

Chairman's report for the Digteby HOA for the year ended 28 February 2010.

When reviewing a year passed one tends to look at a list of highs and lows. When looking at the work of the HOA over a year period in the context of the development of the Digteby Estate, it is a short time in which to measure achievements as most of the projects tackled are of a longer term nature. We do however also have challenges that were dropped on us by the developers and the economic downturn has also had an impact on the development as a whole.

The aspects of the development that given us the most pleasure would be the landscaping and vines from a visible point of view and as such I would like to thank Crown Landscaping for their effort and dedication to work with our limited budget and still achieve remarkable results. Security has been improved and we believed that the level of service currently offered gives the homeowners a fair sense of security living at Digteby. A system of access cards for builders as well as domestic and gardening staff has been implemented and we kindly request all homeowners to adhere to these regulations as it is in everybody's best interest.

The following aspects need special mention:

Building activities – During the past year two houses were completed and building on two more have commenced. This is very disappointing as we are reaching the end of the three year development period later this year. The HOA has had a few requests to extend this period before penalty levies are charged. We do however feel that we need to keep the pressure up to have the development completed in good time. We are also aware that the economic downturn has had a negative effect on some homeowners and have thus decided not to charge a penalty of five times current levies as envisaged in our deed of purchase, but to work on a sliding scale starting at a double levy from year four onwards. Owners who have not yet planned to build must please understand that having our estate as a building site for an extended period is not only an unsatisfactory state of affairs for those homeowners already living on Digteby but also puts extra pressure on our security service.

Developer issues – The main issues re the developer, are the completion of the services for plots 40-49, the development of Portion B and the completion of the sewerage line to service Digteby. On all these issues there is much frustration and although the municipality can be blamed for some of the delays, so many deadlines have been given and broken that we no longer have any idea as to when any of these projects will commence.

Financial position- If we study the financial position of the estate it is clear that we have very little to play with regarding our funds. The bulk of our expenditure goes toward landscaping and security. Levies are relatively high and if we can get a further ten levies on board, it will put us in a position to build up some reserves as well as to lower current levies.

Estate management – I wish to express a special word of thanks to PFS Trust and more specifically to Gary for the effort to manage the estate and to be available 24/7 for any hassles we may experience.

A word of thanks also to my fellow trustees for their time and effort during the past year and we hope that the year ahead will be a great one for Digteby.

Thanking you.

Tiny van Schalkwyk

I do however think that the challenges that are bearing fruit would be the landscaping and the vines and olives.