



## CHAIRMAN'S REPORT FOR CANAL EAST HOMEOWNERS' ASSOCIATION

Dear Homeowner

### 1. Introduction

As the elected Chairman of your Association, it is my privilege to present this report to you for the 2021/22 year.

1.2. Included with my report, please find attached the following for your perusal:

- 1.2.1. Prepared financial statements for the year ending 30<sup>th</sup> April 2022;
- 1.2.2. Treasurer's report;
- 1.2.3. Proposed budget for the year of 2022-2023; and
- 1.2.4. Managing Agent's report.

1.3. At the outset, I take this opportunity, personally and on behalf of all the homeowners, to extend a vote of appreciation and word of thanks to the Committee members who have given freely of their time towards fulfilling the mandate and upholding the trust placed in us by you, the homeowners, to manage and administer the Association over the past year. The serving Committee members are: -

- Mr. Pardon Mutasa (Treasurer);
- Mrs. Shirley Gqamlana- Ndwayana (Secretary, stepped down)
- Mr. Mark Mayer (Secretary);
- Mrs. Claire Kaplan (newsletter and plans);
- Mrs. Lourett Visser (co-opted);
- Ms. Johantie Crous (co-opted);

1.4. A special mention is reserved for the Committee members' families who have borne the burden of family time taken away from them during the evenings when the Trustees were called to meetings and other attendances for the Association. Your contribution in this regard is greatly appreciated.

1.5. The day-to-day administration of our Association was left in the capable hands of our Managing Agent. I am confident that I speak for most of the homeowners when I say thank you for your services: -

Mrs. Sonia Baumann and Ms. Monique Baumann;

## 2. Year in Review

2.1. The past year started well with all systems in place to manage the association. I must mention that a lot of work was accomplished by the previous committee and all systems were in place when we, the present committee, took over. I must say that most of the homeowners are unaware of what happens in managing the association;

2.2. It must be mentioned that the decision was made to manage the association smarter and manage the finances better and thus having small yearly levy increases;

2.3. At present there are still homeowners that are against the rise in levies and feel that their monies are wasted by using it to maintain parks, but they are the minority;

2.4. A summary of the important work we will carry on doing and improve will be:

2.4.1. The improvement of lines of communications between the Association and homeowners through the establishment of the website ([www.cehoa.co.za](http://www.cehoa.co.za)); *ad hoc* newsletter;

2.4.2. The utilisation of the Managing Agent's technology platform to build an updated database of homeowner records, the regular e-mail and telephone communications between the Managing Agent and homeowners, the sending of electronic invoices, statements and other required or useful notices;

2.4.3. Taking action to reduce the arrear levies and other amounts due by defaulting homeowners.

2.5. The rejuvenation of our local parks including the:

2.5.1. Engagement of a new contractor to de-weed, clean and maintain the park's brushes, flower beds and trees. We have had a lot of positive feedback from Home Owners since the new contractor has taken over;

2.5.2. It is an ongoing challenge with the City of Cape Town and relevant authorities concerning the issue of our park maintenance.

2.6. Much of the work done and changes implemented is as the result of an active Committee.

## 3. The Year Ahead

3.1. As Chairman, I can confidently say that given what has been achieved in this past year your Association is in a healthy position;

3.2. Imperative to any improvement of our Association is going to be your support both in terms of your words of encouragement and in playing your part as active homeowners. I am encouraged that many homeowners have participated in our information session, SGM, budget meeting and in their engagement with the Committee and Managing Agent via e-mail and telephone with words of advice and suggestions;

3.3. Active homeowner participation must be consistent with paying our levies when called upon to do so. Without money, the best intentions in the world will be a non-starter. I am aware of the rising cost of living and thus our drive going forward is to manage the association smarter and thus only increase levies with very small percentages. The payment of levies placed on all our shoulders was accepted by each of us when we purchased our homes and became members of the Association;

3.4. Building on the rejuvenation work already done in our area and having taken heart the suggestions and motivations made by homeowners at the budget review session, the operating budget for 2022-2023 sees an increase in the general levies by a proposed 2%. Improvement projects for the Association will be funded out of the general reserve or by way of a special levy if such becomes necessary or approved by the Committee.

#### 4. Conclusion

4.1. On behalf of the Committee and Managing Agent, I thank you for your support and encouragement over this past year;

4.2. My parting remark is reserved to the incoming Committee: I am confident you will not only improve on what was started thus far but that we, the homeowners, can all look forward to a better and improved Canal East in the year to come;

4.3. My best wishes to all of you.

**Eugene Atkinson**

Chairman

July 2022