

KINGSWOOD HOA TRUSTEE UPDATE

INTERIM UPDATE SEPTEMBER 2018



Dear Home-owners,

Further to our previous updates, which can be found [here](#), please find below our trustee meeting update for September 2018.

MATTERS OF NOTE

1. Security

Security remains our top priority and the following progress have been made:

as a forum where interested and knowledgeable residents could provide their inputs on issues regarding security. The Committee is only advisory and has no executive powers.

Two reports were submitted, namely:

- Intrust Management: Post Assessment Report on Kingswood Golf Estate; and
- Standard Operational Procedures (SOP) for Kingswood.

The members were tasked to study the documents and to make recommendations and provide action plans. Feedback on the report by Intrust Management must be submitted by 8 October 2018. These inputs are to be discussed at the Trustee meeting of 16 October 2018.

The estimate and security report by Paul Mitchell was also discussed. The Committee regarded the steps and hardware recommended as essential for the strategic plan to upgrade Kingswood's security infrastructure and measures. The Board of Trustees will be advised accordingly.

The Committee members were also tasked to determine other alternative service providers in the George area. This is ensure that a sound tender and financial system is in place.

Various other important security issues were identified and forwarded to the board of Trustees for consideration at the meeting of 16 October 2018.

2. Communication

The HOA Trustee interim updates have been very well received and consistency with this format will be maintained. SMS notifications (with a web-link) will be tabled at the October Trustee meeting as a possible intervention to increase further awareness and to improve the Home-owner read-rate.

Latest Status: Readership rate is climbing from slightly below 50% to slightly above 50% with 58% being the highest reported read rate.

"We have been receiving some useful comments which are very helpful in gauging the general feel of Home-owners and would like to encourage more of same so that we can have an authoritative record on the thoughts and inputs of Home-owners for future consideration."

Maritza Botha

3. Changes to the Constitution

Certain changes to the constitution have been proposed by the Developer to incorporate

the implications and have sought legal advice.

Progress is being made towards some workable variations and negotiations remain ongoing.

Latest Status: Progress unknown at time of update.

4. Roads Transfer Issues

Previously and per the last newsletter the Developer informed Trustees of his intent to lodge a court order to compel the Home-owner Trustees to sign for the transfer of Roads to the HOA.

Member Trustees have to date refused to sign for transfer of roads on the basis that it would be against the interest of Home-owners to accept transfer until related legal and existing repair matters have been competently addressed. The Home-owner Trustees consider the matters of storm water defects and the roads surface issues as inseparable from the transfer of roads as taking transfer may unintentionally pass on possible unresolved developer obligations to the HOA.

The developer issued a writing on 13 August 2018 as a reply on the writing of the Member Trustees of 12 July 2018 to the Trustees. The letter notified the Trustees of the grounds on which the Trustee signatures would no longer be required to effect transfer of the roads. The Member trustees issued an objection on 29 August 2018 to the Developer, on the claims made in his writing. The HOA will also obtain an interdict, if becomes necessary, to prevent the appointed transferring attorneys from proceeding with such transfer.

Latest Status: The objection letter (presented to the Board of Trustees by the Member Trustees) on 29 August was accepted by the Board of Trustees and will be relayed under the signature of the Board, and the Developer's response is awaited.

The two unresolved issues considered related to the transfer of the roads to the HOA by Member Trustees are as follows:

a. Surface Defects – Cracked Pavers (Kantey & Templer Report)

The Home-owner Trustees are reviewing the Kantey & Templer report of 21 May 2016 afresh for implications and to assess which next steps should be taken pursuant to these recommendations. The roads repair issues, however, in the view of the Home-owner Trustees, remain a matter for the developer as the roads have not yet been transferred. Taken that there is disagreement on this between Home-owner and Developer Trustees, a resolution is yet pending and investigations and/or legal processed will be initiated to ascertain the responsible party/ies.

Paul Thiart is also assisting with reviewing the implications of the surface defects, and Trustees will rely on his experienced feedback.

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Trustees, but that all Trustees agreed hereto and will henceforth be considered accordingly.

b. Storm Water Seal Defects (Rocla SA) & Transfer of Roads to the HOA

The defective storm water seals remain a pressing matter of concern, especially taken that Albie Laker noted that the court case between ASLA and Rocla SA was going nowhere. Trustees will request copies of the latest status on this matter as well as the application for a court date, which is reportedly currently awaited. It remains a priority for Member Trustees that this outstanding legal matter be resolved before effecting the transfer of roads to the HOA.

Latest Status: Maritza Botha has requested copies of documentation on the original summons and court application date and is awaiting same from Marc Stuyck.

5. Sports Connection Proposal Presentation

The status of this proposal presentation is unclear as we have not received feedback on the legal review requested on the Sale Agreement concluded between Sports Connection and the Developer. Further discussions have been underway and will be addressed in a special communication covering this matter in depth.

Latest Status: It has been agreed that Millers Attorneys will be attending to the review of the Sale Agreement and Maritza Botha has requested Mark Stuyck to copy all Trustees in the instruction. Trustees are awaiting same.

6. Kingswood Management Company Agreement

No management agreement currently exists between the HOA and the Kingswood Management Company. A proposed management agreement has been tabled at the last trustee meeting and further detail has been requested. It was discussed that the Kingswood HOA needs to pursue self-sufficiency for the future as we prepare for the development phase slowly drawing to a close. Competitive quotes are to be obtained to ensure all bases are covered and that the HOA functions according to best market practice. Further steps will be discussed at the next Trustee meeting and outstanding information of the current KGE Management Company is to be presented for review.

