

The LongAcres Mailer 17 Oct 2018

Monthly Feature: Get involved and help make Longacres better

By Arthur Dell

Editors notes



Ok last edition I was blunt in what I said. I am not going to change that so if I step on your toes wear safety boots!! I was pretty vocal about what the committee is doing or not doing and we have now had a meeting which I report about under the right heading.

Ek dink almal weet ek het die duiwel aan die stert gegryp toe ek in die vorige uitgawe my mond uitgespoel het oor die kommittee. Ek is dan ook ernstig aangespreek daarvoor en versoek (dalk is opdrag gegee nader aan die waarheid) dat ek die kommittee net in 'n positiewe lig mag noem. Dit op sigself druis teen my beginsels in want dit mag foutief en onwaar wees. My vader het altyd gese "If you can't take the heat stay out of the kitchen" en ek pas dit toe.

Maar ek wil ook sommer dadelik se, daar is heelwat positiewe dinge wat die kommittee doen en ons as inwoners doen ook baie verkeerd. Dit moet en sal ook aangespreek moet word as ons openhartig die waarheid wil hoor.

Ek wil hier noem dat ek vas glo ons kan van LA 'n baie gesogte Landgoed maak maar dit gaan harde werk kos en 'n goeie ruk neem. The more I analyse shortcomings and possible places for improvement the more difficult it becomes. I stand to be corrected but being Mr Nice Guy is not going to bring us anywhere. That means that while I may step on toes in the Newsletter please understand I have only one agenda and that is to improve life on the Estate for all.

Social events:

En toe kry ons iets!! Maak 'n nota on jou dagboek.

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proudly presents

SAR PRACTICE SHOWING SHOW

Saturday 8 December 2018

in our yard !!

Kontak gerus vir Anene op 084 628 3257 vir program en inskrywings.

Daar is 'n straatbraai en potjiekos kompetisie op 24 Nov

Kyk onder projekte vir meer inligting.



What is the committee doing:

This is by far the most difficult part of this Newsletter to do which is crazy as it should be the easy and nice part.

I am part of the committee but quite honestly don't know what we are really doing or where we are going. We had a 2.5 hour meeting and talked a heck of a lot. About many aspects but, in my humble opinion did not follow standard meeting procedures whereby one aspect on the agenda is taken, dealt with in detail and responsibilities determined then the next one and so on.



Moet se ek het gedog dat teen die tyd sal ek in staat wees om 'n duidelike visie en teikens vir die volgende jaar te he. Dit is egter ongelukkig nie die geval nie.

People please do not misunderstand my sentiments, there are people on the committee that really works hard, spends many hours doing so and even incurs cost from his own pocket.

I feel that the main problem is that the committee does not have a solid strategic action plan, no specific goals, short medium and long term, very limited interaction and communication between residents and the committee. This should be reduced to written documents available for all to see.

Kyk maar net na die lys van projekte wat tans aan die gang is en en jy sal verstaan hoekom 'n kommittee seepglad moet opereer om 'n sukses te maak. Ek kan self nog etlikes byvoeg maar glo dat as ons kommunikasie 100% reg het sal baie dinge makliker in plek val en daarom wil ek hard werk daaraan.

What are the community doing/not doing:

This is a new addition to the Newsletter. It is a bit unfair that state what the committee is doing or not doing and not the other way around.



For today I want to pose a few questions to which I don't want answers but you need to be able to say YES to yourself on all of them. If you cannot you have to do your bit as well if we are ever going to get this estate the way it could and should be: Vra jouself:

- 1) Ken ek my konstitusie en reëls?
- 2) Bly ek daarby?
- 3) **Weet ek wat aangaan met HOA finansies, begroting, inkomste uitgawes en balanstaat**
- 4) **Are my levies up to date**
- 5) Is my house well enough marked and lit up to allow emergency services to get to me in need.

- 6) Am I doing something to assist in the progress towards a "Super Estate"
- 7) **Hou ek myself op hoogte van gebeure in LA**

I have highlighted three aspects which I want to discuss as a starting point.

According to the financial statements there are close on R200 000 outstanding the bulk of which must be levies. (I don't have a breakdown yet) Our budgeted income for the year from levies amounts to R156 240 so there is more than a years levies outstanding. This can only lead to disaster.

