



The Villager

Issue 7 • 2017

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new Assistant
Estate Manager**

**IFV cares
for the
community**

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The Villager focuses on Irene Farm Villages. The magazine is delivered to the home of each resident on the Estate. The magazine is co-ordinated and published by Estates in Africa (Pty) Ltd on behalf of the Home Owners' Association of Irene Farm Villages. The opinions of workers and personnel of Estates in Africa (Pty) Ltd do not necessarily reflect those of the HOA of Irene Farm Villages.

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Dear Residents

I once again became conscious of the real humanity of the South African community, that supported the Knysna victims, after the devastating veld fires that swept through this beautiful landscape within days, leaving a trail of destruction. One of the lessons we could learn from this disaster, is to be cautious of fire.



Recently I had some time to page through a few local residential estate magazines and concluded that The Villager was probably the best presented magazine of its kind. This is mainly due to the direct involvement of the Irene Farm Villages HOA and its residents. Our Residents are once again urged to submit articles on the personal achievements of scholars and students and hobbies in general.

The HOA is pleased to announce that the vacancy for the Assistant Estate Manager has been filled with the appointment of Mr Leon van der Merwe, who joined us on the 1st June 2017.

He has 29 years of experience in related industries ranging from finance and security to the general management of staff.

Leon has taken some of the responsibilities of the Estate Manager upon himself and manages such duties on a daily basis. He is directly responsible for the management of the security and garden services' contracts.

Leon has an open-door policy and Residents are more than welcome to visit him or call him to discuss issues you may have. He will do his utmost best to get to a proper solution and to solve problems. Leon's office is in the old office of the Security Manager at the main gate.



- The HOA has appointed a new contractor to attend to the sorting of the private mail of residents that rent post boxes at the IFV post office. The new contractor, Mrs Rita Britz and her team will also attend to the cleaning the interior of the post office. Residents are reminded to renew their annual post box at the Estate Office.
- Members can subscribe by registering at the Estate Office.



At van Niekerk

- The annual post box fee is R250;
- After registration, the Member will be handed a key for the post box, which is numbered with the Member's stand number on the post box;
- The post boxes are situated at the Village Green Park in Privet Street;
- Members must then reroute their post to the following address, namely: Name of the Member, Private Bag X1, IFV XXXX Stand No, Pierre van Ryneveld, Postal Code 0045;

Members must consider that the IFV post boxes are much safer to use than the Post Office boxes, where there is seldom any security.

There is good progress with the Irene Farm Villages Projects:

- The Infra Structure Development Plan ("IDP"): the building plans are in the process of finalization, where





OPERATIONS BUILDING ARTIST IMPRESSION



PROPOSED INFRASTRUCTURE DEVELOPMENT AT IRENE FARM VILLAGES

after a runner will be appointed to submit the plans to the Tshwane City Council.

- **Fibre-To-The-Home ("FTTH"):** The micro-trenching is progressing well, with the teams working after hours and over weekends to reach the target dates of going live. The latest planning schedule is to have all four the clusters up and running by the middle of July 2017.



- **Vodacom Packages and Pricing:** The latest Vodacom packages and pricing were made available to the Estate Residents on the 15th June 2017. Marketing teams of Vodacom will be on site to assist the Residents with information and signing up.

- **Close Circuit Television ("CCTV") Network:** The trenching along the four and a half kilometress Estate perimeter has commenced and is progressing well. The installation of the electric cable for the Tshwane City Council along the Northern perimeter has been completed. The trenching and digging of the remaining eight plinth holes along the Northern perimeter has started and is expected to be completed by the 7th July 2017. At the same time the installation of the fiber and the electric cables for the CCTV network will be installed. It is expected, that the CCTV network will be installed by the beginning of August 2017.





On the operational side, the following maintenance items are on the “To-Do” list for the Estate Management Team:

- Boundary walls: the maintenance and painting of the boundary walls facing onto parks and open spaces are in progress;
- North gate traffic circle: the re-landscaping will include additional new gabions and the relocation of some of the plants;
- Stand numbers: we have started with the repainting of the stand numbers on the kerb-side of all the properties, which is expected to be completed by the end of July 2017.
- Speed humps: the appointment of the contractor should be finalized soon with the construction work to commence during July 2017. The HOA Board approved six new speed humps.
- Tree pruning: The younger trees planted over the past four years (about 600) must be pruned to stimulate growth and shape the trees. This will be carried out during the latter half of the winter.
- Main gate water feature: The fountain has been emptied to check for a possible leakage and will be out of order for an uncertain time.

The Remade Recycling Company has been taken over by the Mpact Group, however Remade Recycling will still operate under the same company name. Currently there are two recycling collections in the Estate, the one by Mpact on

Wednesdays and the other one by Remade Recycling on Thursdays. After discussions with Mpact and Remade, it was agreed to consolidate the two recycling activities into one collection on Thursdays by Remade. Residents are therefore requested to put out the orange and the green bins (and green bags) on a Thursday for collection by Remade Recycling. Once this new operation is working well, Mpact will collect and remove the orange bins from the Estate. Further communication will be sent to our Residents as to the date of the final switch over. The planned once-off collection per week will result in less traffic in the Estate, better control over the security per collection and an easier programme to manage by the Estate Management and households. We appeal to our Residents to take part in the recycling programme, which is a very important community programme. During May 2017, a total of 6,050 kilograms of recyclables was collected.



