

CANAL EAST HOA



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 2024/25 year.

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

1.1.1. Prepared financial statements for the year ending 30th April 2025.

1.1.2. Proposed budget for the year of 2025-2026; and

1.2. Allow me to 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 their mandate and upholding the trust placed in them by you, the homeowners, to manage and administer the Association over the past year.

Eugene Atkinson (Vice-Chairman)

Riana Smalberger (Treasurer)

Rholeen Jordaan (Secretary)

Albert Visser (Trustee)

Kobus van Eyk (Trustee)

1.3. Your unwavering dedication, tireless efforts, and genuine commitment to our community have not gone unnoticed. The continued operation of the CEHOA simply would not be possible without your hard work and involvement. We deeply appreciate the many hours you've invested in attending meetings, making thoughtful decisions, and ensuring our neighbourhood remains well-maintained and vibrant. Your contributions are truly invaluable, and your continuous drive to enhance our community has made a lasting impact. We are fortunate to have such devoted individuals guiding our Association.

1.5. A special thank you to Riana Smallberger for her dedicated service to CEHOA in her role as Treasurer. Riana has recently relocated to George in the Western Cape, and we wish her all the very best in this exciting new chapter. Her tenacity, commitment, and hard work have been invaluable to our Homeowners Association. Riana's support has significantly lightened the load for the trustees, and her contributions have played a key role in enabling us to do what we do. On behalf of the trustees and the entire CEHOA community, we extend our heartfelt appreciation and gratitude. Riana, you will be greatly missed, and we thank you sincerely for everything you've done to help our Association thrive.

1.4. The Trustees and I would also like to extend special recognition to our managing agent, Stratton Property Management. Their dedication and hard work have been instrumental in the smooth, day-to-day running of our Homeowners Association. Their consistent support has greatly eased the responsibilities of the trustees, allowing us to focus more effectively on serving the community. A heartfelt thank you goes to Maryna Scheepers, Samantha Van Den Ordel, and the entire SPM team for their outstanding service and unwavering commitment.

2. Year in Review

2.1. The rejuvenation of our community:

2.1.1. A special thank you goes out to Kobus and our dedicated contractors for their hard work and commitment in keeping our parks looking exceptional. Their efforts have played a key role in maintaining the beauty and appeal of our shared spaces.

2.1.2. Our street signs have been refurbished, and I'm sure we can all agree they look fantastic. This project was a worthwhile investment, not only enhancing the visual appeal of our area but also ensuring that the signs remain clearly visible and aligned with the overall aesthetic of our neighbourhood.

3. The Year Ahead

3.1. We have increased our cash reserves significantly over the years and our focus this year is enhance the security in our community. Homeowners are urged to attend our AGM so a vote can be taken to agree to some of the projects planned for 2025-2026.

3.2. I am happy to report that our operating budget for 2024-2025 will again not see an increase in levies. Improvement projects for The Association will be funded out of the general reserve.

3.3. The CEHOA is currently seeking a volunteer to serve as Treasurer. This vital role involves overseeing the financial affairs of our Association, helping to ensure transparency, accountability, and sound financial management. With the support of our trustees and managing agent, the Treasurer plays a key part in keeping our operations running smoothly. If you have a background in finance, bookkeeping, or simply a passion for contributing to your community, we would love to hear from you. Your involvement will make a meaningful difference!

4. Conclusion

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

Patrick Gruijters

Chairman

August 2025