



10 August 2023

Dear Respected Homeowners,

Subject: Progress Update on Our Estate Revitalization

I hope this message finds you well. As my tenure as the Chairman of our Homeowners Association (HOA) comes to a close, for I have provided my resignation 30 days ago to the trustees, I am honoured to provide you with an update on the strides we have taken in rejuvenating our neglected estate. It has been a journey of collaboration and commitment, and I am immensely proud of the progress we have achieved together.

Trafalgar Property Management and Final Budget for Levy Contribution:

Our partnership with Trafalgar Property Management has been instrumental in shaping our estate's first steps to financial stability. The final budget for levy contributions is in the last stages of preparation, a testament to our shared determination to manage our resources effectively.

Auditors' Progress and Financial Statements:

The long-awaited auditors' report and sign-off on our 2017 Annual Financial Statements (AFS) are on the horizon. We appreciate your patience as we ensure thoroughness and transparency in our financial matters.

Architectural Plan Collaboration:

Our ambition to enhance both the aesthetics and functionality of our community is taking shape. Our collaboration with town planners and engineers is yielding a comprehensive architectural plan that encapsulates the essence of our vision for a harmonious estate.

Website Design and Enhancement:

Our efforts to elevate our online platform are progressing well. The website design, inclusive of drone footage and captivating visuals, will be an effective medium to showcase the beauty of our estate. We anticipate its completion by the end of November.

Health and Safety Measures:

The safety of our residents is paramount. We extend our gratitude to Theo for his generous contribution towards funding the health and safety assessment. The report is underway, highlighting our collective commitment to our residents' wellbeing.

Chairman: André van der Westhuizen
Trustees: Mark Sonik, Zania Kellerman, Dietlof Maré, Riette Maré



Mobile App Portal and New HOA Attorney:

The future of streamlined communication and document access is promising with the upcoming mobile app portal. Its functionality will commence from end September, providing an easy platform for document access and levy contributions. We are pleased to welcome Mr. Ross Kudo as our new HOA attorney, ensuring robust legal guidance for our estate.

Engineering and Town Planner Collaboration:

The collaboration with an engineering and town planning company is yielding a comprehensive evaluation that aligns with our future objectives. The upcoming report will contribute significantly to our Special General Meeting (SGM) scheduled for September.

SGM Progress and Agenda:

Our plans for the SGM are well underway. We are working diligently to finalize the agenda and supporting documents. The auditors' report and the 2017 AFS sign-off remain critical elements for this meeting.

Transition of Leadership:

As my tenure concludes, I express my sincere appreciation to all members and trustees for your unwavering commitment to rebuilding our estate. The transition of leadership will be an essential step towards an independent and harmonious future. The "Beautiful Life" project embodies our shared aspiration for a thriving community.

As we step into a new phase, I am confident in the strength of our unity and the momentum we have gained. Let us continue to communicate openly and collaborate effectively. Your engagement and support have been invaluable, and I am eager to witness the continued transformation of our homeowners' estate.

Ps: My own business obligations, along with personal and upcoming commitments, will render me unavailable for an extended period as I embark on a trip abroad. Consequently, I am unable to fully commit to my role as chairman, prompting the rotation of chairman and vice chair until SGM.

With heartfelt gratitude,

Andre Van Der Westhuizen

Retiring LBV POA Chairman

Retiring HOA Chairman and update on "Beautiful Life"

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Thu, Aug 10, 2023 at 8:48 PM

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Dear Homeowners,

I want to take this moment to express my heartfelt gratitude as my time as Chairman of LBV POA comes to an end today. It has been an honour and a privilege to serve this remarkable community, and I extend my deepest thanks to each and every one of you for your support, dedication, and commitment to our estate's revitalization. Please view our update letter attached...

As my rotation term concludes, I want to assure you that the newly elected Chairman will be reaching out to all members very soon. This communication will outline the ongoing plans and vision for the future under the new leadership. I have complete confidence in their ability to lead our community to even greater heights.

Our journey towards transforming our neglected estate into a haven of beauty and unity is in its teenager shoes. Your unwavering cooperation and contributions have been instrumental in our progress thus far. I urge all members to continue engaging actively and lending your support to the new leadership. Together, we will create a thriving and harmonious community that we can all be proud to call home.

Once again, thank you for being a part of this beautiful estate. The trustees and members dedication has made a significant difference, and I am excited to witness the continued growth and success of our community.

With sincere gratitude,

Andre Van Der Westhuizen

Retired Chairman

LBV POA



Chairman retiring and update to members.pdf

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