Our Residents are requested to diarise the following events (dates to be confirmed):

- The annual Village meander walk: Wednesday, 9th August 2017;
- The annual Pam Golding Doggy-walk: Saturday, 9th September 2017;
- The annual Family Fun Day: Saturday, 2nd December 2017; and
- The Khomani San outreach: donations of clothing to be completed by end of August.



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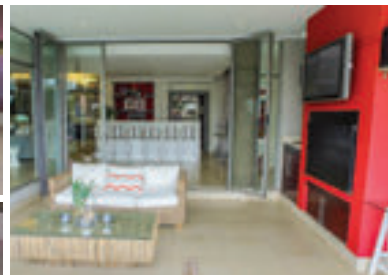
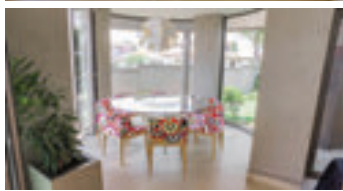
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Roaming cats are becoming a real nuisance in the Estate. Cats are one of the main causes of the destruction of the bird life in the Estate, as well as an ongoing nuisance for neighbours as cats wander into houses, leaving their mark on carpets and curtains. No wonder Residents get really upset and threaten to take the law into their own hands by putting out cat-traps and to drop the cats at the SPCA. A serious appeal is made to all the cat owners to take full responsibility for their cats. As a starting point, all cats must wear a collar, indicating the name, stand and telephone number of the Resident. A little bell must also be attached to the collar. The HOA rule will be strictly enforced. Remember to also register all pets including cats at the Estate Office.

From the Security desk we are happy to report that there were no breaches. During the reporting period, Security received complaints related to barking dogs and neighbours who were a nuisance, because of loud music or rowdiness after hours. These matters were individually addressed. The rules relating to these incidents are very clear and Residents are asked to respect their neighbours.

The 2017 Annual General Meeting ("AGM") is scheduled for Thursday, the 27th July 2017 at 18h00 in the Cornwall

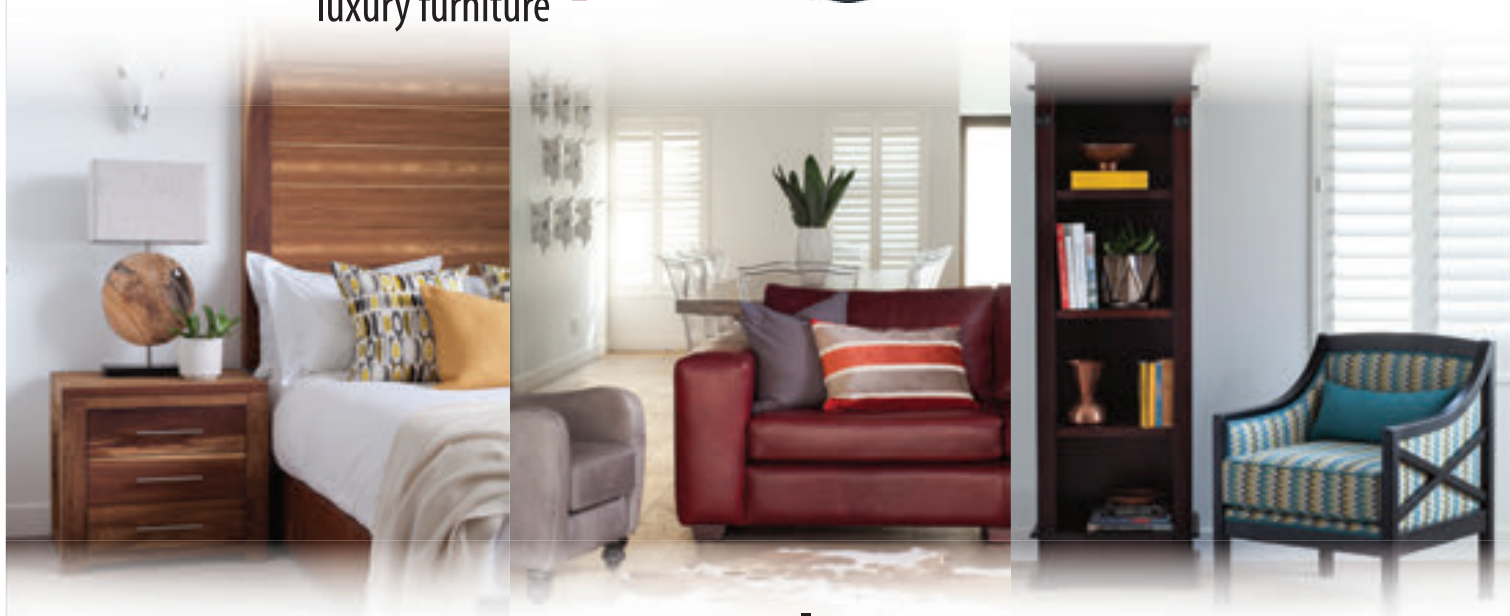
Hill College Auditorium. Further communication with the AGM Notice will be send to all the Members via bulk e-mail. Members are kindly reminded to give their proxy to a neighbour or one of the Directors or the Estate Manager should they not be able to attend the AGM.

We trust that you will enjoy the winter months ahead of us, especially the scholars and students who will be on holiday during July.

