



NEWSLETTER | SEPTEMBER 2014 | ISSUE 15

CWE Office Hours

MON - FRI: 7.30AM - 4.00PM

Please note that the Estate Manager is available for walk-in consultations Monday to Friday between **7:30 and 9:30.**

Contact Info

Any comments? Please send to info@crescentwood.org.za

Visit our website for more information at:
www.crescentwood.org.za

Important Contact Numbers

Estate Manager: 083 676 9742

Security (Emergency): 086 111 2684

Security - Gate: 078 456 7364

Trafalgar: 012 - 326 5963

SAPS Midrand: 011 - 347 1600

Midrand Fire & Ambulance &

Metro Police: 011 - 375 5911

City of Joburg for water

and power: 011 - 375 5555

Netcare 911: 082 911



Message from the CWE HOA Directors

Welcome to the **15th** edition of the Crescent Wood Country Estate Newsletter!

In this edition, our focus is on the upcoming CWE HOA Annual General Meeting that is to take place on Tuesday 23

September at the CWE Club House from 18h00.

We also provide you with a snapshot of August expenditure and a levy analysis for the month detailing the breakdown of arrears. To run this Estate at the level that we all desire, it is important to emphasise that each and every owner should pay their share on time.

As the outgoing Directors, we would like to take this opportunity to thank you for your support throughout our tenure. Several projects have been completed under our watch which we believe will add value to this Estate. Thank you again for participating in the events that we have hosted. For those who have raised concerns, we hope that we have addressed them adequately but believe that any outstanding issues will be addressed in due course.

As always, we encourage any feedback that you might have and any ideas for inclusion in the Newsletter and in the next edition, we will have a resident's forum to attend to any issue raised.

Enjoy!

Security Watch

Parameter Fence breach... 0**

Reported theft..... 0

**A section of the parameter wall along Liebenberg Street has been damaged due to a car accident & it is expected that the repairs will be completed by end of the week

Project Watch

Volleyball Maintenance: 95%

Main entrance upgrade: 50%

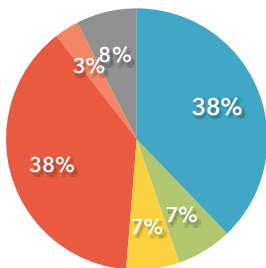
Road marking repair: 100%

Contractor Gate Progress: 100%

Security upgrade (soccer area/ squash court): 100%

Snapshot of August expenditure

● Security ● Maintenance
● Salaries & Wages ● Admin
● Municipal ● Garden



What to expect at this year's Annual General Meeting?

There are a number of important issues that are to be discussed at this year's AGM. Besides getting feedback from the outgoing Directors, as tabled in the **Chairman's Report** the proposed new **Memorandum of Incorporation** for CWE will be tabled. From date of commencement of the Companies Act, 2008, every Company incorporated in terms of Section 21 of the 1973 Act should have amended its Memorandum of Incorporation to expressly state that it is a non-profit Company and to have changed its name as required to comply with Section 11(3)(b) [Schedule 5, Section 4(1)(a)] and other provisions of the Companies Act.

The meeting will also consider the **annual financial statements, budget for 2014/15** where a **levy** increase has been proposed. Over the years, the HOA has made several improvements in terms of infrastructure and with development comes the related maintenance costs. The proposed increase will cater for these costs as well as the security costs that form the bulk of the monthly expenses.

Other issues to be considered is to approve the **penalty schedule** that has been designed to support our compliance efforts of the Estate going forward. The AGM is where **Directors will be elected** to serve the CWE HOA and other important feedback on the **Compliance Sub-Committee** will be tabled.

Overall, this is an opportunity for Members to get together and share ideas on how to improve the Estate, improve the quality of living and strengthen the sense of community that has been highlighted as important by Members in the past.

*****IMPORTANT*****

1. Please be reminded to collect your AGM Pack from the Guard House and bring it to the AGM.
2. Only Members in good standing will be entitled to vote as per our articles of association (18.4).
3. Kindly ensure that proxies are forwarded to Trafalgar before the meeting starts if you are not able to attend.

Once again, we look forward to welcoming you to the 2014 AGM!

August Levy Analysis

