

Digteby HOA chairman's report for the year ended 28 February 2011

When we reflect on another year past, the overall conclusion re Digteby Estate will be one of success. This does not mean that we did not have any challenges, but rather that the challenges were handled with successful outcomes and the normal run of the mill business could be handled with ease. To this effect we would like to thank Andrea and his team from PFS Trust for their effort as the managing agent for Digteby. A special thanks to Gary Bernhardt for whom no effort is too great and for always being available to help beyond the call of duty.

We also wish to thank Crown Landscaping for their ongoing work on the gardens and vineyards. We continue to get praise for the condition of the estate and their contribution must be recognised in this. In the similar vein, we wish to thank Thorburn and their team for the security work done and thereby contributing to the safety and security of all at Digteby.

October 2010 saw the end of the initial three year building period as allowed in the purchase contracts of the estate. This left the Digteby homeowners with the difficult decision as to the imposition of penalty levies. We had to balance the needs of those owners who are already living at Digteby and would like the building process completed, with the financial pressures due to the economic downturn and an added levy. It was thus decided only to impose a penalty of once the ordinary levy and not five times as per the provisions of our contracts. We have also tried to accommodate all owners as far as possible where they have been able to start building in this period. It is however still a difficult matter to attend to and guidance from all to keep the correct balance, is appreciated. Currently, seven houses are being built and we trust that not only the penalties, but also the continuous development of Digteby, are a motivation for all to build.

For those already living at Digteby, the problem re the metering of electricity became fairly expensive. Many hours of research and many meetings later, we were however able to come up with a solution acceptable to all and saving the owners Digteby many thousands of rands. Another thanks to PFS Trust for assisting us in this matter. We will however need some consultation with Eskom in the near future as the occurrence of power outages, are at an unacceptable high level.

The past year has also seen the completion of the development of the final ten plots on Digteby. Feedback thus far, is that half of these plots have been sold. The work on portion B, has also commenced and we trust that that project will be completed and the occupants of the Wendy houses will soon be able to move to their new homes. The developers still have to complete work on the sewerage line, the roads at Digteby and a storm water drain still has to be built. We hope this will be completed by the end of 2012.

The Trustees are representatives of the owners of Digteby Estate. As such we aim to manage the affairs of the estate in the best interest of all. This work is done for no remuneration and the time and effort that every trustee offers up, is solely to the benefit of the estate. I would also like to thank my fellow trustees for their selfless contribution to the management of the estate. However it is also saddening the amount of abuse the trustees have to suffer from owners not willing to abide by contracts that they have signed or regulations they accepted when buying into Digteby Estate. We are a small community and have to live together for many years. Surely a phone call, an informal meeting or discussion would be preferable to lawyer letters and legal threats. In this context we also request that all those currently in the process of building or planning their building, to uphold the rules and regulations of the estate in the spirit of good neighbourliness. I know that every Trustee is amenable and has an open door. Remember, we are doing it for you.

Tiny van Schalkwyk