Currently our levies are extremely low but the main source of income. Can we fund any improvements and or security like that? We want a clubhouse and many other things but at this rate

Kyk ek na ons 28/2/2018 balansstaat mag ek dink ons sit nie te sleg daarin met R968000 in die bank nie!! Dis egter nie heeltemal waar nie want R480 000 daarvan is Bou depositos wat eintlik in 'n Trust hoort, sedert Feb is waarskynlik heelwat spandeer op die heining wat die prentjie drasties sal verander.

There may be reasons why levies are not being paid and that needs to be addressed but can only be done if we know what it is. Maybe this should be a project as well?

The next thing I would like to touch on today is whether we keep ourselves informed as to what is happening on the Estate. Hopefully this Newsletter will help with that being the main reason for me doing it. However, we also need to get information elsewhere such as the AGM, security meeting and website. The meetings were poorly attended, for whatever reason, and currently the website is not really functional (something we are addressing).

Daar is 'n gesegde "Kennis is mag" so hoe meer jy weet hoe sterker is jy. Dis, myns insiens, verkeerd om te kla en te mor oor sekere dinge as jy nie alles weet of probeer uitvind nie. Ook om dinge vir jouself te hou end dan te kla daaroor.

Hier wil ek graag 'n voorbeeld gebruik.

Regularly I hear and see people complaining about what the committee is doing and not doing but then

the complainant also does not know what the committee are in fact doing. I am not saying they are doing everything right nor wrong but unless I have gone to some trouble to establish what they are doing I should not complain. That I firmly believe can all be resolved with open two way communication which is my main focus at this stage.

Project progress :

Following the committee meeting I believe I can do a more meaningful report on projects. Things I (and I believe you) would like to see with any project is a target date, a cost factor, and of course progress. This we currently don't have.



Om die brief korter te hou sit ek voortaan die vorderingsverslae op die projekte op 'n aparte dokument dan kan jy net na die kyk wat jy in belangstel.

Amptelike projekte waarvan ek tans weet is:

- 1) Gated Community
- 2) Street names
- 3) Fire Hydrants
- 4) Clubhouse
- 5) Greenbelt
- 6) Website
- 7) Illegal businesses and structures
- 8) Electrical reticulation
- 9) Street braai
- 10) Fire breaks
- 11) Collection of outstanding levies
- 12) Speedbumps



Neighbourhood watch:

Daar was weer twee inbrake en die heining is op verskeie plekke beskadig.

Die Buurtwag doen wat hulle kan maar met die min mense wat daaraan deelneem het Kiewiet en die

span 'n harde stryd. Daar is slegs sowat 22 mense wat die wag vorm (1 vir elke 10 erwe!!). Desember kom vinnig nader en dan verwag ons 'n toename in misdaad. Moontlik moet ons daarna kyk om dan die buurtwag elke aand te laat ry maar dan kort ons hulp!

Daar was skokkend min mense by die onlangse vergadering wat 'n goeie inligting sessie was. Van die dinge wat uitgekom het is dat ons eiendomme swak belig is, moeilik om te identifiseer in die nag en ons regtig bewus is van wat en wie ons bure is nie.

One of the problems I see is that to maintain proper security much more funding will be required. We have budgeted for only R2000 per month which barely covers the petrol cost of the Watch.

Suggestions:

Tot dusver het ek slegs een voorstel gekry en dis vir 'nlys van noodnommers. Ek het dit saamgestel (dit kan verbeter) en heg dit aan.. Ek sal probeer reel om dit ook op die Webtuiste te kry.



Problem reports: P=problem

R=response

- 1) P - The old guard house at Strandstr entrance is an eyesore and serves no pupose. Can it be removed? **R – Kiewiet feels it should be kept as he believe we will have a guard there in Dec. Will take it up with the committee and hope to respond by publication date.**
- 2) P – Why are the minutes for the AGM not being distributed. **R – I took the matter up with the committee and was promised it would be ready by noon on 11/10. Still waiting.**
- 3) P – Boukontrakteurs mag volgens reels nie oor naweke werk nie maar in Newmarket is daar op 13 Okt gewerk tot 18h50. Volgens die bouer het



hy toestemming verkry? **R – Dis nie heel reg nie. Kontrakteurs mag wel op Saterdag werk tussen 7h00 en 13h00. Die man het NIE toesemming en Aubrey het onderneem om aan hom 'n skrywe te rig.**

- 4) P - Die heining word behang met advertensie borde. Is dit gemagtig? **R – Het opgeneem met kommittee maar nie uitsluitel gekry nie. Sal opvolg.**



News clips

Please guys let me have some news as well. We have sufficient problems, some ordinary news will be welcome. .



