



OFFICIAL MANAGING AGENT FOR THE ELISENHEIM HOME OWNERS ASSOCIATION

30 August 2017

The Member  
Elisenheim Estate  
Extension Proper & 7

Dear Member,

**CIRCULAR 44 - NOTICE OF INCREASE IN LEVIES – EFFECTIVE 1 OCTOBER 2017**

Further to the AGM meeting held on 15 August 2017, the following aspects was noted and recorded:

**1. NEW LEVIES**

Please note that the levies will increase effective 1 October 2017 as follows:

	<u>Old Levy</u>	<u>New Levy</u>
Single Residential Erven	N\$460-00	N\$506-00
General Residential Units	N\$230-00	N\$253-00

Please make arrangements to change your monthly payments

**2. FINANCIALS**

The financials as presented by the Auditors Hamilton Chartered Accountants for the year ending 28 February 2017 was approved and signed

**3. MATTERS THAT AFFECTED THE BUDGET**

**a. Insurance**

- i. The EOA did not include the cost of insurance for the Waste Water Treatment because the policy was initiated by the EPDC.
- ii. The EPDC informed the EOA that the WWT plant is an asset of the EOA and accordingly the asset must be insured by the EOA. The cost for insurance per annum amounts to N\$66,000-00 and was included in the budget

#### 4. Security

- a. The security for the perimeter fence was paid for by the EPDC, the monthly cost associated with this service amounts to N\$67,000-00 per month.
- b. The EPDC informed the EOA that the EOA must absorb the cost although the existing budget only included 33% of the current costs of the EPDC
- c. It was decided:
  - i. The EOA will absorb 66% of the cost from the effective date of the new levies (1 October 2017) and that the budget must be adjusted accordingly.
  - ii. As soon as Phase 3 is registered and the AGAEM meeting is held - the full cost allocation for the perimeter fence will be paid for by the EOA

#### 5. Levies Phase 3

- a. At the AGM the Trustees and Representatives discussed the aspect of the payment of levies by already registered owners in Phase 3 and it was decided that owners of erven in Phase 3 should start to pay levies from 1 October 2017. Every subsequent erf that is registered in the name of a new owner in Phase 3 will start to pay levies from date of registration.
- b. The budget was amended accordingly.

#### 6. BUDGET

- a. The budget was amended with the increased expenses for insurance and security and the increased income from Phase 3 Erven.
- b. The amended budget did not require amendments to increase further than submitted in the original budget

#### 7. TRUSTEES

The EOA Trustees elected for the ensuing year are as follows:

Name	Position
Heleen Steyn	Chairperson
Hugo Van Niekerk	Vice Chair
Schalk Kruger	DRC, Environ & Security
Willem van Heerden	Extension 7
Phillie Van Der Merwe	Extension Proper
Sjoerd Lohle	Invited