

The Longacres Mailer Nov 2018

Monthly feature

By die komitee vergadering van 6/11/2018 is ek vir byna 2 ure oor die kole gehaal en selfs met regsaksie gedreig oor wat ek vra en se in die nuusbrieff. In geheel het ek geen probleem daarmee nie want alles wat ek se en 'n opinie gee is my sienswyse en ek is seer seker geregtig om vrae te vra.

I cannot condone in any form or manner the endeavours to stop people from asking questions and voicing opinions in an open forum such as this news letter or the Wharsupp groups. It is my perception that the statement in the recent report released by the committee that we may only use the official channel, ie email, to ask questions as yet another attempt to stop public questions being asked. I have always found that one question in an open forum may well lead to another of relevance and also prevent the same question being asked by several people. With that in mind I will in future ask the question via the "correct" channel but also post it on our group and when I do get a reply post that as well. That way the question and answer is there for all to see which will hopefully help all get clarity on what is happening on the estate.

A summary of such questions and answers will be included in the newsletter.

Die nuusbrieff is "verban" omdat "Aubrey received ongoing complaints from homeowners" This came as a huge surprise to me as I did not receive a single complaint, except from committee members obviously did not like being criticized. Do we really have people that would complain without informing the writer of their problem? This goes even further as te last two editions were only read by people who has requested the letter and belongs to a whatsapp group. To those complainants I could apologize if I knew what they complained about!! If the newsletter that I do in any way offends you please please don't read it. If you disagree with anything said there please tell us all.

Editors notes

Hope all is wearing hard hats and safety boots because the ride, if you read all, will be rough!!

Aangesien die komitee nou self ook 'n nuusbrieff uitgee sal die inhoud van myne verander. Laat maar weet as daar iets is wat jy, as leser graag sal wil insit. Ek moet noem dat dit my een teleurstelling is dat ek so min terugvoer kry.



Moontlik sal dit verbeter as ons die vrae wat almal vra hier plaas en die antwoorde daarop soek.

Questions that I ask myself

I try and place myself in the shoes of all who live here. **For a while I have considered the financials** of the HOA and the more I look into it the more concerned I become. In saying this I need to qualify my statement and say I only work on what I have available. This is also, as far as I know, what you have. What are the facts and questions?

- 1) Do we have a good budget? No
- 2) Was books audited? Not what I see
- 3) Can building deposit reflect as an asset? No
- 4) Building deposits are R480 000. Is 48 houses being built? NoThe building rules says deposits are being kept in an Attorney's Trust account. Why is it then reflected in our financials both as an asset and liability.
- 5) Why is Accounts Receivable so high?
- 6) Do we really have R968 473 in the bank? No, a huge amount must have been spend on the fence from Feb to Sept.

- 7) Where have our assets gone to?
- 8) Our income from interest shows R50900 but is it really ours? No
- 9) We pay a R1500 scrutiny fee. Income from this was R27500 which is 18.33 houses?

There are many many more questions that I would like to answer, both for myself and the residents whom. I believe, often ask themselves the same questions.

Some for which I intend finding answers are:

- 1) What did the famous perimeter fence actually cost us.
- 2) What will eventually happen to the 64 hectares greenbelt.
- 3) Can and will we ever become a gated community
- 4) Hoekom is daar niks in die konstitusie omtrent 'n komitee of te wel trustees nie?
- 5) How can blank proxies be given to the chairman which could result in him having total control.
- 6) What happens if I break the rules of the Estate

Social events:

There is so little happening on this front at the moment that I will discontinue this part..

Due to the windy conditions, apparent lack of interest and venue problem this has been postponed until the new year.

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 have been accused of trying to divide the LA community into two groups because I have criticized the committee openly and publically. That was and still is not the intention at all. I emphasize again, I have a lot of respect for what they have done in the past and are still doing BUT that does not mean there are no faults and shortcomings. I simply cannot see how the Estate can go forward at a reasonable pace without goals, a futuristic vision, non adherence to rules, exclusion of the residents in these plans and actions and so forth. I still believe that if the committee puts a one, two and five year plan on the table complete with target dates and monthly progress reports we will achieve a hell of a lot. Add to that a committee that welcomes constructive criticism, responds to it in a positive way and admits that to errors made. We all makes mistakes and break rules. Then sometimes you have to pay admission of guilt which I have to do because I exceeded the speed limit. I can argue about the speed, the merits of me speeding etc but in the end I still am guilty and face the consequences!!



As the committee has decided to produce it's own newsletter which will certainly reflect on the good and positive things we are doing BUT, I believe, ONLY that there seems to be no point in reporting on that again. Therefor in future this column will be dedicated to what they are not doing or doing wrong. That way, I hope, the community at large will be kept fully informed.

What are the community doing/not doing:

I have been asking myself, the community and the committee questions for some time now. I have also tried to point out what I believe is not done right, not done at all and what could assist in improving life for all on the Estate.



As we know a fair number of “irregularities” and shortcomings have been identified. I believe this was very much a result of collective thinking. Unfortunately it has also resulted in a lot of negative bickering and moaning. This has even go so far as to threats of legal action, which I believe could and should be avoided.

What we all as a collective group now need to do is tackle the problems and get them resolved. How are we going to achieve this should be the question everybody should be asking. My personal suggestion would be to instruct the committee in the correct technical manner to attend to these problems in a specific manner. 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.