



HOMEOWNERS ASSOCIATION

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Ref: N216

20 March 2018

Dear Resident/Owner

RE: DIVERGENCE FROM LANDSCAPING BUDGET

On behalf of the Board of Trustees, we hereby forward the following for your urgent attention:

At our last AGM , budget was approved for the planting of waterwise and indigenous plants to improve the look of the common verges.

The drought has certainly taken its toll and what used to be lush bush has become a dry tangle of firewood. Once this dead wood was removed from the verges, a leaning boundary fence was revealed on the perimeter of Hummock Circle on the Western boundary of the estate.

This immediately halted the replanting of the verges and upon closer investigation, it seems the cause of the leaning fence is far more serious than anticipated.

Various engineers were invited to inspect and report. Some duly arrived and felt the scope of the job was beyond their capability. Others did not bother to respond.

Initial feedback is that the substructure of the road is being eroded, causing the fence to lean as well as cracks to appear in certain parts of the road and verge.

In addition, a main water line may run in the affected area.

We have acquired the services of Engineering Company - KANTEY & TEMPLER (PTY) LTD who will proceed with the following work :

- Establishment of ownership of roads and services
- Contour survey
- Probing (DPSH tests)
- Laboratory testing
- Slope stability analysis

The HOA views this as an unforeseen emergency that can have a major impact on the estate's security and property value. It needs to be addressed urgently.

We would like to notify all homeowners that an amount of R76 000 will be diverged from the landscaping budget of R290 000 to cover the above cost.

We thank you for your understanding in this matter.

Yours sincerely

A handwritten signature in cursive script that reads "Yvonne Green".

Yvonne Green

Service Provider: Dune Ridge Estate Home Owners Association on behalf of the Board of Trustees