

KINGSWOOD HOA TRUSTEE UPDATE

INTERIM UPDATE AUGUST 2018



Dear Home-owners,

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

MATTERS OF NOTE

1. Security

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

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Intrust Management in May 2017. Paul was requested to suggest improvements to our current security system and based on the shortcomings noted in the Intrust Report. He was also requested to provide a costing on latest video surveillance technology to cover the entire boundary.

- Once Andre receives feedback from Paul he will call a meeting with the committee on security which at this stage consists of (Andre Steenkamp, Ricardo Stumpke, Bennie van der Schyff, Japie Steyl) for their inputs to consider for inclusion in an incremented future implementation plan.
- Residents have been urged to report suspected breaches of security to dan@kingswood.co.za with relevant key information noted to enable fast and effective investigation of breaches. Reported breaches should include a description of the breach with the date, time and location of the breach clearly noted. 5 Reports have recently been concluded. One incident led to disciplinary action due to a guard not following the standard operational procedures (not calling the owner when a familiar guest visited), another lead to the removal of a guard from site, and the other 3 proved to be unfounded.
- A few of the reports noted came from the Kingswood Security Whats-app group and owners have been urged to please hold off reporting *minor infringements* to the Whats-app group until the matter has been fully investigated. This prevents the creation of false alarm and unnecessary concern with residents. We do however realise the value of informing fellow residents of immediate threats, and factually confirmed breaches, these should most definitely be noted with extreme concern and urgency to make home owners aware.
- Investigation reports of suspected breaches will be sent to Home-owners for confirmation of facts once completed. Please notify Dan de Wet if no feedback has been received on your reported breach. We extend a big thanks to residents who have gone to the trouble of reporting incidents and following up on the report, this goes a long way in enforcing compliance.
- Faulty electrical fence around Plattner Boulevard/Kingswood Crest has been repaired.
- The various quotes for the George Golf Course gate will be reviewed at the next Trustee meeting. The 15 golfers currently involved in this initiative have proposed a R1000 sign-up fee per golfer wishing to make use of this facility to help cover installation and maintenance costs.

"We extend a big thanks to residents who have gone to the trouble of reporting incidents and following up on the report, this goes a long way in enforcing compliance."

Andre Steenkamp

2. Communication

intervention to increase further awareness and to improve the Home-owner read-rate, which at this stage is slightly less than 50%.

3. Changes to the Constitution

Certain changes to the constitution have been proposed by the Developer to incorporate rights of the hotel and golf course even. As directed by Home-owners at the SGM, the matter has been referred back to the Trustees for review and the Trustees are assessing the implications and have sought legal advice.

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

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.

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

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.

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.

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.

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 leadership of these committees and engage with them for inputs and advisory. It remains the prerogative of the Trustee to consider these inputs for merit and inclusion.

The committees have now been formally constituted in following areas:

- Security
- Golf Course Future Structures
- Finance
- Social / Community

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

We are very pleased to have Paul Thiart 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.

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.

10. Cycle Path

The reported disrepair on the cycle path has been repaired and the path exit is now fully open. We extend our thanks to Dan de Wet for his assistance in this matter.

12. Lights Refund from Municipality

Dan de Wet negotiated a R64000,00 lights refund from the municipality due to rate adjustments. Thank you Dan for your diligence in this matter.

13. 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.

14. 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 - Pending approval

Next Trustee meeting is scheduled for 18 September.

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

15. Debtors

Debtors are being managed well, thank you Lize Baard and your team for your efficient

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16. 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.

IN CLOSING

Security remains top priority and further steps will be pursued once Andre Steenkamp has returned from his leave on 2 September. 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 matter of the Golf Course Future is now most pressing and we hope that all parties will hold with the utmost discipline to proceedings in order to achieve a balanced result that will not adversely affect Home-owners on the long term. A comprehensive update on this matter has been proposed and is under review.

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.

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.

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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.

Kingswood Golf Estate Community Group (Facebook)

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

* 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.

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

Restaurant

044 802 0704

Pro Shop

044 802 0701

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