



A NEWSLETTER

TO: BEVERLEY HILLS ESTATE OWNERS

FROM: Peter Schoon Chairman BHEHOA

DATE: 11 April 2020

I take this opportunity to write to you as we enter our third week of the lockdown, (a further three weeks to go after President Ramaphosa's speech on the evening of 09th April 2020), this as a result of the deadly Covid-19 pandemic. It is interesting to see that these pandemics, caused by cholera, bubonic plague, smallpox and influenza have occurred regularly over the centuries and yet we as a people ultimately recover, and importantly the markets recover. Business and life as we know it however will never be the same again – we will all do things differently from now on and probably do them better! For example we as trustees had our second trustee meeting of the year two Saturdays ago, this time remotely via the virtual Zoom platform – saving us money!

As you are know each of the Trustees has a portfolio on the HOA. With these portfolios in mind, herewith an update of what is happening on our beautiful estate; taking into account that everything is in limbo at present ...

SECURE ESTATE

The electric fence installation for year one of the 10 Year Plan (10YP) is proceeding as planned; both the southern (including entrance gate) and western boundaries completed, northern boundary still to be installed. The installed fences are now energised and commissioned. Patrolling is taking place within the boundary fence where possible - some internal walls/fences of properties will have to be moved to properly facilitate this.

The future cost of maintaining our new electric fence and keeping it in good running order will be an additional R3,000/month starting in the new financial year 2020/21. In June we will be considering year two of the 10YP i.e. the next step/level of security on the estate.

BEAUTIFUL SURROUNDS

Our focus has been on the removal of alien species, particularly in the small forest areas of the estate – places where many owners have probably never walked. Please take note that we are doing this in accordance with the law. The process has almost been completed in line with year one of the 10YP programme. We will be considering year two of the plan in June 2020.

The next focus area will be on private gardens and common areas. This will include stabilising sloping grass banks, controlled pruning of trees and shrubs, alien species removal and programmed beautifying of road verges.

A reminder that although our Estate Manager is on standby working from home at this time, no staff are on duty - the common areas therefore are not being tended to as normal. I hear lawnmowers running from time to time so presume resident owners are at work exercising!

RESPONSIBLE GOVERNANCE

As a Board of Trustees we make a point of defining and agreeing all strategic decisions before implementing them, this via meetings and regular communication between Trustees, Guy Berichon our Estate Manager and our Managing Agent Ballito Estates. Our next step is two-fold, (i) to consider a new budget for 2020/21 and (ii) to assess our many 10YP projects as we move into year two of the plan.

A topic of conversation at our meetings, and also in most communiques with one another is the way in which we communicate with each other, not the content of the discussion, but its tone. Constructive tone, versus provocative or 'finger-wagging' tone somehow always has positive outcomes/ends in a win-win situation.

I extend this train-of-thought to all of us as owners, residents and the community at large when dealing with the 'volunteer' Board of Trustees, with our Estate Manager Guy Berichon and with our Managing Agent and team.

HEALTHY FINANCES

Our finances remain healthy and close-to budget –some months slightly over others slightly under. Fortunately we have had no major unexpected expenses as we did last year i.e. the many water pipe bursts and water wastage.

We maintain budget/expenditure control through a 'levels of authority' system with (i) the Estate Manager, (ii) the Chairman, (iii) the Trustees and (iv) Ballito Estates our Managing Agent only authorizing payment once relevant signatures are in place.

Currently our year-end (July) and the AGM (December) are 5 months apart; each new budget is therefore only approved 5 months into the next financial year. We are considering moving either the year-end or the AGM to bring these two events closer to one another, possibly the former.

SOUND INFRASTRUCTURE

We are aware that the 'assets' of the HOA need constant attention and assessment; all infrastructure has to be considered - roads, buildings, street signage, borehole water reticulation, dams, common areas, electrical cables and lighting, underground pipes... Once their current condition is assessed, we enter into a detailed process of the 10YP investigation to include input from industry specialists, quotations, budgets, followed by project prioritisation and then implementation; this now in preparation for year two of the plan.

We have repeatedly used the new *Site Development and Architectural Guidelines* to assist us in setting the tone/direction when for example owners request to re-paint their homes, of which there are now many. Homes and apartment blocks with the new colour scheme plus other design enhancements are looking fresh with an up-market feel.

Kindly familiarise yourself with this document, the latest version was sent to you about 6 weeks ago.

STRONG ADMINISTRATION

There are many aspects to strong administration for Beverley Hills Estate; we are currently focusing on two, (i) Policy Documentation and (ii) the Webpage.

Policy Documentation: Everyone will have electronic/hard copies of our Constitution, the Estate Rules and the Site Development and Architectural Guidelines. What most people do not have are the day-today document requirements for example 'Building Alteration Application' or 'Contractor Policy and Procedures' or 'Clubhouse Rules and Booking Forms' or 'Fines and Penalties'.... there are many, all of which require scrutinisation, simplification and standardisation! Currently these are available (as they stand), from the Estate Office; just give Guy Berichon a call and he will assist you.

Webpage: We informed you at the AGM that our brand new webpage is up-and-running but not at 'full strength' yet. Please go to www.beverleyhillsestate.co.za and have a look; I am sure you will like what you see. My 'full strength' comment refers primarily to the section on 'Documentation' – there are no documents there at present. Once we have completed the exercise on policy documentation above, we will be able to up-load all of that information onto the webpage – it will finally be readily available at-a-glance. We will inform you once this mammoth task is complete!

That's all folks!

Stay home, Stay safe. Stay well.

May God bless you, your family and our President particularly at this time.

Peter Schoon.