Best wishes.
Estate Management

Pythagoras said:

**"Learn to be silent.
Let your quiet mind listen
and absorb."**



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Irene Farm Villagers care for the community

In recent years, our residents have been instrumental in improving the lives of almost 800 Khomani San community members that live in extreme poverty in Andriesvale in the Northern Cape. Andriesvale is a settlement in the Kalahari located about 200km north of Upington on the way to the Kgalagadi National park. This initiative is supported by the IFV Community Investment Committee.

Since 2006, annual, and sometimes bi-annual, outreaches by a group of volunteers to this community have been taking place. Since 2014, the residents of IFV have been donating clothing and other items which alleviate the plight of the Khomani San.

It is very encouraging to see a marked improvement in the welfare of the San people at Andriesvale since the inception of the Outreach.

The outreach is close to the hearts of residents in IFV and various families in our Estate have joined the outreach team on the annual excursions to Andriesvale. The group of volunteers are always received with great enthusiasm and those arriving in Andriesvale as strangers leave as friends of these humble people who have so few possessions but have so much to give of themselves.

We urge you to donate any clothing that you no longer use to this worthy cause. Each person in the community receives a parcel of clothing that is packed specifically for them. The age, size and gender are taken into consideration when we pack these items. For smaller children we often pack a soft toy into the parcel. Books and other small household items are also included in the boxes. Clothing parcels are packed for each of the Khomani families and delivered to



Patat and Deon van Wyk

their home or collected by them at the community hall. There are approximately 800 community members in the 220 family groups.

You can contribute to this worthy cause by placing your unneeded clothing in the green bins at the gates. Bins will be at the gates until the end of August.

Should you wish to join the outreach during the school holidays in October 2017, please contact Marthinus at 084 555 2489 or Gail at 083 651 1957 for more information.



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IRENE FARM VILLAGES HOME OWNERS' ASSOCIATION

Summary Income Statement May 2017

	May 2017		Year to Date		YTD Variance	
	Actual	Budget	Actual	Budget	Value	%
Operational Income						
<i>Levy Income</i>						
Normal Levies	992 116	992 116	2 974 362	2 974 360	2	0.0%
<i>Other Income</i>						
Interest Received	92 967	37 000	149 299	111 000	38 299	34.5%
Contractors Permits	300	10 000	69 560	30 000	39 560	131.9%
Estate Agent Registration	0	0	119 130	129 960	(10 830)	-8.3%
Post Box Annual Fee	0	2 000	37 850	6 000	31 850	530.8%
	1 085 383	1 041 116	3 350 201	3 251 320	98 881	3.0%
Operational Expenditure						
<i>Professional /Administration</i>						
Accounting Fees	34 980	34 980	104 940	104 940	0	0.0%
Audit Fees	0	2 500	1 425	2 500	1 075	43.0%
Bank Charges	2 862	3 000	11 499	9 000	(2 499)	-27.8%
Insurance	11 399	11 060	34 193	33 180	(1 013)	-3.1%
Legal & Professional Fees	13 951	5 000	18 951	15 000	(3 951)	-26.3%
<i>General Office</i>						
Office Equipment	290	1 200	10 029	3 400	(6 629)	-195.0%
General Expenses	0	1 000	3 078	13 000	9 922	76.3%
Office Refreshment	671	1 000	3 259	3 000	(259)	-8.6%
Printing & Stationary	948	4 750	6 114	14 250	8 136	57.1%
Telecommunication	671	6 150	6 584	18 450	11 866	64.3%
<i>Operational Expenses</i>						
Municipal Charges	139 566	156 879	446 563	485 300	38 737	8.0%
Recycling	17 694	31 000	63 659	93 000	29 341	31.5%
Donations	8 909	8 909	26 728	26 727	(1)	0.0%
Meetings	5 000	5 000	30 000	15 000	(15 000)	-100.0%
Salaries & Wages	608	500	1 318	2 500	1 182	47.3%
	107 355	111 470	324 858	348 073	23 215	6.7%
<i>Security</i>						
Access Control (ClickOn)	547 566	703 767	1 635 123	1 791 267	156 144	8.7%
- ClickOn Recovery	20 071	22 000	61 414	66 000	4 586	6.9%
Equipment Maintenance SLA	(11 694)	(10 000)	(30 854)	(30 000)	854	-2.8%
Security Maintenance	20 610	41 717	61 830	85 017	23 187	27.3%
CCTV Equipment Rental	15 478	7 000	33 432	21 000	(12 432)	-59.2%
Guarding Services	0	139 950	0	139 950	139 950	100.0%
	503 100	503 100	1 509 300	1 509 300	(0)	0.0%
<i>Repairs & Maintenance</i>						
Fuel	192 585	150 040	460 037	450 820	(9 217)	-2.0%
General Maintenance	2 005	3 000	7 399	9 000	1 601	17.8%
Infrastructure Maintenance	12 367	9 150	29 516	27 450	(2 066)	-7.5%
Park Facing Boundary Walls	962	3 140	9 402	9 420	18	0.2%
Park Maintenance	43 045	13 750	50 530	41 250	(9 280)	-22.5%
Park Maintenance Contract	6 138	5 000	6 138	15 000	8 862	59.1%
	114 492	114 500	343 477	343 500	23	0.0%