People

Hier ook, geen nuus nie. Lees gerus weer laas maand se uitgawe!!!



Funny

Die pastoor druk Meraai 3 keer onder die water en na die 3de keer sê die Pastoor:

*"Jy's nou gedoop en van vandag af is jy 'n nuwe skepsel.. die ou ene is weg."
"Geen alkohol meer oor jou lippe nie! So van vandag af is jy Maria!!"*

Later toe Meraai (nou Maria) by die huis kom, is sy reguit yskas toe. Sy haal 'n bottel yskoue wyn uit. Sy tap die wasbak vol water en druk die bottel 3 x onder die water en sê;

"Djy is nou Oros!"



And The Last Word Goes To? Arthur Dell

Hierdie artikel was nooit bedoel om my as aanbieder die laaste word te gee nie en en alhoewel ek dit weer gebruik wil ek graag met die volgende uitgawes iemand anders die geleentheid gee om iets te se. Ek nooi dus die kommitee, hetsy gesamentlik of afsonderlik, wie tot dusver nie 'n word geplaas het in die brief nie om iets te se. So ook vir die res van die gemeenskap.

What is on my agenda

Since I started the news letter I have heard about hidden agendas, secret societies and so forth. I will not be part of any of that and therefor take this opportunity to clearly state my agenda for the year.

When the AGM was announced I began looking in more detail as to what exactly is happening on the Estate as I had more or less settled in living here. To put it mildly, I found numerous things that was not being done as I was accustomed to from previous HOA. Spent some time reading up on matters (if you Google there are many places to learn from) made comparisons etc and then wrote to the committee with suggestions and propositions for the AGM. Some fell by the wayside, some were mentioned and the newsletter was born!! From that I have learned a heck of a lot about our community and that has lead to my forming a vision, a plan and agenda for the next year. **This must be seen as my personal agenda and goals and have nothing to do with the fact that I serve on the committee or do the newsletter albeit that it does give me some insight into matters.**

My agenda beteken dat as ek 100% suksesvol wil wees daar 'n Spesiale AGM sal moet wees, hopelik in Feb/Maart wat goed ondersteun moet wees en mense moet saamstem dis die regte pad. Soos gewoonlik verwag ek drie kampe van mense, 1) die wat verandering ondersteun, 2) die wat daarteen gekant is en 3) wat ek klassifiseer as draadsitters wat nie omgee nie. Waarna ek streef is:

- 1) 'n Goed ingeligte gemeenskap wat die kommitee in feitlik alles ondersteun. Notules, projekvordering, probleme en finansieele aspekte moet ten alle tye beskikbaar wees. Ses weke na die AGM het ons steeds nie notules gehad nie!!
- 2) Die konstitusie en reëls moet hersien word. Volgens my is daar baie verkeerd maar ek noem slegs een. Hoeveel kommitee lede moet/mag daar wees. Dis nie daarin nie!!
- 3) Alle projekte waarmee die kommitee besig is moet gelys wees en gereelde vorderingsverslae beskikbaar wees. Ek wil weet wie doen wat en hoe ver is hy/sy/hulle daarmee
- 4) Verbeterde twee rigting kommunikasie tussen die gemeenskap en kommitee
- 5) Beter beheer en sigbaarheid van finansies. Dit is fondse wat aan die inwoners behoort en aangewend moet word vir hulle plek. Daarom voel ek dat elkeen moet weet wat daar aangaan. Weer wil ek 'n voorbeeld gebruik. Op die AGM is voorgestel dat ons straat name moet opsit. Die koste beloop tot R86 400 waarvoor nie begroot is nie. Dit is meer as 50% van ons bydraes. Kan en mag dit dan gedoen word?. Ek voel NEE, dit moet begroot word voor maar as dit gedoen en goedgekeur is JA, dis 'n groot verbetering.
- 6) Daar behoort 'n visie of beeld te wees van hoe LA sal lyk oor 2, 5 en 10 jaar en dit waarheen ons werk en streef en daar is doelwitte en planne om dit te bereik.

Dit, dames en here, is wat ek as laaste woord sal spreek. Sou niemand hierdie visie deel nie laat vaar ek dit maar indien ek ondersteuning het sal ek daar toe werk.

