

# Meyersdal Crest

Homeowners Association  
(Association Incorporated under Section 2)

March/April 2025



Dear Residents, The Easter Holiday is the ultimate season of renewal and revitalization, an opportunity to reflect, review and recharge after an eventful first quarter of 2025. Whether you spent time with family, worshipping at church or decorating eggs for the little ones (or all the above), we hope you took time to embrace this season with all it has to offer. It is probably (or not) a mere coincidence that this season falls at the start of Autumn, a season synonymous with letting go of the old and embracing the new. The act of letting go is much easier said than done. We all go through seasons in our lives where we try to hold onto memories, people and things. As wonderful as it is to reminisce the past at times, we must also learn to accept the fact that things change. Life, for all of us, is abundant in experiences, opportunities and struggles, and without each of these, we cannot grow. So, cherish the memories, forgive the hardships, dismiss who or what is no longer serving you, and look to the future with positivity. To the best of your ability, embrace the beauty of letting go. "The trees are about to show us how lovely it is to let the dead things go" – Anonymous. It brings us great pleasure to present to you the MCHA Newsletter for March/April 2025:



## WAYS TO BE RESPECTFUL WHILE HOSTING

- **Inform** neighbours and Estate Manager in advance about the event, especially if it might be noisy to manage expectations.
- **Keep windows and doors closed** to contain noise inside.
- **Use lower volume** levels for music.
- **No Shouting** or any disturbances that could affect the peace and quiet of other Residents.
- **Respect** for the comfort and well-being of all Residents in the Estate with the emphasis on always maintaining a peaceful environment.
- **Follow Estate noise rules** as stipulated in the MOI and ensure guests respect parking and security guidelines.
- A little bit of **courtesy** goes a long way.

## **SPEEDING**

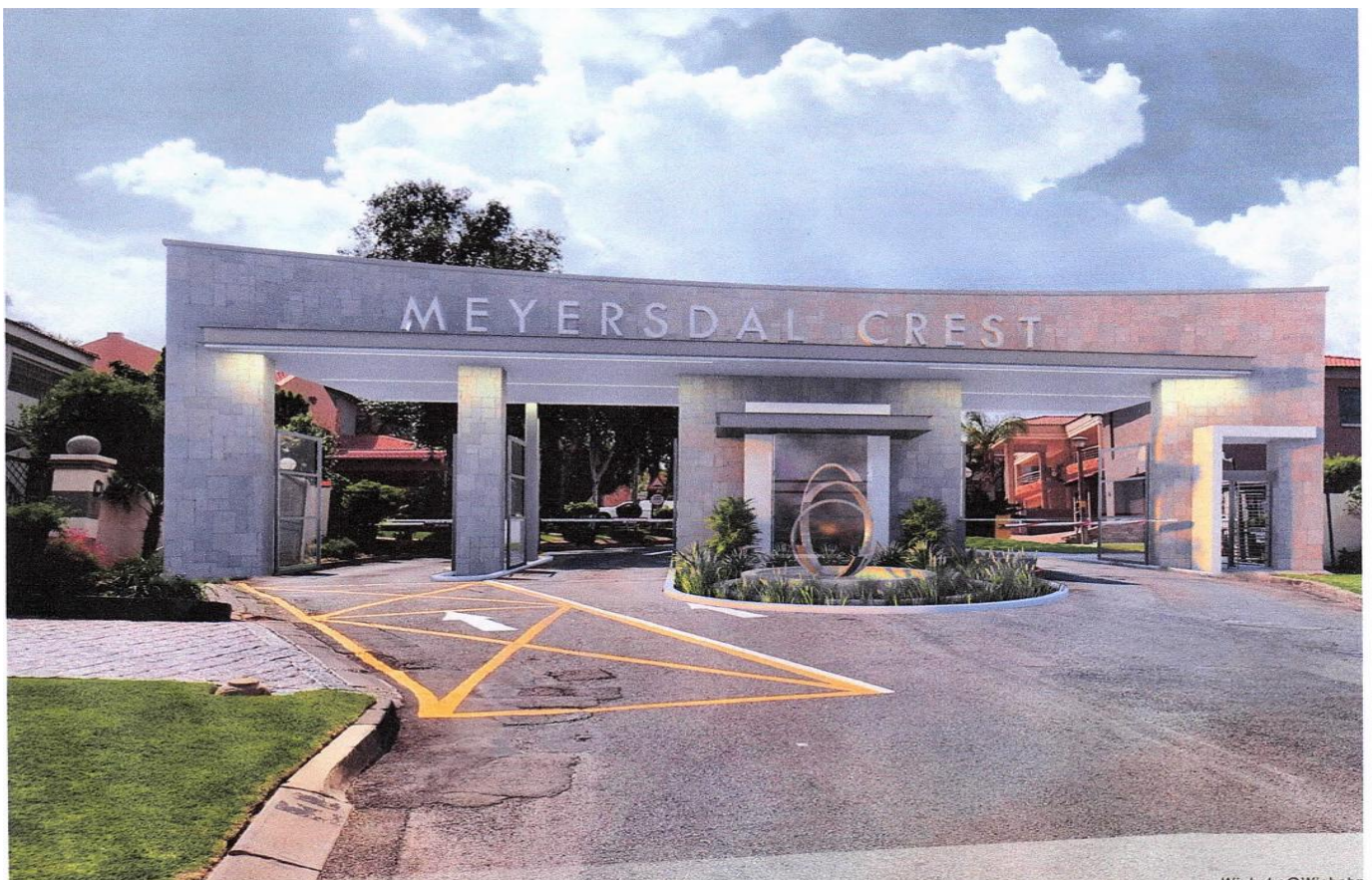
### **Why Refrain from Speeding in our Housing Estate**