IRENE FARM VILLAGES HOME OWNERS' ASSOCIATION Summary Income Statement May 2017

	May 2017		Year to Date		YTD Variance	
	Actual	Budget	Actual	Budget	Value	%
Vehicles	13 575	1 500	13 575	5 200	(8 375)	-161.1%
	945 488	1 081 326	2 741 796	2 944 107	202 311	6.9%
Operating Profit / (Loss)	139 895	(40 210)	608 405	307 213	301 192	
Non-Recurring Revenue						
Estate Penalties	12 000	0	16 500	0	16 500	100.0%
Late Building Penalties	0	0	0	0	0	100.0%
Late Payment Penalties	3 400	0	9 300	0	9 300	100.0%
Plan Fee Recovery	24 747	0	27 747	0	27 747	100.0%
- Plan Fee Cost	(14 550)	0	(28 135)	0	(28 135)	100.0%
Expense Recovery	0	0	0	0	0	100.0%
Sale to Members	0	0	0	0	0	100.0%
Non-Recurring Expenses						
Scanning of Building Plans	9 708	0	25 054	0	(25 054)	100.0%
Traffic Management	0	0	0	120 000	120 000	100.0%
Social Development Projects	0	5 000	0	10 000	10 000	100.0%
Water Tanker Roadworthy	0	0	0	0	0	100.0%
Park Development	0	20 000	0	40 000	40 000	100.0%
Historic Tshwane Accounts	0	0	0	0	0	100.0%
Environmental Development	0	0	0	0	0	100.0%
Cash Provision	0	0	0	0	0	100.0%
Net Positive/ (Negative)	15 889	(25 000)	358	(170 000)	(119 534)	
Net Profit / (Loss)	155 784	(65 210)	608 763	137 213	181 658	

Irene Farm Village Home Owners Association - Infrastructure Development

	Actual	Budget	Actual	Budget	Value	%
Revenue						
Special Levies	203 984	203 984	611 953	611 952	1	0.0%
Stand Sales			3 756	0	3 756	100.0%
Projects						
WIP - CCTV Project			71 506			
WIP - Infrastructure Development Project			103 007			
WIP - Land Purchase Project			0			
WIP - Power Solution Project			1 152 904			

Account Ability

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Office Tel:
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Accounts Email:
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IFV Accounts:
Winny Boshoff



Summary Income Statement by Account Ability

“Your life does not get better by chance,
it gets better by change.”

— Jim Rohn



The Mighty Tigris

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The Mighty Tigris is able to ensure streamlined projects through the availability of a number of services, such as in-house architectural services, an engineering service and building and garden planning. The turnkey service offering allows the home owner to take comfort in knowing that the company has everything covered.

GETTING THE BASICS RIGHT

The biggest challenge in the contracting industry is the miscommunication between the client and the contractor regarding the basic business principles that apply to any form of contractual agreement. Below are a few questions you should be asking when taking on a new build or renovation.

1 Am I choosing the right company?

Does the company you chose suit your building or renovation requirements? Does it deliver the style you are looking for? Does it offer a turnkey building package that includes architectural drawings, council approval and hand-over, or does it specialise in only one area?

2 How much will it cost?

One of the most important factors is to ensure that the project cost was made clear before any work commences, and that what was quoted is delivered. The biggest challenges and disagreements come to light when there are hidden costs or changes to the original cost of the project.

3 Do I have to worry about site safety?

While working on the project, does the company offer public liability on the site's facilities, including the health and safety of the workers on site, as well as site visitors?



4 Who will handle quality control?

Are there staff members on site available to answer the questions and address the needs of the client? Is there a designated staff member who ensures that the project meets the standards of the current building regulations?

5 Will this project keep to the agreed time frames?

It is important to stay within the time frames of the project, and also acknowledge the different building seasons and downtimes.

6 Who will hold the builders accountable?

It is important to take stock and ensure that what was quoted for is delivered, and that all certificates from the relevant parties can be provided when needed.

The Mighty Tigris will be offering a series of features tackling all of your building and renovation matters, so look out for next month's edition. For questions regarding this feature, email info@tigris.co.za.



Jaco van Deventer is an expert in the field of construction, and turnkey building projects. As general manager of The Mighty Tigris, Jaco is passionate about delivering high-end services to his clients and ensuring that the vision for each project is fulfilled.

For more information on The Mighty Tigris:

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Email us: sales@tigris.co.za

Visit us: www.tigris.co.za.



IFV HOA Community Investment Committee

COMMUNITY INVESTMENT PROJECTS REPORT 2016/17 FINANCIAL YEAR

BOARD MEMBERS 2016 – 2017

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Property Management
Development,
Infrastructure and
Aesthetics
- Marthinus Horak** – Director of
Environmental
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- Elna Hirschfeld** – Deputy Chairperson
and Director of Legal,
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- McKay Matsebanane** – Director of
Marketing and
Communications
- Jaco Oosthuizen** – Director of Digital
Infra-Structure
- Hennie Cronje** – Director of Finance
- Willem Richter** – Director of Security
and Human Resources



During 2015 a number of IFV residents identified the need for a coordinating structure focusing on initiating community development investment projects to the benefit of IFV

residents, the surrounding community as well as other identified community initiatives. This initiative was approved by the IFV Board resulting in the allocation of a portfolio reporting on and supporting IFV community investment Projects initiated and/or maintained by the Community Investment Committee and the IFV Estate Office.

