

Brookdale BC

Annual Report of the Chairperson 2017/2018

Another year has flown by and the Annual General Meeting of the Brookdale Body Corporate is fast approaching. This year it will be held on 17 May 2018.

Trustees need to be elected and owners should take the opportunity to be part of the trustee team to make a difference and are encouraged to get involved in all the matters pertaining to the well-being of Brookdale and it's residents. We need to look after our investment. If we don't, who will..?

Trustee meetings were held from time to time. Relevant info and concerns were communicated to owners and residents by way of emails via Pretor. We want to assure you that we always tried to keep the best interests of the owners and residents in mind when making any decisions.

Rietvlei Ridge Country Estate matters

Brookdale still maintains a good relationship with the Home Owners Association (HOA). Trustee, Mr Malan Visser in his capacity as Director of the HOA, attended most of the directors' meetings advocating for the interests of Brookdale. The directors meet once a month to speed up decisions and keep track of all matters of concern to the Estate.

There were an incident during the year where - it seemed a syndicate targeted estates along Goede Hoop rd and even Route 21 Corporate Park, until they were caught – criminals breached the perimeter wall and gained access to the estate. A house at Lakestead was broken into while they were away.

The trustees are not aware of any such a break in at a Brookdale residence. Residents are however reminded that although every measure is taken to insure the estate's safety, they should remain vigilant and report any suspicious activity or person.

The Directors of the HOA put extra emphasis on the security of the estate, as could be seen when new cameras were added to the perimeter wall.

The Club House and all its facilities are available to residents for their leisure. The Estate Manager can be contacted to book the Club House for private functions.

Maintenance

Day-to-day maintenance was done when necessary i.e. repairing or replacing leaking taps, leaking water pipes, pressure valves, replacing street lights, roof tiles, garage door panels etc. Owners and residents are once again requested to report if any of the above maintenance work is required to the trustees or the caretaker.

Major maintenance work:

The trustees appointed African Clay to address the East and West facing walls of units. I'm sure you will all agree that they look much better. Residents are requested to please give their cooperation when projects like this are taking place by not locking their gates when their unit is scheduled to be treated.

Future planned maintenance projects:

1. The East and West walls of the garages are in need of maintenance.
2. We are planning to spruce up the gardens next to River Bells rd.
3. We would like to update the "Brookdale" sign to something more modern.
4. The north facing garages need attention as the sun has been especially harsh on them.

Finances

Brookdale's finances are looking healthier and we are making progress towards building up the Reserve Fund as is now required by new legislation. Still a way to go though.

Water Issues

Despite all the generous rain we had, no serious leaks have been detected as yet. The situation is monitored carefully so any new leaks can be fixed before they cause a problem and sky high water bill.

Garden Services

Top Class Garden Services are still the preferred contractor. Brookdale has built up a good working relationship with Desmond and his company and the results have been noted. Owners are reminded to communicate any issues they experience to the trustees. Top Class has committed themselves to ongoing improvement of the service they provide.

Approvals

The trustees received a number of applications for improvements to units, and only after consultations with owners, Pretor and the Director: Aesthetics of the HOA when necessary, were any approvals granted.

General

Residents should please bear in mind to always be neighbourly. Take your fellow man into consideration. Please don't cause a disturbance by way of pets, loud music or parking nuisances. Stick to the Conduct rules. Talk to each other. Let's keep Brookdale the great and attractive place it is to live in.

I would like to close with a thank you to the Trustees: Malan Visser (Director of the HOA), Werner Theron (Maintenance) and Minet Pienaar (Communications) for their services and co-operation this past year. I know you are all really busy and appreciate you taking the time to serve the Body Corporate with your precious free time.

We as trustees also want to say a big thank you to Jolene Janse van Rensburg of Pretor for always serving us with her kind and professional assistance in day to day Body Corporate matters. We also welcome new portfolio manager to Brookdale, Mr Frits Erasmus. All the best Frits.

Kind regards,
Jacus Grobler
(Brookdale Chairperson)