garden Estate.

Kind regards,

Rudi Botha

Boundary Wall Maintenance Project

IJP Projects (PTY) Ltd t/a Let's Paint proceeded with wall sampling repairs and maintenance on identified panels in July 2022. Please find attached hereto the sample report for ease of reference. The BOD would like to invite Members to partake and form a sub-committee that will be involved in the boundary wall maintenance project from commencement until finalisation of the project. Kindly communicate your information with the EM by no later than Tuesday, 23rd August should you wish to form part of the Boundary Wall Maintenance Sub-Committee.

Registration of Domestic and Garden Workers on the Click On Profile

It was recently noticed that a large number of domestic and garden workers are not registered for biometric access. The Bidvest Guards have to contact residents for worker access and this results in the congestion of workers at the Estate entrance during peak times. You are kindly requested to complete the attached Domestic Workers / Gardener Registration form and furnish the EM with the completed form and copy of ID, valid Passport and valid work permit in order to register the workers for pedestrian biometric access. The access is granted for 6 months and the resident need to notify the EM if the individual is still employed and re-register the worker after the 6-month period.

Click On Access Tags

The Datacard machine is currently not operational and therefore access cards will not be manufactured until further notice. Click On Access Tags at R50 per access tag can be purchased from the EM. Tags will be programmed by the EM and handed to the resident upon receipt of the proof of payment.

Payment Details is as follows:

Bank: FNB

Account holder: Pretor Group (PTY) Ltd

Account Number: 514 242 794 08

Branch Code: 251445

Reference: SHHG42035X

DIRECTORS: PR Botha (Chairperson), ES Ribane, JV Jenkins, J van der Merwe.



Illegal substances sold outside of the Estate boundaries

The BOD recently received concerns that there might be illegal substances being sold outside of the Estate boundaries. Whilst the BOD and HOA cannot be held responsible for criminal activities taking place outside the Estate boundaries, the BOD still sees this in a very serious light. The concerns have been referred to the local authorities and the HOA appointed a Security Service provider who is assisting the BOD with investigation into this matter. Kindly report any suspicious behavior directly to the EM for further investigation.

Non-Adherence to Government Legislation and Rules

The BOD and EM are working closely with the local authorities which include City of Tshwane, Tshwane Metro Police and SAPS when non-adherence to Government Legislation and Municipal Bylaws contravention is brought to our attention. The BOD strives to ensure that Heron Hill Garden Estate is a safe, harmonious living environment for all residents to enjoy.

Estate Diesel Generator

At present we are paying around R50-R60 an hour for the generator to operate at the guardhouse during load-shedding/power failures. Every 100 hours the generator needs to be serviced and the service cost is approximately R2000.

The generator has worked 655 hours since installation and the life expectancy is about 1200 hours. In the last few months, we have been experiencing problems with the diesel generator. We as BOD are very grateful to Mr Johann Strauss who is lending us his personal generator cost free until the Estate's generator is fixed and returned.

Guardhouse Solar Project

It was also discussed that the gatehouse be fitted with a hybrid solar system. The system will also be used to power all the security system including phase 2 cameras.

The electrical bill for the guardhouse (May-June 2022) was more than R7000.00.

The following quotations were obtained by the EM for a complete hybrid solar solution at the guardhouse. This project will make provision for the installation of 14 solar panels, 5kw inverter, 2 Lithium Ion Batteries and the issuing of a COC after installation.

- CONCON PROJECT INVESTMENTS-R173 589.29
- UV GREEN PTY LTD - R175 320.00
- STRATFORD ELECTRICAL-R225 172.80
- CSI – Complete Security Intelligence -R231 948.00

Without taking the new price structure in consideration that has been instituted since 1 July 2022 by Tshwane, the system will pay for itself in approximately 3 years. The benefits of going solar far outweigh the capital expenditure at this stage.

With constant power all security systems will constantly be operational, resulting in less equipment failures and better security for all.

The Directors will keep you updated on Estate related matters. Please be assured of the best intention of the Directors and Estate Manager.

**Kind regards
Heron Hill HOA: Directors**

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