As demonstrated in the diagram the IFV Community Investment Projects encompasses three spheres of engagement namely:

- IFV Community Events including the well-loved Family Fun Day;
- Surrounding Community Care Initiatives such as the Be A Star School Stationery Support activity; and
- Broader Community Outreach Projects focusing on the annual Khomani San outreach.

An array of IFV Community Investment Project achievements in the past financial year is briefly highlighted:

The various IFV community events are well supported and relished by the residents of the Estate. The Saturday morning walks initiated in April 2016





after the launching of the Village Meander are enjoyed by young and old. The group of residents joining the early morning meet and greet brisk walk of 4km are growing as it creates a wonderful opportunity for getting to know one another in the beauty and safety of the Estate. Residents that are not able to join the weekly walk are making use of the well-marked walking trail on their own time. The walkers meet every Saturday at the Village Green near the post boxes at 8:00 a.m. in the winter months (May till August) and at 7:30 a.m. in the summer months. Information on the planned sunset walk in early August 2017 will be shared with you in the next *Villager*! For more information contact the Estate Office to obtain the contact details of Jolene.



Thanks to the sponsorship of the Pam Golding Property Group, the doggy walk has become an annual event enjoyed by the dogs and their owners alike! Various Residents participated during the July 2016 Doggy Walk representing an increase of twenty (20) % from the previous year. The entrance fee in the form of a bag of dog food was donated to the Wetnose Animal Rescue Centre that was also present providing information on dog care. This year's Doggy Walk is scheduled for 9th September 2017.

For more information contact the Estate Office to obtain the contact details of Christa.



During late April 2016, the annual tree planting day was combined with a family freedom day event that was enjoyed by all. Activities included an early morning walk passing the old cattle farm gate, a Village Treasure Hunt for the kids and the launching of a set of promotion material. The day was ended with a cultural cauldron potjie competition.

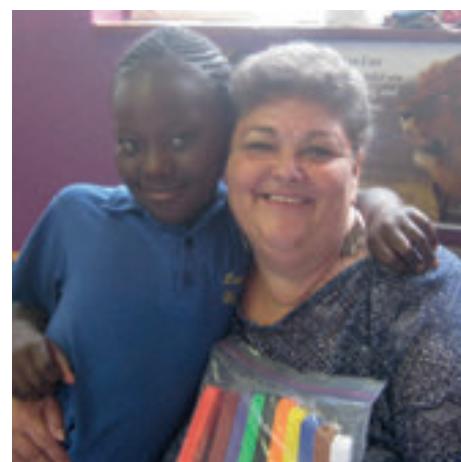


More and more residents are joining the Estate's recycling effort by separating their recyclables from other refuse for collection on every Thursday by Remade Recycling. Over the past year the number of residents committed to this represents approximately fifty (50) of all residents and during the past year a total volume of approximately 77,630kg of recyclables was collected. For more information contact the Estate Office.

The beginning of December of each year is recognised by loud laughter and delicious smells at Primrose



Park. The past Family Fun Day was characterised by a strong wind ... of fun! The well improvised water slide as well as the now well-loved Village sports were enjoyed by all and Father Christmas arrived by train to hand out gifts to the children. Residents as well as other businesses were provided with the opportunity to display and sell their crafts and goods. CANSA was also invited to make use of this event for fundraising and many a head were observed with a spectrum of sprayed colours. Thanks to the staff of the Estate Office and support from members of the CIC that made this an enjoyable day!



The Be A Star School Stationery Support initiative was launched during the latter part of 2016. The aim of the initiative is to assist Grade 1 learners of an identified school with school stationery. The 2016 theme was 'stars' and involved a number of pensioners that took great joy in contributing their time and skills to the benefit of learners in the making of stars. A total of 45 packs including 100 cubes in 10 standard colours of Interlocking Unifix Cubes were donated to the Foundation Phase of the Laerskool Westerlig Primary School situated in Pretoria West. For more information and/or to participate in the planning for this year project contact the Estate Office to obtain the contact details of Erina.



A number of domestic workers – between 6 and 10 in total residing on the Estate are enrolled in the local Adult Education & Training (AET) programme – formally known as ABET hosted in close vicinity of the Estate. In acknowledgement of their commitment each learner received a voucher of a local grocer during the past Family Fun and Freedom Day event. After the sudden passing of the Programme Coordinator during latter part of 2016 there was a delay in registration and difficulties are being experienced with teaching support to learners in especially AET Level 4 (i.e. Grade 9) Maths; English; Life Orientation; Ancillary & Health; and Early Childhood Development. A word of thanks to the residents assisting fetching these learners at night during the winter! For more information and/or possible assistance contact the Estate Office to obtain the contact details of Elina.



During the past year all noted and experienced the various heat waves and severe drought. On the initiative of a family in the Estate to participate in the 'Hope Grass Project' residents were invited to drop off their grass cuttings at the contractor's yard. These grass cuttings were taken to an identified point identified in Centurion where the cuttings were dried, processed and transported by AFGRI-SA to drought-stricken areas as fodder for livestock.

The response by the residents was awesome.



The annual Khomani San Outreach project was once again well supported and allowed the outreach team to provide each of the almost 800 San people with a parcel of clothing packed specifically for them taking into consideration their age, size and gender. Should you wish to join the outreach during school holidays in October or just want more information, please contact the Estate Office to obtain the contact details of Gail.



