



---

16 May 2022

Dear Home Owners,

We've had a bit of a rough run for most of 2021.

Loadshedding, Covid-19, a weak Rand and a battered local economy have all taken their toll on the health and wellbeing of many of us.

There is no doubt that the economic hardships experienced by businesses and individual households, is going to be felt for many months if not years to come.

Remarkably, and despite the additional economic pressure Covid-19 has brought us, there is no change in the levy for 2022 - 2023. We are thankful to all our home owners who have continued to meet their obligations.

## **SECURITY**

Security remains the number one priority of the HOA and most of our levy expenses (60%) is used for that purpose.

The fencing at the bottom of Barry Crescent & Silvia Street is a concern. We will soon start with the planting of "Dovyalis caffra" (kei apple) all along these fences. This will improve the security and the beauty of our area. Although it will take some time to grow, the sooner we start, the sooner we will see results.

The lights at the pool house have been fixed, making it a well-lit area.

Statistically, De Tuin remains one of the lower crime incident areas in the Northern Suburbs, if not the lowest.

We are confident that the fencing, foot patrols and visibility of our security guards remains a positive deterrent.

Please remember that owners and residents are primarily responsible for their own safety and security, and the security of their individual property.

Please assist SJC Security and the Neighbourhood Watch wherever possible, as they do add value to our neighbourhood.

## **PARK**

Our focus for the park is to turn the park into a general family friendly area for all our residents.

The upgrades will be an ongoing process, which we invite you to send us your suggestions on. The trustees will consider it, if workable and implementable.

## MUNICIPALITY ACCOUNT

Unfortunately, our water account was quite high for a period of 1.5 months due to a faulty toilet, the problem has since been fixed. Our pool being back in use since December 2021 has also contributed to higher water usage.

## SWIMMING POOL

As the pool has now closed for the winter, the trustees have decided to take this time to do some much needed maintenance work on it.

The band of tiles at the water line needs to be improved and the piping of the pool system is so old that it needs replacing due to many years of deterioration.

## FINANCIALS

We have operated within budget and the financial management is in accordance with acceptable auditing and accounting practices and handled by the managing agents who are themselves auditors and who report to the trustees regarding the income, expenses, and balances in accounts.

Below is the breakdown of the expenditure percentages attributed to our four expense groups for the current 2022 financial year. Actual spent was as follows:

|                          |     |           |
|--------------------------|-----|-----------|
| • Security               | 60% | R 280,350 |
| • Standard Monthly Bills | 20% | R 93,450  |
| • Maintenance            | 19% | R 91,659  |
| • Miscellaneous          | 1%  | R 3,077   |

**Total Spend: 100% R 468,536**

Total income generated from levies (levies invoiced for the year), interest received, building plans and clearance fees amounted to an Operational Surplus of: R575 555.

Cash equivalents as at 28 Feb 2022:

Current Account: R 181,907.76  
Flexi Account: R 556,147.73

**Total R 738,055.49**

A special thank you to each home owner for continuing to pay their levies timeously!

Louw Coetzee Attorneys are assisting the HOA with the levies in arrears, and they are making good progress to get all outstanding levies paid up to date.

## BUILDING / ARCHITECTUAL

If owners are ever in doubt about the process to follow during building or alterations, please send an email directly to [detuinhoa@gmail.com](mailto:detuinhoa@gmail.com) for guidance on the process to follow. Guidelines are available on the revamped website for easy reference for owners – [www.detuinhoa.com](http://www.detuinhoa.com).

We find that owners embark on alterations without the necessary building plans and approvals. This will be our main focus for the coming financial year as this can bring the surrounding home values down if not done according to the rules and standards as set out by the City of Cape Town.

## **MANAGING AGENT**

Bach Accountants, our managing agent, handles all the administrative matters of the HOA. We are satisfied with the level of service and the collaboration between the HOA and Bach Accountants.

Bach Accountants perform the tasks of the day-to-day admin diligently and efficiently which also contributes greatly towards the stability of our association.

## **ACKNOWLEDGEMENTS**

We thank all pool volunteers for putting up their hands and assisting us with the Covid protocol that needed to be followed when the pool was opened in December 2021 up until the beginning of February 2022.

My sincere appreciation goes out to the trustees for their selfless service and commitment to the HOA. A lot of private time is sacrificed by these individuals to assist in ensuring that our neighbourhood is a sought after, pleasing, and safe one to live in.

I do hope that the efforts of the De Tuin HOA over the past year give you comfort that much effort is being made towards making De Tuin an enjoyable place to live.

Stay safe!

Debbie Nortjé  
Chairperson 2022