

NOTICE 27/20

26 May 2020



COVID-19 SPECIAL NOTICE (19)

LEVEL 3

As announced, the country would move to Alert Level 3 from 1 June 2020. Although the President referred broadly to changes, speculation is rife about the actual implications of Level 3 and **we will update you as soon as the Regulations have been published and clarified.** The below outlines the basics:

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SUMMARY OF ALERT LEVELS

ALERT LEVEL 4	ALERT LEVEL 3
Extreme precautions to limit community transmission and outbreaks, while allowing some activity to resume.	Strict precautions to keep transmission low, and additional measures to contain outbreaks in hotspots.
SECTORS PERMITTED	
All essential services, plus a limited number of sectors with a low rate of transmission and high economic or social value.	All economic activity is permitted, with a few exceptions where the risk of transmission is high.
RETAIL PERMITTED (including stores, eCommerce and informal traders)	
All essential goods, as well as educational books, stationery, office supplies, IT equipment (including computers and mobile phones), children's clothing, winter goods such as clothing, bedding and heaters, and textiles required to produce masks. Restaurants and fast food outlets may open for delivery only.	All retail permitted, with strict health protocols in place. Alcohol will be sold under strict conditions and on specified days.
MOVEMENT	
You must remain at home except to go to work, do shopping where necessary, or seek medical care. No inter-provincial movement of people, except to return to usual place of residence, for transportation of goods and exceptional circumstances (e.g. funerals). Curfew in place between 8pm and 5am, except for essential workers. Walking, jogging and cycling permitted between 6am and 9am, but not in groups.	You must remain at home, except to travel to work, purchase goods, seek medical care or attend schools and universities when these reopen. Additional restrictions on movement apply in hotspot areas. There is no curfew on the movement of people. Exercise permitted at any time during the day, but not in groups.
GATHERINGS	
All public gatherings are prohibited.	All public gatherings are prohibited.
TRANSPORT	
Passenger rail, bus services, taxi services, e-hailing and private motor vehicles may operate subject to directions.	All public transport may operate subject to directions, as well as limited domestic air travel for work purposes.
EDUCATION Directions issued by the Minister of Basic Education and Minister of Higher Education, Science and Innovation.	

WHATSAPP SUPPORT
0600 123 456
EMERGENCY NUMBER
0800 029 999
sacoronavirus.co.za



REPUBLIC OF SOUTH AFRICA



Please see <https://sacoronavirus.co.za/2020/05/24/alert-level-3-infographics-guidelines/> for more detail.

ESTATE STRUCTURE

MOI

Homeowners will recall at the 2018 and 2019 AGM the matter of the MOI was raised. A small group of homeowners subsequently corresponded with the HPF representatives on the HOA board, and held two meetings with them.

The HPF board representatives felt that any representation should come from the two HOA directors. Following this the smaller group of homeowners, together with the Homeowner director representatives, have finalised a Memorandum and it has been submitted to HPF. They have acknowledged receipt and have stated that they will review it and revert with comments. They were unable to commit to a time because of the present situation.

In summary the Memorandum asks for the MOI to be revised and ambiguities cleared, as well as a more fair distribution of voting rights. Once their comment has been received, it will be published together with the Memorandum.

Brief summaries of the MOI were published in the newsletters and are available on the portal.

ARC

The Arabella HOA is a member of the Association of Residential Communities (ARC).

ARC was established in 2008 to proactively support the members of Homeowners Associations (HOAs) and Bodies Corporate, and their management teams in the achievement of their vision which is to establish, maintain and enhance the value of the properties as well as the lifestyles of their residents. ARC is a unique organisation which engages with members on a practical level and offers a wide range of support services, dynamic networking opportunities, access to best practices and provision of policies, procedures, tools and templates for the effective management and leadership of the communities they serve.

After starting off in a small way, ARC now has close to 360 members and exists to provide the support required to provide good governance and effective management. ARC is also the driving force for common interest community research and development and is committed to identifying trends in residential community living as well as to research and identifying best practices. ARC is committed not only to benchmarking SA best practice but also to benchmarking internationally.

The benefits include the cross sharing of related estate information at each estate, various legal matters which may occur from time to time, the details of various benefits extended to members etc.

Estate management has the opportunity of attending seminars in the Western Cape on a quarterly basis, in the company of management from the other estates in the area. These include De Zalze, Steenberg, Atlantic Beach and Val de Vie. Once a year, estate management also has the opportunity to attend a two day national seminar where general discussions on local and international trends take place.

If the Arabella HOA has a problem we can approach ARC to establish best practice adopted at other estates, and what solutions they have applied.

On a regular basis we swop cost of living and other details with other estates, and after making the necessary adjustments, we can compare our levies with those of comparable estates. Certain of the information is given on a confidential basis, so we are not able to publish it. However, we have from time to time shown transparency at meetings of members of the HOA.

It is important to try and compare like with like. There have recently been comparisons made between Arabella and Fernkloof, between their levy of R1 800 per month and our "exorbitant" average fee of R 3480 per month. After making the necessary adjustments re municipal rates, other municipal charges, it was found that the cost of living at Arabella is a mere R200 per month more. It was further established that they have an Exit Levy of 0,0075%. This means that when you sell your property, you have to pay that percentage of your selling price to the HOA.

FARM

There has been some confusion as to the fact that the Estate is classified as a farm, and that we should be able to move freely on the estate. We would advise that the estate is not a farm. In terms of law, multiple ownership of a farm is not possible. In addition, no farming activities are carried out on the estate and the use of the land is clearly not agricultural, but residential and commercial. The estate is a community scheme as defined in the Community Schemes Ombud Services Act, and is registered as such.

BUSSINESS STRATEGY

As part of the strategy exercise being done at the moment, home owners are requested to please be so kind to complete the below survey by close of business on 29 May 2020: <https://www.surveymonkey.com/r/L7HJ99L>

REMINDERS

PLANNED ESTATE POWER CUT

We wish to advise that the electricity supply to the entire estate will be interrupted on 27th May 2020 from 10:00 to 16:00 for required critical maintenance on our transformers. We apologise in advance for any inconvenience this may cause.

FACE MASKS

Face masks are available at the control room for anyone requiring one.

Surgical Mask R15



Cloth Mask R22



HOA WHATSAPP GROUP

A WhatsApp group for the HOA has been established to further assist with communication. Please advise Michelle on acewood@mweb.co.za if you want to be added to the 69 people already on there. Our formal emergency channel will however still be via the existing SMS method.

Regards
Geoff Anderson and Dirk Uys

“Together we will make a difference”