During the past financial year all IFV Community Investment Projects excluding the annual Family Fun Day and the Freedom Family Fun event was done on the basis of donations and contributions received from residents and/or external sponsors such as 'Toy Adventures' that provided the gifts for the children activities.

The implementation, sustainability and the identification of further IFV Community Investment Projects are

only possible through your involvement and participation. Do the right thing and get involved! Contact the Estate Office to obtain the contact details of the CIC Coordinator.



Security and Human Resource Management Report

The work required to install infrastructure for the CCTV project was launched on 1 April 2017. Due to a few legal issues and rock formations encountered while trenching the cable way and digging foundations for the plinths required for the camera poles, as well as the trenching by Tshwane Metro for their electricity cable on the North Border, the timelines for the installation of the CCTV project were delayed by one month. It is therefore estimated that the CCTV project should be completed end July 2017. Thus far we have dug 26 and casted 16 of the 34 Plinths. We have started with the remaining 8 plinths at the North Border.

As part of our successor planning, cost saving as well as enhancing our operations we terminated the contract management position from Bidvest and appointed an Assistant Estate Manager to assist our Estate Manager with his task and standing in when necessary. We also revised the Employee Policy Handbook.

During the reporting period, no

external security breach incidents occurred. However, internal incidents of vandalism and the disappearance of small items (bicycle, drone, etc.) from houses occurred. These incidents are individually investigated by Security. No suspects were apprehended, although there are groups of youngsters that roam around late at night in the Estate. Communication was sent out, wherein parents were asked to address this matter specifically and to make sure that they are aware of the behaviour and movement of their children at all times.



IFV HOA Legal and Ethics Report 2016/17 Financial Year

This Committee's purpose is to advise the HOA Board on matters relating to the interpretation and adherence to the Memorandum of Incorporation (Moi), Rules and Regulations and broader legislative framework applicable to IFV. Furthermore, to ensure that rules are made or updated to satisfy specific needs and to comply with any new legislative requirements in consultation with its Members. The aim is to effectively enforce the rules and regulations ensuring that equal treatment and uniformity prevail for the better good of the Members.

During the past year the various rules and amendments approved by Members at the Annual General Meeting (AGM) were published in the

monthly in-house magazine – *The Villager*. The updated MOI, Rules and Regulations were also placed on the Estate's webpage for easy access and reference.

During the past year the Committee focused on the interpretation and application of the IFV MOI as well as the Rules and Regulations mainly related to alterations made by Residents without prior engagement with the Aesthetics Committee. In addition - attending to the referral of a number of non-payers Members for the issuing of summons to enforce payment and contractual arrangements with a number of appointed service providers.

The Board requested legal opinion from Senior Counsel about a number of contractual matters that relate to the purchased of land from the HOA, the acquisition of land from the Irene Land Cooperation (ILC) including the levy rebate that was requested for the new stands developed on Extension 176 and the development of the HOA Stand 1671.

The Board had to consider the implementation of various new legislation, which has a direct effect on the management of the HOA, namely the: Promotion of Access to Information Act, 2000 ('PAIA'), the Protection of Personal Information Act, 2013 ('POPI') and the Community Schemes Ombud Service Act, 2011 ('CSOS').

The Board of Directors also signed a Code of Conduct adhering to the principles contained in the Companies Act:

- To serve the best interest of the IFV HOA with care, skill, diligence and courage;
- To be responsible for the actions and assets of the IFV HOA and for keeping the IFV HOA on its strategic path;
- To be accountable to stakeholders for decisions and actions of the IFV HOA;
- To be fair to stakeholders of the IFV HOA by considering the legitimate

interests of those who are affected by the IFV HOA; and

- To be transparent by disclosing information that will enable stakeholders to hold the IFV HOA to account and that provides a holistic representation of the IFV HOA's past performance and its prospects for future value-creation.

Members with an interest in the operations of the IFV HOA within the set legal framework are requested to contact the Estate Office to obtain the contact details of the Board Member assigned to this portfolio.



IFV HOA Financial Report

Note: *The summary below is based on interim management statements as the annual audit of our 2016/17 financial statements is still underway.*

Overall, a healthy financial position is noted as at 28 February 2017, with the HOA enjoying positive cash flows and favourable operational indicators.

- **Key financial ratios:**
 - Operational income R11.78m (103.8% of budget)
 - Operational expenditure R10.9m (98.2% of budget)
 - Operating profit R861,324 (377% of budget)
 - Net Profit for the year R749,359
- **Other financial metrics:**
 - 93% of the HOA's operational income consisted of normal levies received amounting to R10,9m.
 - Special levies received for FY 2016/7 totalled R638,626.
 - Income from stand sales amounted to R3m.
- **Expenditure:**
 - The three main operational expense categories were as

expected: Security (58%), Maintenance (16%) and HOA employee costs (12%)

• Balance Sheet:

- Outstanding debtors amounted to R952,719 as at year-end consisting of levies, penalties and interest. Three (3) accounts make up 52% of the total debtors
- Debtors remain key big focus for the Board. The amount outstanding at the end of April 2017 has grown to R1,12m, possibly indicating financial strain experienced by members
- Cash and reserves held at 28 February 2017 totalled R7,3m

• Capital expenditure:

- Four capital expenditure projects were approved by the members at the 2016 AGM and carry a total capex budget of R15m spread over 4 years. These projects have since kicked off and are currently in various stages of progress
- Funding of these capex projects consists of current reserves, proceeds from the sale of stands and the special levy approved at last year's AGM



IFV HOA Digital Infrastructure Report

The Case for Better Connectivity

The Digital Infrastructure Subcommittee aims to provide the Board with guidance on the technology platforms which will meet the residents' and



Estate Management team's increasing demand for digitization and improved quality experience from digital service providers.

