

# Written input on Agenda points -Schaapenzicht HOA AGM April 2020

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## Background

The summary reports below have been prepared to update all home owners on the key projects that EXCOM have been working on this year. Please feel free to contact me on 0744597603 should you have any further questions / feedback or indeed would like to make any suggestions to help move these projects forward.

## Complex Security Enhancements

After the incidences of break-ins, thefts and security breaches during the latter half of 2018 and first half of 2019, the HOA decided to implement a number of security enhancements on a phased basis in order to bring the situation back under control. Consequently, we have so far:

- installed extra strong light bulbs on the complex lights that line either side of the central service road;
- installed enhanced spikes on wall at the vehicle gate at the Dwar Road end;
- installed enhanced spikes on the Bree Street vehicle gate;
- re-engineered and enhanced the height of the two pedestrian gates that link the service road to the beach front grass; and
- replaced the remote-control system for the vehicle gate access with a cell phone and tag operated system that allows better control and monitoring. Also a tag system is provided for pedestrian use at the Bree Street gate.

Moving forward our plan is now to monitor the success of the above enhancements and should it be necessary assess what further initiatives may be needed. These may include:

- Strategically placed CCTV camera's
- Electrical fencing
- Hedging / Security fencing along the frontal (sea-side) boundary

As these further options may prove to be more invasive, costly, and with the implication of added running costs, we will consult with all home owners when deemed necessary due to a worsening security situation, in order to decide on the way forward.

## Planning Policy and Standards

One of the HOA's key responsibilities is to deliver Objective 3.3 of the Constitution i.e "The promotion and application of acceptable aesthetic environmental and architectural styles, designs and design criteria standards for the Township Area in order to ensure a harmonious development".

Unfortunately, in the past certain homeowners have on occasion ignored these principles and have indeed not adhered to the requirement to gain prior HOA approval for building plans and other alterations to their properties before commencing with the implementation thereof.

At the last AGM it was agreed that a Planning Policy and Guideline document would be prepared in order to:

1. Document in more detail some of the key development, style and design criteria which must be met by all owners.
2. Better educate all owners on the above criteria so that they have a better up-front understanding of what is allowed in terms of design and materials used.

3. Enable homeowners to gain development permission from the HOA Planning Committee as well as the Saldanha Bay Municipality Planning Dept.
4. Act as a reference point in case of any dispute.

The above document has now been developed and signed off by the HOA Trustees and is now presented to the 2020 AGM for comment and approval by the wider membership so that it may be adopted and used for the above purposes. The document will be reviewed and updated as necessary to ensure it stays in line with new technologies, materials and ways of living and operating as a community.

## Welcome Pack / HOA Website

This report covers the actions taken from the last AGM to develop a “Welcome Pack”. When we looked at this it became obvious that what the HOA actually needed was a website that could be used to carry a range of information including those elements that would be naturally included in a Welcome Pack.

Consequently, we have put together an initial few simple pages that can be built on as further needs become apparent. The site has content that can be exposed to the general public and also a “Members Area” that only HOA members can access.

Please take the opportunity to view the site and register as a member by following this link <https://andycoc4.wixsite.com/schaapenzicht-hoa>

If you have any suggestions for the type of information or any other enhancement from which this site and the community could benefit, please feel free to send them through.

## Fibre Optic Broadband Update

The opportunity to connect the Schaapenzicht Estate to the Fibre network in Langebaan has recently arisen with a Vodacom project that is currently being implemented. We are therefore in the early stages of looking at the feasibility of this with Vodacom as the supplier of the network in our area of Langebaan and will communicate more information as we establish exactly how this could all work best for Schaapenzicht and its homeowners.

Although Vodacom will carry the cost and provide the backbone infrastructure, individual homeowners will be free to choose from a number of Fibre retail service providers. These providers will be able to offer a range of contract and pre-paid packages that are highly competitive and cost effective compared to existing options. See [www.vfibre.co.za](http://www.vfibre.co.za) for further insight.

The advantages for the complex and specifically each home owner to migrate to Fibre Optic service are numerous. Fibre infrastructure will negate the need for further external appendages to the complex such as electronic communication dishes and will ensure that the complex is “Future Proofed” for emerging technologies.

Fibre infrastructure will enable home owners to have access to many services including:

- Fast uncapped internet
- Home and Complex Security ( CCTV, Alarm, Monitoring, Intercom and Access Systems)
- Smart Home Management
- Energy Management
- VOIP (Internet Telephone)
- DSTV Packages
- Other future applications