

ULONWABO ESTATE COMMUNICATION

7th January 2025

Dear Ulonwabo Residents

Compliments of the season to all our residents, on behalf of the committee I would like to extend best wishes to everyone for the coming year, may it be a fantastic one.

I would like to address a few items before the year runs away with us.

- 1) At the end of January EC Security will be off site as discussed at the AGM and will be replaced by SB Security. This transition will take place on the 31st January and details will be sent out closer to the time once confirmed.
- 2) Going forward I would like encourage ALL residents to continue to report issues related to the guarding at the main gate of Ulonwabo, this should be an ongoing process and where possible take a video clip especially if the person on duty is found asleep as a video provides a little more context, or alternatively note the time and we can check the camera footage from inside the guard room. **Please DO NOT EXIT** your vehicle after dark when outside the main gate especially when you are alone as this will compromise your safety.
- 3) The committee would like to request that at least one person from each unit be active on the Ulonwabo Info & News WhatsApp group to be able to receive and communicate the messages sent out. Sometimes items are time sensitive, and it is not practical to send these communications through Remax especially when there is an alarm on our fence line or other safety or service-related problems. This group should be considered as an official communication platform for the benefit and wellbeing of all.
- 4) When communications are sent out by Remax regarding any item that requires a response by you as a resident please respond in a timely manner as this makes it easier for both the committee and Remax to stay on top of things and track what is happening. We cannot continue to send out multiple requests for feedback related to the same item over and over as this is a waste of time and disrespectful to those who volunteer their time to run the complex on top of their own commitments and work.

- 5) The finalizing of the updated MOI should be concluded in the first quarter of 2025 where after the house rules will also be updated to include added items such as solar, water tank and generator usage and installations. For now, please note that ALL solar installations should have a COC (Certificate of Compliance) issued upon installation which should be sent to your insurer especially those of us who share a common roof with our neighbors.

- 6) When physical alterations or new installations are going to be made, please complete the “UHOA - Request for Physical Alterations to Home” form and get the sign off that the form requires. This is to maintain the aesthetics of the complex while allowing residents to upgrade their homes to a certain level. If you are unsure, please reach out to the committee or managing agent for more information or clarification on your specific item.

- 7) With regards to noise in the complex the rules clearly state that your fellow residents and neighbors should always be taken into consideration and noise levels are to be kept to a minimum, this also applies when making use of the clubhouse and swimming pool area. This noise includes keeping your pets under control.

Once the committee has met in January and assigned the various portfolios of responsibility, we will communicate this to everyone.

Some numbers and information to save:

Remax office: 010 010 0056

Portfolio manager - Chara-Lee: pm2@remax-tac.co.za

Portfolio finance – Chantal Roets: finance4@remax-tac.co.za

Main gate security cell phone: 073 955 1875

Committee email address: committee@ulonwabo.co.za

Chairman – Michael – 083 555 6321 (Unit 36)

Thank you for your cooperation and understanding.

Regards

UHOA Committee