The South African broadband market is evolving at a rapid pace. According to Stats SA 53.3% of households have at least one member with access to the Internet and we know that demand for digital services and applications will continue to rise rapidly, with a consequent acceleration in the amount of data being carried over fibre and mobile networks.

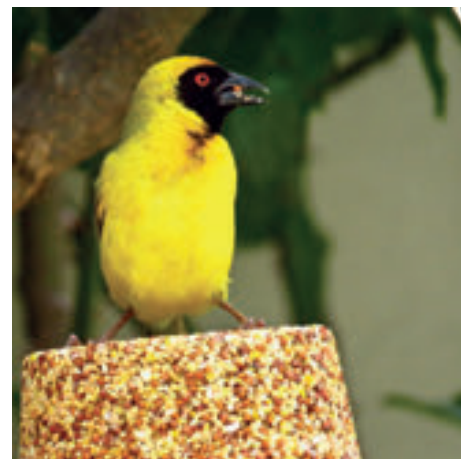
During the latter part of 2016 Microsoft ended its mainstream support for Windows 7 which necessitated us to upgrade the operating system used on the workstations at the Estate Office. At the time, the Board approved an upgrade of the older workstations since some of these were older than 5 years and would not have been compatible with the Windows 10 operating system.

After a lengthy 18 month process the Tshwane City Council finally approved the micro trenching for the FTTH project and Vodacom's subcontractor commenced with the laying of the fibre in May this year. The preliminary test results indicate that all nodes in the estate are capable of data speeds of 100 Mb/s.

Vodacom is about to commence with the laying of the fibre on the perimeter of the estate which will allow for the

connectivity of the cameras to the security control room.

The subcommittee is in discussion with both Vodacom and MTN to find the optimal solution to improve the cellular network coverage in the estate. In May Vodacom received the approvals from both Tshwane City Council and the Civil Aviation Authority for three of the four Base Station locations applied for. A decision on whether the operators will share the infrastructure is expected by the end of June.



Environmental Management Report

The main purpose of the Environmental Management Committee (EMC) is to advise the HOA Board on matters relating to the protection and development of the natural resources

Estate News

of IFV estate. The aim is to ensure Residents derive maximum benefit from the plant and animal biodiversity, including the bird life, which is a distinguishing feature of our estate.

During recent years Residents participated in the planting of more than 1082 indigenous trees during annual tree planting days. Entrance areas to the estate and the parks are planted mainly with indigenous plant species that require minimal irrigation and naturally occurring rocks are used in landscaping projects.

New rules requiring the registration of pets kept by Residents were approved at the 2016 AGM. To date 140 households registered 448 dogs, 113 cats and 5 miscellaneous pets.

A number of Residents have requested a list of birds that can be found in our estate. Preparations are underway to publish a name list and photographs of birds on the web site of IFV. Residents are encouraged to participate in this project by sending information and if possible, photographs of birds spotted in the estate.



the compiling and publishing of the IFV HOA 8 page fold-out brochure containing a map of the Estate highlighting the Village Meander with various points of interest, parks and play areas as well as activities and places within a 5km radius of the Estate.

The Villager – the Estate’s monthly in-house magazine was recently identified as one of the best local residential estate magazines. This would not have been possible without the comprehensive informative report drafted by the Estate Manager on a monthly basis, the inputs received from Residents and the various IFV Committees on their areas of interest and activities as well as the behind the scene editing of the articles before publishing. This is the official interactive communication channel for the estate.

We also have a well-presented online presence through use of the Irene Farm Villages website, not only to communicate the “Country Living in the City – Family, Nature and Lifestyle” but

also to provide vital information about the Estate which includes the following:

- Memorandum of Incorporation (MOI)
- HOA Rules and Regulations
- HOA Architectural, Contractor Rules & Guidelines
- Residents, Domestic Workers, Pets Registration Forms etc.
- Useful links to Members accounts, the Villager, Visitor’s access and accredited Estate Agents.

The website is hosted by Glovent Solutions, who also manages the distribution of bulk e-mails and SMS’s, as well as the Facebook portal.

To enhance the profile of the estate, we have 11 accredited professional Estate Agents that service and market the estate through various forms of media.

You are invited to make contact with the Estate Office to get involved in the marketing of the Estate and communication activities to Members. It is also desirable that residents participate in special “Day Events” or occasions that we celebrate as a community.

