HOA Chairman's Report 2025–2026

Thank you to all homeowners who have made the effort to attend this AGM, and to those who have submitted proxy votes. Your involvement in the affairs of the HOA is important and genuinely appreciated.

I would like to introduce the committee elected last year, together with their portfolios and responsibilities:

Chairman: Rod Russell
Vice Chair: Hersia De Jager
Treasurer: Nicky Koegelenberg
Secretary: Lynne Glass
Administrative Assistant and Security: Jana Mynhardt
Groundskeeping: Ster Malan
Supporting Member: Martin Jooste

Overview

Compared with some previous years, 2025–2026 has been a relatively calm year for the village. That does not mean there has been nothing to do. The Committee has continued with the steady day-to-day work needed to keep the village well managed and to deal with issues as they arise.

This has included approving property transfers, monitoring the neighbourhood patrols, ensuring that the patrol team has the equipment and support it needs, and attending to the many smaller matters that form part of running the HOA.

St Monica's zoning

During discussions with the municipality, a concern was raised about the zoning of St Monica's.

An on-site meeting was arranged with St Monica's management, representatives of the municipality and the HOA. Following that meeting, it was confirmed that the property is correctly zoned.

St Monica's explained that it operates as a Skills Development Centre. Its residents are mainly people who have experienced substance-abuse challenges and who attend the centre as part of a programme of rehabilitation, personal development and skills training.

One of our residents had raised concerns about substance abuse and the possible impact on the surrounding community. These concerns were discussed directly with St Monica's management, who assured us that residents and activities at the centre are monitored on an ongoing basis and that any problems that arise will be dealt with appropriately.

The centre is also overseen by the St Monica's Board, which provides an additional level of supervision and accountability. Board member Deric Dudley visits the centre regularly as part of this process.

We felt it was important both to establish the facts around the zoning and to make sure that residents' concerns were properly heard. We will continue to engage with St Monica's if any further issues arise.

St. Monica's Patrols

There have been some challenges with the neighbourhood patrol during the year, particularly because of frequent changes in patrol members. Overall, however, Dominic, who serves as a mentor at St. Monica's, has done an effective job of selecting, supervising and coordinating suitable patrol candidates.

His involvement has contributed positively to maintaining structure, consistency and accountability within the patrol team.

A sincere thank you goes to the entire team for their continued commitment and for helping to maintain the safety and security of our neighbourhood. Your ongoing efforts and dedication are greatly appreciated.

We would also like to thank Nicky for his generous donation of winter clothing and equipment, including shoes and jackets, for the patrollers.

Camera Monitoring

We have continued to maintain and improve the camera network during the year.

Worn underground copper cabling serving a number of cameras has been replaced, and various repairs and servicing have also been carried out.

We are now investigating the installation of four additional cameras using a solar-powered solution. This would allow us to improve coverage in areas where providing a conventional electricity connection is difficult or impractical.

Property sales, building and alterations

There has been a good deal of property activity in the village this year, with several sales and subdivisions, new homes under construction and existing owners making alterations and improvements. Some properties have achieved record prices, reflecting the value people continue to place on Ongegund's open spaces, peace and quiet, safety and overall environment.

A reminder that all building work and alterations must be approved by both the HOA and the municipality before work begins. HOA approval must be obtained first, and owners who proceed without the necessary permissions may have to alter or remove work at their own expense.

The full process to follow is set out in the **House Rules under 'Documents' on our website** in both English and Afrikaans.

Protecting the character of the village also means respecting its quieter days. Please avoid mowing lawns and other noisy work on Sundays and public holidays where possible, so that residents can enjoy the peace and quiet of the village.

Fibre Internet

This has proved to be an ongoing challenge. I have continued negotiations with Openserve, Frogfoot and several other fibre providers regarding the installation of fibre within the village. I will address the latest developments and way forward a little later in the meeting. (See notes regarding this attached).

Speeding

There have been a number of complaints regarding speeding within the village, particularly along the lower end of Kareelaan. **Our speed limit is 30 km/h**. Sadly, a much-loved kitten was recently struck by a vehicle on this road in a hit-and-run and subsequently died. This is the second cat left fatally injured of late. The next incident could involve a child.

Jana will discuss our complicated interactions with the municipality with regard to traffic calming measures.

In the meantime, we ask all residents and their visitors to please be conscious of their speed when driving through the village.

Please slow down and help us keep our village safe for everyone.

ZenTeq

During the past year ZenTeq took over the management of the HOA's accounts.

The transition has been remarkably smooth overall. The main issue at the start was the timing of monthly invoices.

ZenTeq's system operates on payment in advance, whereas homeowners had previously been paying in arrears. This understandably caused some confusion in the beginning — which was communicated at the time — but once the change was understood, the new arrangement settled down well.

Invoices are now issued at the end of each month and are due on the 1st, in advance for the month ahead. There is a two-week grace period before arrears reminders are sent.

One of the biggest improvements has been the introduction of online accounts through the WeConnectU system.

This has made the HOA's financial administration considerably more efficient, particularly when it comes to reviewing and approving payments to suppliers.

It also gives every homeowner direct access to detailed statements and invoices. The platform includes a dashboard showing the HOA's bank balances, as well as a number of useful documents.

Relatively few members have made use of this facility so far, and I would encourage homeowners to register and have a look at what is available.

Instructions for setting up your WeConnectU login are available under **'Documents' on our website**, in both in English and Afrikaans.

Homeowners with account queries can email lee-anner@zenteq.co.za and copy accounts@ongegund.org.za.

Conclusion

Overall, 2025–2026 has been a relatively quiet and positive year for the HOA.

A great deal of what the Committee does happens behind the scenes and is not always obvious. Much of the work involves responding to issues as they arise, dealing with service providers and municipal officials, following up on ongoing matters and making sure that the everyday administration of the village continues to function properly.

Our aim remains a simple one: to help keep the village well managed, safe and pleasant to live in, while protecting the character and quality of life that residents value.

I would like to thank my fellow Committee members for the time and effort they have contributed during the year.

Thank you too to the patrol team, our service providers and the residents who assist, cooperate and get involved when needed.

The village works best when we all play a part in looking after it, and your continued support is greatly appreciated.



Rod Russell
Chairman