

Dickie Fritz Road Closure Association

Dickie Fritz 100-139, Flame Crescent, Holly Close, Cherry Close, Keurboom Crescent

06 July 2020

Dear Residents,

Hope you are all well and keeping safe.

Upgrading of Willow Park

As most of you know, we have carried out extensive upgrades at Willow Park. A lot of the overgrowth of many years has been cleared, with the intention of us being able to use this beautiful green-space, right on our doorstep. This has been a huge task, and is still a work-in-progress. This is a combined initiative with the committee in the Sycamore Drive closure. It's looking great and we're happy to see that many of our residents are now using the new pedestrian gate that has been installed and is open on the weekends.

The following security measures have been put in place and/or upgraded

- New electric fence with energizer
- New cables for beams
- New lights
- Electricity cables with DB board
- Installation of new cameras
- New pedestrian gate with padlock and keypad

These upgrades were financed using the surplus funds that have been saved and well managed over the years, and there was no special levy for this.

Annual Radio License Fee

Residents will not be charged for the annual radio license fee of R245 as levied by ICASA.

This charge will be paid from our road closure fund. The total amount of R27 000 will be paid by the DFRC on 1 September 2020 to 24/7 security. (110 homes x R245).

Increase in fees

We have unfortunately not been able to meet the cost of our monthly expenses for the past 3 months. This is the first time in 20 years that we have a shortfall. We have lost 4 residents' income ($R800 \times 4 = R3\ 200$ per month) from January 2020. These residents stopped paying, saying that they are not interested in security, although they still have the benefits of living in a secure area.

(Please see financial report on next page.)

Coupled with this shortfall, we received a notice from 24/7 security that their annual contract price will increase by 7.0% for guarding and armed response with effect from 1 September 2020. We have negotiated a 5.5% increase that will cost us just over R4000 per month. We have been able to absorb these increases for several years now, but unfortunately this time we have to pass the increase on to each household, by R50 per month.

The new cost, will be R850 per household per month.

The increased rate from 24/7 is from 01 September, but to decrease our shortfall over the past 3 months, we will process the R50 increase to each household from 01 August 2020.

Cameras

There are 21 residents paying R100 extra from 1 July 2020 to finance the monthly monitoring and renting (R2 100) for cameras. Their monthly cost will be R 800 for security and R 100 for cameras = R900.

Dickie Fritz Management Report

Apr- June+Aug 2020

	April 20	May 20	June 20	Aug 20
Income				
Advertising	441,66	441,66	441,66	441,66
Interest Received	2 647,00	2 397,00	1 765,00	1 765,00
Cameras monitoring and rental				2 100,00
Subscription Income				
Debit Orders	62 924,48	62 924,48	62 924,48	66 024,48
Subs Received	16 595,00	18 624,32	18 624,32	19 524,32
Unpaid Debit Orders	-800,00	-800,00	-800,00	
Total Subscription Income	78 719,48	80 748,80	80 748,80	85 548,80
Total Income	81 808,14	83 587,46	82 955,46	89 855,46
Expense				
Bank Charges	526,00	619,00	619,00	619,00
Garden Maintenance	1 360,00	1 360,00	1 360,00	1 360,00
Electricity	500,00	540,00	600,00	600,00
Insurance	1 197,06	1 197,06	1 197,06	1 197,06
Management Fees	5 627,00	5 627,00	5 627,00	5 627,00
Cameras monitoring and rental	0,00	0,00	0,00	2 100,00
Repairs and Maintenance				
Boom Repairs	350,00	520,00	340,00	340,00
Repairs and Maintenance - Other	450,00	840,00	800,00	800,00
Total Repairs and Maintenance	800,00	1 360,00	1 140,00	1 140,00
Security	74 589,45	74 589,45	74 589,45	77 572,98
Toilet Rental	943,00	943,00	943,00	943,00
Web Hosting	80,70	80,70	80,70	80,70
Total Expense	85 623,21	86 316,21	86 156,21	91 239,74
SHORTAGE	-3 815,07	-2 728,75	-3 200,75	-1 384,28

General

A big thank you to those that have constantly contributed over the years. We know it is a very difficult time with COVID 19, where people have lost their jobs or had reduced income.

Please make sure that you are on the security WhatsApp group so that you are informed of all the security activities that happen in the area.

Crime has increased in all the areas. 24/7 Security brought it to the committees attention that there have been several cases of people leaving their garage doors and gates open. Please do not become complacent because there are a lot of people at home.

Kind Regards

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