

Meyersdal Crest

Homeowners Association
(Association Incorporated under Section 2)

July 2025



July falls within the winter season in South Africa, which means temperatures are mild and there's not much chance of rain. It's a great time to travel for sunshine and clear blue skies, which is perfect for an adventurous outdoor-focused on holidays and spending time on the beach.

GUARD HOUSE UPDATE

The Guard House is almost complete, and we would like to voice our appreciation to all the Residents for the patience.

Security Gates

The Gates were **custom-made** to fold back due to the slope at the Entrance.

The Pedestrian Gate is now operational and has been designed to allow only one person to enter at a time. This ensures that all domestic workers and gardeners will need their access cards to enter the Estate.

Residents Boom Housing Replacement

Regarding the Residents' boom update, a resident allegedly tail-gated another resident into the Estate on 5 July 2025.

Unfortunately, the tail-gating Resident hit the boom head, causing damage to the casing of the boom, which could not be repaired. As a result, the MCHA had to send in the whole boom casing to the supplier for a new casing. The new casing arrived back and was dismantled by Bart Pieterse (Security Director). It was then sent away

to be painted the same color grey (as it was yellow in its original color) to match the other booms.

The casing was returned on 6th August 2025 and was not to Security director's standard and had to be sent back to be re-coated.

We apologize for any inconvenience caused through this transition and will keep you the Residents updated on the matter.

Remotes

All remotes had to be cancelled and re-programmed – an exercise that took some time as approximately 800 Remotes were reactivated.

This process helped to eliminate many remotes that were no longer in use, either lost, or previous owners did not hand all the remotes over to the new Residents.

MCHA will be requesting all new Residents confirm the number of remotes received from previous owners. This is part of our ongoing effort to maintain and strengthen the security of the Estate.

Garden

The gardens in front and at the side of the Guard House are still a work in progress. We appreciate your patience as we complete the final touches to enhance the Entrance with features which would boost the aesthetics. Planting will start 1st week in September at the start of spring to give the plants the best chance to settle.

MONTHLY LEVIES

Levies are R1520,00 and are due by the first of every month.

We will only hand outstanding accounts over 90 days and are in arrears for collection if all correspondence and requests have been ignored and not taken seriously.

Accounts over 90 days have been handed over for collection.

Summons will be issued thereafter if the letter of demand has been ignored.

MCHA has R228 139,21 outstanding on its debtors' line as at the 04.08.25 and would appreciate Residents to bring their levies up to date as levies are critical in the upkeep of our Estate.

In terms of Clause 2.15 of the MOI, "No Resident shall be entitled to any of the privileges of Membership unless all levies have been paid, and interest thereto which may be due and payable by that member to MCHA, from whatsoever cause arising."

All legal costs will be for the defaulting owner's account.

OUTSTANDING LEVIES

MCHA has instructed its Attorneys to proceed with an application for an attachment order against outstanding accounts which are more than 6 months in arrears.

Summons have been issued for those over 180 days:

1 x Resident R58 860.44
1 x Resident R32 667.83
1 x Resident R21 121.30
1 x Resident R12 187.30
2 x Resident R 5 727,98



WHAT ARE LEVIES USED FOR?