#### **Safety First**

- Protect Residents, children and pedestrian's moving around. Speeding increases the risk of accidents.
- Gives Drivers More Reaction time when driving at a safe speed and allows you to stop quickly.
- Creates a Peaceful Environment – excessive speeding can be noisy and disruptive to Residents.
- Encourage Responsible Driving. When one driver follows the rules, it sets a good example for others in the community.
- Avoid Conflict with your Neighbors and HOA. Repeated speeding complaints can create unnecessary tension between Residents.
- Stick to the Estate's proposed speed limit of 30km per hour.
- Be mindful of speed bumps.
- Encourage your visitors and delivery drivers to follow the speed limits.

### ***30KM SPEED LIMIT INSIDE THE ESTATE***

**UPGRADE OF THE GUARDHOUSE reports is being sent through email to Residents**





## GUARD HOUSE PROJECT taking shape March - April 2025

Due to the significant rainfall over the past two months, Coenbuild has been unable to work consistently, resulting in a delay of approximately 10 days to complete the project.



## 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 R156 323,89 outstanding on its debtors' line 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

**These Residents have already been handed Summons:**

1 x Resident R48 745,73  
1 x Resident R28 746.48  
1 x Resident R14 333.80  
1 x Resident R6 225.79  
1 x Resident R4 692.09

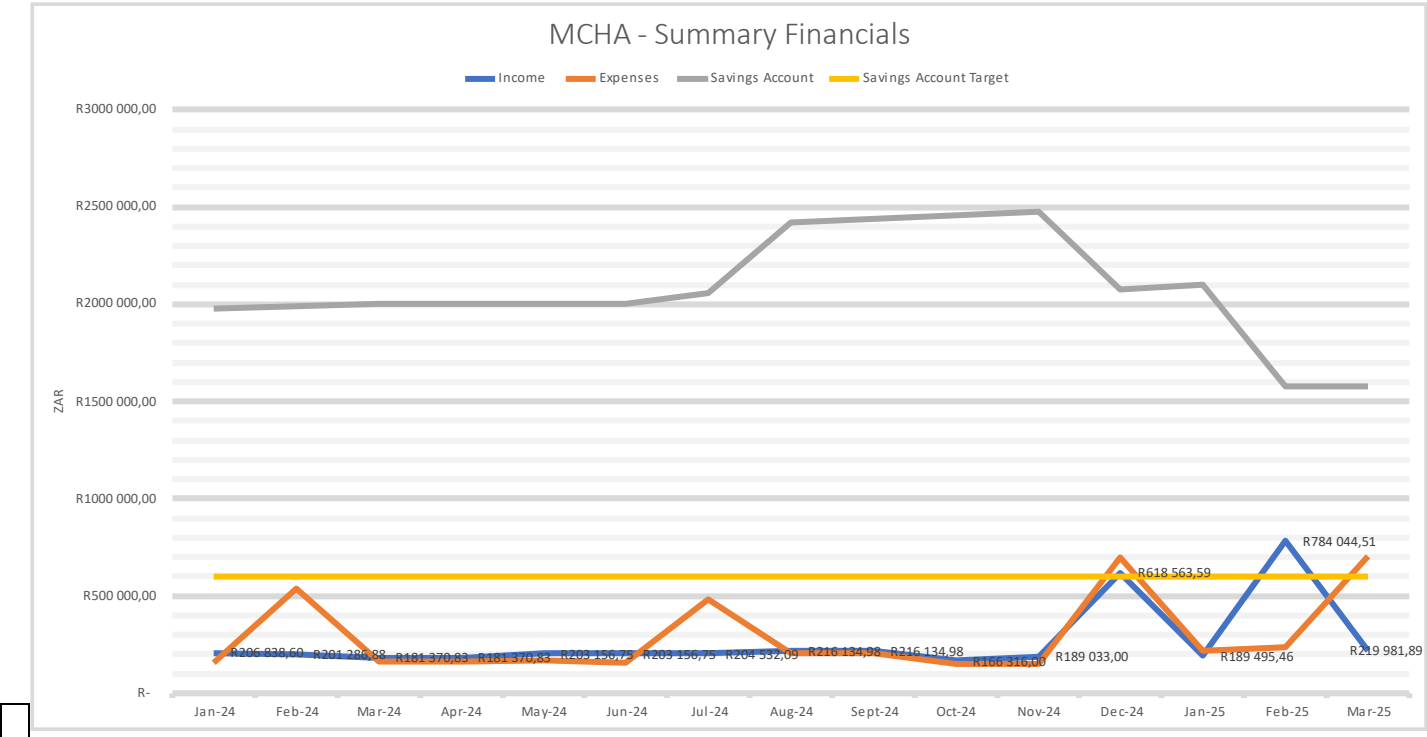
## WHAT ARE LEVIES USED FOR?

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



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



## HOME MAINTENANCE

### 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



#### **DOG POOP**

All dog owners in the estate are kindly requested to pick up their respective dog poop in the common areas of the estate and in the park.

When walking dogs, please remember to carry plastic bags to pick up the poop and deposit in your bins in your respective homes. Should you be in the park, plastic bags are provided under the Lapa for your convenience.

The picture on the left shows dog poop left in the driveway of resident.



The **ONION AWARD** goes to the one who did not pick up his dog's poop!

# THANK YOU

Kind Regards  
MCHA Board of Directors