Communication and Marketing Report 2016/17 Financial Year

A set of IFV HOA promotion material with the new slogan ‘Country Living in the City – Family, Nature and Lifestyle’ was launched at the Freedom Fun and Family Day hosted in April 2016. A number of roll-up banners were designed that illustrate several of the IFV Community Investment Projects. Great pride was taken with

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<p>leapfrog PROPERTY GROUP Steven Kruger 082 458 4841 www.leapfrogpropertygroup.co.za</p>	<p>Pamela Estate Services Principal: Retha Schutte Office: 012 644 8300 Fax: 012 664 6790 Agent: Peter Varris Cell: 082 457 7416 peter.varris@pamela.co.za</p>	<p>RealNet Jeane Minnie 082 092 9947 jeanem@realnet.co.za</p>	<p>RM REALTORS Michelle Henning-Walker Kustoor: 071 657 7555 Cell: 082 789 7888 michelle@rmrealtors.co.za PO Box 61740 Pierre van Ryneveld, 0045 Stand 2185, Halfmoon Drive, Irene Farm Village</p>	<p>Seeff Principal: S.J. van Wyk 082 454 9813 Tracy Keyser: 082 928 8219 Tracy@seff.com Sylvia Meneely: 084 010 8504 sylvia.meneely@seff.com Office: 012 667 2167 Fax: 012 667 3566 www.seff.com</p>	<p>Jonathan Koon Cell: 073 206 3877 www.superiorrealty.co.za jonathan@superiorrealty.co.za</p>

It must be true – it was in the papers

The main difference between what is published in newspapers and what is published on the internet is that generally the internet is often believable but untrue - and what's in the newspapers is often unbelievable but, sadly, true.

A famous example: the internet has spread a story that a Bloemfontein hospital's Intensive Care Unit found that patients in a particular bed always died on Sunday mornings. After several deaths they discovered that on Sunday mornings the cleaner entered the ward, unplugged the life support system, and plugged in the vacuum cleaner for 15 minutes.

The fact is that this well-circulated story is totally fabricated and is fairly typical of what one gets on the internet. It is a great example of an urban legend or, I suppose, "fake news".

On the other hand there's the adage: "If it's in the newspaper it must be true".

For instance the *Moran Times* (Tennessee) reported, "Mrs George Earl who gave birth to a 19-year-old daughter is reported to be getting along fine".

And an unnamed South African paper reported: "The concert held at the Good Templers' Hall was a great success... Special thanks were due to the minister's daughter who laboured the whole evening at the piano which, as usual, fell upon her."

But, as I say, the internet is much more exciting.

It reported that the average cost of



rehabilitating a seal after the Exxon Valdez Oil spill in Alaska was \$80 000. At a special ceremony, two of the saved animals were being released amid cheers and applause from onlookers. A minute later, in full view, a killer whale ate them both. Sometimes the report says it was otters that were released and then eaten.

Whatever. There's not an ounce of truth in the story but it became terribly popular.

And how about this one?

A woman came home to find her husband in the kitchen shaking frantically, almost in a dancing frenzy, with some kind of wire running from his waist towards the electric kettle. Intending to jolt him away from the deadly current, she ran outside and grabbed a handy plank of wood and smacked him with it, breaking his arm in two places. Up to that moment, he had been happily listening to his iPod through his earphones.

This wasn't true either.

There's this from Germany: Two animal rights defenders were protesting the cruelty of sending pigs to

a slaughterhouse in Bonn, Germany. Suddenly, all 2 000 pigs broke loose and escaped through a broken fence, stampeding madly. The two helpless protesters were trampled to death.

Total fiction. But it keeps cropping up.

And this one:

An Iraqi terrorist, Khay Rahnajet, didn't pay enough postage on a letter bomb. It came back with "Return to Sender" stamped on it. Forgetting it was the bomb, he opened it and was blown to bits.

Again, not an atom of truth. But what a pity.

But the following stories which appeared in various newspapers can be totally relied upon. Trust me. I'm a newspaperman.

Zoologists can only visit the hot springs in El Hamma with the permission of the local Kaliphath and with an escort of police, since it is reserved for the exclusive use of Muslim women bathers. An attempt was made to bring back a number of specimens alive in vacuum flasks so that further investigation could be carried out in Oxford. (*Illustrated London News*.)

The age limit for Girl Guides was formerly 18 years, but by general request it has now been raised to 81 years. (*Kentish Times*.)

It is scandalous to see these society women going about with a poodle dog on the end of a string where a baby would be more fitting. (*Auckland News*.)

The service was conducted by the Rev Charles Harris MA. The wedding was of a quiet nature owing the recent death of the bride. (*Blackpool Times*.)

For more James Clarke, visit Blogsite:
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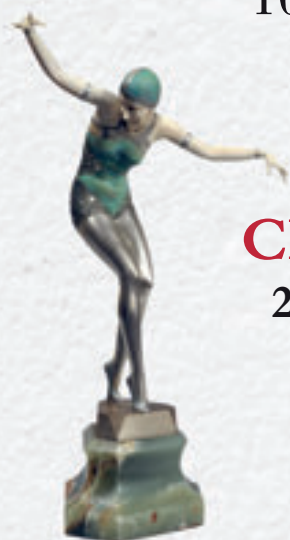
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Rose Xoliswa Sindane is looking for work on Tuesdays and Thursdays. She is hardworking and honest and has a lot of experience. Please phone 071-337-6360.

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Security at Gates	012 662 1688
Guard House Main Gate	42831
Guard House North Gate	42832
Security Manager	082 300 1835
Protea Coin Shift Manager	082 838 7779
Irene Farm Controller	082 947 7610

Irene Farm Villages:	
Estate Office	012 662 3505/5601
Estate Manager	079 525 9281
Assistant Estate Manager	079 702 2288

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