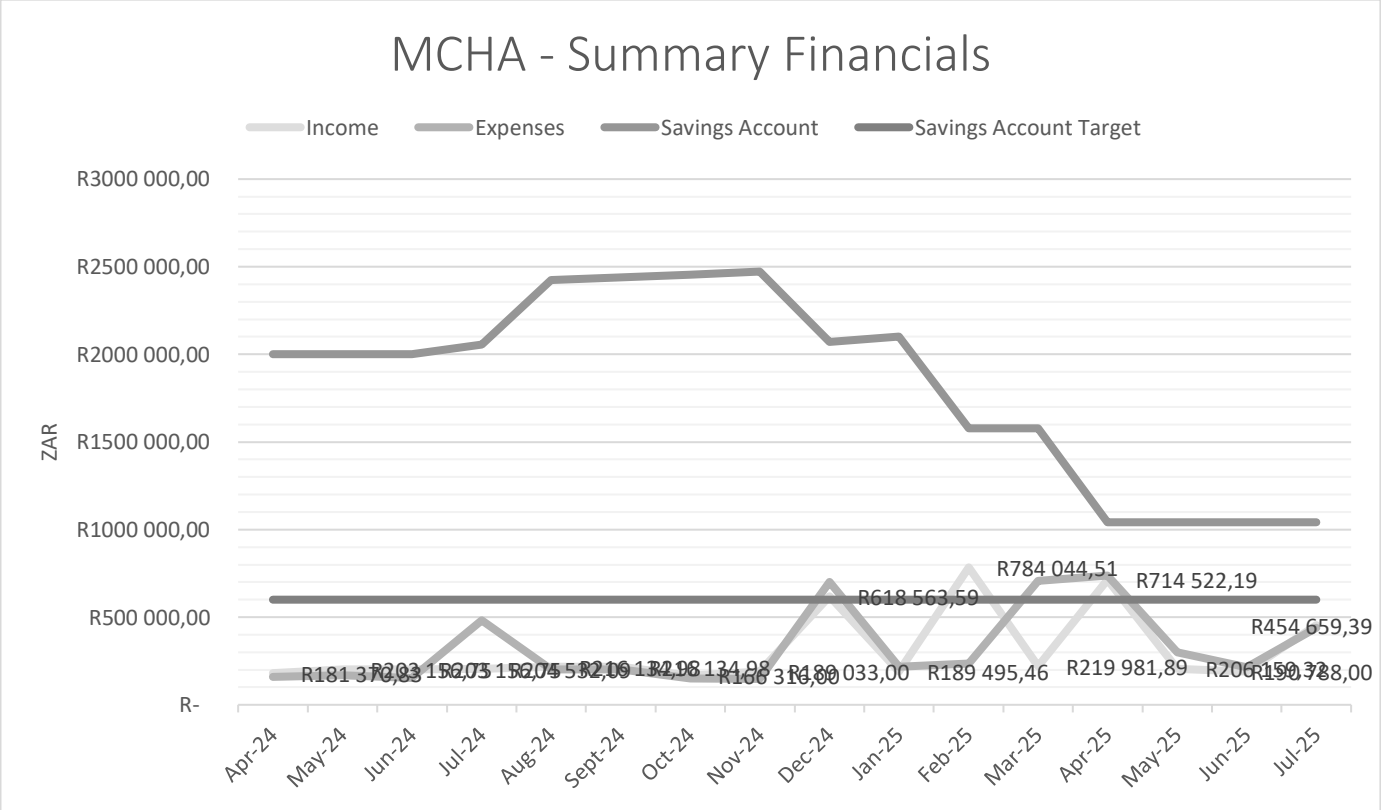
Levies are being calculated by the participation quota of each unit and used mostly for the repair, upkeep, security, management and administration of the common property.

MONTHLY FINANCIAL INFORMATION

Month	Feb -24	Mar - 24	Apr -24	May -24	Jun -24	Jul -24	Aug - 2024
Income	202 287	181 371	224 969	203 157	203 157	204 532	216 135
Expenses	536 250	159 202	157 997	168 494	154 027	483 186	202 186
Savings Account	1 988 213	2 001 167	2 001 167	2 001 167	2 001 167	2 001 167	2 422 573
Savings Account Target	600 000	600 000	600 000	600 000	600 000	600 000	600 000

Month	Sept -24	Oct - 24	Nov-24	Dec -24	Jan -25	Feb -25	Mar- 2025
Income	216 134.98	166 316	189 033.00	189 495.45	189 495.46	784 044.51	219 981.89
Expenses	202 185.69	151 150	147 461.67	699 778.07	215 664.32	233 984.73	706 219.32
Savings Account	2 422 572.97	2 422 572.97	2 422 572.97	2 072 407.55	2 101 028.62	1 578 125.25	1 578 125.25
Savings Account Target	600 000	600 000	600 000	600 000	600 000	600 000	600 000

Month	April-25	May -25	June -25	Jul-25	Aug-25	Sept-25	Oct-25
Income	714 522.19	206 159.32	190 788.00	454 659.39			
Expenses	737 497.97	299 339.85	212 720.65	439 120.41			
Savings Account	1 041 672.76	1 041 672.76	1 041 672.76	1 041 672.76			
Savings Account Target	600 000	600 000	600 000	600 000			



MAINTENANCE AND REPAIRS

MAINTENANCE OF ESTATE HOMES

Maintenance of Homes – We encourage Residents to maintain their homes by staying on top of routine maintenance and fixing minor problems as they arise and not wait until they pile up. This will help to increase the resale value of your property and the value of other homes in the Estate. In addition to maintaining individual homes, it is also important to maintain the overall standard of our beautiful Estate.

Approval from the Board of Directors through the MCHA Estate Manager, Brenda Mitchell.

Submit the following information:

1. Paint Colours (earth colours are approved for MCHA)
2. Drilling for a borehole
3. Installation of solar panels.
4. Completion Dates and/or Project Timelines
5. REFURBISHMENT PROJECTS MAXIMUM 6 MONTHS

RESIDENTS' PAVEMENTS AND SIDEWALKS

CLEAN AND TIDY SIDE WALKS

1. Enhances Curb Appeal, a clean sidewalk makes the neighborhood look well-maintained and welcoming.
2. Increases property value by improving overall appearance of the Estate.
3. Creates a positive impression for visitors or potential buyers.
4. Prevents Damage to pavements.
5. Respect for the community.

IMPORTANCE OF TRIMMING TREES NEAR STREET LIGHTS

1. Improves Visibility
2. Enhances Safety and Security
3. Prevents Damage



Residents are kindly urged to inform the Estate Manager when their property is sold and to provide the details of the new residents who will be moving into the Estate.

This is important not only for your own security but also for the safety and security of all residents within the estate.

THANK YOU

Kind Regards
MCHA Board of Directors