

Yes, it is October already, the time of year everybody starts thinking about the summer holidays. It is no different at Welgelegen, Builders are scrambling to get new owners into their brand new homes, kids are starting to prepare for exams and we had been busy getting knee deep in the Welgelegen affairs.

In this edition, we would like to share more details about the current “State of Affairs” of Security and Finance portfolios as well as reminders to our members and residents about a few key house rules and processes.

A General Meeting for Welgelegen Homeowners are planned at the beginning of November. More details and the required notices will be distributed as soon as the location and date are confirmed.

Changes in the Admin Office

It is unfortunate that we have to say goodbye to Louise who resigned effective from 7 October. This leaves us in a difficult position as this is our third Admin Manager that we have had in the last 18 months.

We are extremely grateful to Danie Bredenkamp that agreed to help us in the short term, as well as all the extra effort and time he has already devoted. We can assure you that the trustees are working on a long-term solution.

Any administrative queries and questions can still be directed to admin@welgelegenestate.co.za or 071-526-5322

“HouseRule” under the Spotlight - Alterations

Members and homeowners are reminded to please comply to the Architectural Guidelines of Welgelegen Estate, not only when we construct a new house but also when we do any alterations to our current homes.

Any alterations that are planned must please be sent to Wayne at technical@welgelegenestate.co.za for approval. Wayne will be able to assist in the correct process to follow as well as when to involve our resident Architecture Firm, SDK Architects.

Architectural Guidelines can be downloaded from our website at:
<https://welgelegenestate.com/architectural/>

Security State of Affairs – Klaas Kruger

The security team has been hard at work during the last couple of months to make sure that our most precious possession, security, are maintained and operate as effectively as required. We have several initiatives in place to deliver continued improvement in our processes and appropriate maintenance to our equipment, to ensure zero security incidents. Below is a few of the things we have kept ourselves busy with:

1. The security access system database is being cleaned up and more than two thousand (2 000) people with historical access have been removed.
2. A new emergency response plan is being put together working with residents and will be communicated shortly.
3. A new lock has been fitted to the door of the gatehouse so that it can be locked.
4. All CCTV cameras are working efficiently with regular inspections and cleaning taking place. Due to constant loadshedding we had to replace and upgrade batteries of the electric fence energizers. Electric fence wires have been repaired and all sections remain operational.

We are also working on changing the protocol for domestic workers. With the requisite indemnities in place domestic workers will be able to drive into the estate with residents, we will communicate when the new protocol takes effect.

Any comments, questions and suggestions can be sent to security@welgelegenestate.co.za

Financial State of Affairs – Greg Young

My goal as the trustee responsible for finance is to present and manage the financial position of the Welgelegen Estate (WHOA) in a way that enables the members to make informed decisions.

Currently we have funds available of R1,6m and expenditure has been maintained within the budget approved by members. I together with my fellow trustees have carefully assessed future essential costs to maintain our estate in the short to medium term.

The following is the picture as I see it:

1. The trustees since the establishment of WHOA have been conservative with costs and we have been fortunate that they have been extremely generous with their time in running the estate within the funds available. This however is not sustainable, and we need to move to a model that is resilient and has a solid team of Estate staff & service providers that can run the estate on a day to day basis without the daily input of the trustees.
2. Our estate is now over 6 years old and the infrastructure has not been maintained and thus is now in a poor state. The following are some of the large projects that require attention within the next 2-3 years:
 - a. Upgrade of software managing access to the estate for members, visitors and contractors, mainly to strengthen our security systems

- b. Repair of roads within the estate
 - c. Erosion of riverbank from the outside of the estate
 - d. Erosion within the estate of the fence line
 - e. Deterioration of the boundary wall
 - f. Suitable offices, storage and ablutions for staff and service providers.
3. To solve these challenges, we need to focus on alternative ways to generate revenue, some of the suggestions include:
- a. Undeveloped levy on land
 - b. Commission on sale of property that goes to the WHOA. Many forward-thinking Estates have this model which allows them to keep the monthly levies below inflation.
 - c. Sale of the stand next to the Sales Office that is owned by the WHOA.
 - d. Developer fulfilling his obligation re “Clubhouse facilities”

Estimated cost proposals will be put to you the members at the meeting in November to ensure you can make an informed decision about the future of the estate. Should you have any questions please feel free to address to me via admin@welgelegen.co.za

In Closing

The Board of Trustees would like to engage with residents and welcomes any feedback, comments, and enquiries. Please feel free to send any such communication to admin@welgelegen.co.za and we will ensure the correct Trustee will receive the communication.