Latest Status: Trustees have received the missing addendums on the Management Agreements presented at the previous Trustee meeting, and have requested copies of previous Estate Management quotes obtained. Once received, Mias Strauss will assess upon his return from holiday for next steps. Marc added that the agreement has been presented to the Board many times in the past.

7. Committees

Trustees were in agreement that in line with principles of good governance the Trustees need to ensure inclusiveness and transparency. Specific Trustees will be tasked to take

The committees have now been formally constituted in following areas:

- Security (Andre Steenkamp, Bennie van der Schyff, Ricardo Stumpke, Japie Steyl)
- Golf Course Future Structures (Mias Strauss, Deon Kruger, Eugene Schoombie, Mark Wiltshire)
- Finance (Mias Strauss, Roy Edge)
- Social / Community (Wendy Thompson)

Latest Status: Meetings will be facilitated with the committees in due course and as required.

Should you wish to participate voluntarily in these committees, the invitation remains open, please indicate your interest, or nominate an individual for participation here:

NOMINATE OR VOLUNTEER

8. Building Controls

We are very pleased to have Paul Thiar added to our team. Paul is a professional engineer with more than 30 years of civil engineering experience and he has been appointed to assist in the monitoring and enforcing of building controls.

Latest Status: Paul is doing a sterling job and we thank him for his immense efforts. If anyone has any concerns in this regard, please do notify Dan or respond in comment to this writing using the feedback button below.

9. Risk Management

Driving Range:

As a response to the Trustees reporting the Driving Range safety interventions as insufficient to prevent future risk of injury or damage to property or people Sports connection has implemented the following improvements:

- They have changed the direction of the tees to improve the safety of the angle.
- They have banned the use of drivers by putting up signage to this effect, and have trained staff to communicate this with golfers.
- They have undertaken to provide detailed specification on their insurance policy to cover the appropriate eventualities.

Latest Status: Dan is following up on breaches of implementation of safety precautions and compliance is being monitored.

10. Cycle Path

Cycle path is looking good, but some stands that are being cleared for construction are

11. Knightsbridge Fence for Child Safety

On request of Wendy Thompson, a quote is being obtained to add fencing alongside the play area in Knightsbridge Road to improve the safety of children playing and running into a road that is unfortunately frequented by speed offenders.

Latest Status: A quote has been obtained for fencing and will be installed in due course.

12. Minutes of Meetings

The status of minutes of the meetings are as follows:

18 June AGM/SGM - Approved, Circulated and Uploaded to Home-owners Portal

17 July - Approved, Circulated and Uploaded to Home-owners Portal

14 August - Approved, Uploaded to Home-owners Portal

18 September - Pending approval

Next Trustee meeting is scheduled for 16 October 2018.

Please feel free to submit any comments and feedback using the feedback button below.

13. Debtors

Debtors are being managed well, thank you Lize Baard and your team for your efficient accounting and collections work.

14. The Proposed Transfer of the Golf Course to the HOA

A comprehensive communication on this specific matter is in draft and under review and will be sent out at the soonest possible moment. No agreements have been reached as yet.

Latest Status: The golf course update communication was released Saturday 29 September 2018. Comments and feedback are invited and projections by Mark Wiltshire will proceed as next step towards planning on behalf of the HOA for the future. Further dates and steps will be discussed at the next Trustee meeting on 16 October 2018. These projections are for information purposes only and to better prepare the HOA to respond, where needed, should any future events related to the golf course arise.

IN CLOSING

Security remains top priority and further steps are being followed up on by Andre Steenkamp. The matters of Roads/Storm water and the transfer of common areas to the HOA remain a point of contention with the Developer and we hope a solution can soon be found. The HOA is attending to the process of planning to become better prepared should any future events surrounding the golf course arise. For the time being, however, the status quo remains. A comprehensive update on this matter has been released and

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SUBMIT YOUR FEEDBACK

Kind Regards,

The Board of Trustees

Kingswood Golf Estate Home Owner Association

KINGSWOOD GROUPS

Kingswood Community Group (Whatsapp)

Whatsapp group for discussing Kingswood related matters unrelated to urgent security matters.

Kingswood Security Issues Group (Whatsapp)

Whatsapp group for notifying Kingswood residents of important security related matters and incidents.

Kingswood Green Fingers (Whatsapp)

Whatsapp group for gardening enthusiasts in Kingswood.

Kingswood Home Owners Interest Group (Facebook)

Facebook group for Home Owners only to discuss estate and HOA related matters. Strict member approvals. Home Owners only.

ESTATE CONTACTS

Lize Baard

Contact for general estate matters, accounts, and matters for the attention of Kingswood HOA Trustees.

lizeb@kingswood.co.za

Daniel de Wet

Contact for estate matters related to building sites, security and maintenance.

daniel@kingswood.co.za

General Enquiries

044 802 0700

0861 727 170

Security - Gate 1

044 8746877

Security - Gate 2

044 874 4797

072 404 370 (Warren Francis)

Security - Gate 3

044 874 4597

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(Facebook)

044 802 0704

Facebook group for individuals interested in Kingswood Golf Estate community matters. Less strict member approvals. Public welcome.

Pro Shop

044 802 0701

* Please note that none of these groups are endorsed or administrated by the Kingswood HOA, but are merely mentioned for the benefit of your participation.

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