



Newsletter – Quarterly

Trustees and positions held as at 5 October 2019

Attie Vorster	Chairman
Connie Oleastro	Finance
Kuvasen Moodley	Security, Safety
Johan Nel	Utilities and Garden inspections
Morne Smith	Maintenance, Gardens, New, Cleaning & Service Contracts
Nominated by Trustees: Rajeshri Govender	Garden and Staff
Jeanette Thyse	Managing Agent



FINANCE:

Financially Clavadel has performed well during the 2019 financial year ending June 2019. Our balance has increased by R326 k to the budget and R 562k in comparison to last year.

2019 Income exceeds the budget by R20 k and is currently on R270 k when compared to the previous year. This increase is mainly attributable to the levy increase of 9% as approved at the previous AGM.

Expenses have decreased by R 306k, when compared to budget and by R 292k when compared to the previous year. Expense variance to budget mainly consist of:

- Electricity (R239k)
- Garden Expenditure (R240k)
- Staff Costs R175k

The decision was taken at the AGM to bring the garden maintenance in-house. Expense variance to previous year mainly consist of:

- Garden Expenditure (R240k)
- Repairs & Maintenance (R223k)
- Staff Costs R179k

In the previous year, repair costs were high due to painting of the building R160k and the repairs to the tennis court R133k.

JUNE 2019	Quarter 1	Quarter 2	Quarter 3	Quarter 4	YTD	BUDGET	Variance	Prior Year	Variance
Income	754 704	751 391	751 551	755 154	3 012 801	2 992 344	20 457	2 742 552	270 248
Expenses									
Admin and other	252 098	251 769	252 306	265 029	1 021 202	1 011 432	9 770	936 912	84 289
Municipal Charges	124 976	94 183	74 009	113 961	407 129	646 392	(239 263)	498 907	(91 778)
Gardening/Cleaning/Launch	175 947	165 947	58 408	3 082	403 384	643 788	(240 404)	643 788	(240 404)
Repairs & Maintenance	77 440	108 705	75 632	161 696	423 473	434 760	(11 287)	646 695	(223 222)
Staff Costs	53 213	62 793	127 571	150 099	393 675	218 016	175 659	214 485	179 190
Expenses	683 674	683 396	587 925	693 867	2 648 863	2 954 388	(305 525)	2 940 787	(291 924)
Net Income before Tax	71 030	67 995	163 625	61 287	363 938	37 956	325 982	(198 234)	562 172

SECURITY: - Letter from Security Company

Good day,

Firstly, we want to thank you for the great privilege that we have to protect Clavadel River Lodge.

News that may be of interest to the lodge will be as follow:

- Crime in Vaalpark;
- Crime in the lodge and surrounding estates;
- Festive season;
- Where to report crime.

Crime in Vaalpark.

QRF Security Solutions, along with other key players in the safety and security sector, such as SAPS and EMS, have made it our mission and vision to keep Vaalpark as safe as possible for all our members of our proud community and their families.

In this active battle to keep Vaalpark clean and safe for all residents and visitors, we need to also share the positive as well as the negative news with the community so that they are also aware of what happens behind the scenes. The reason for this is not to scare people but rather to assist them to identify possible threats that may be endangering their lives or the lives of their families.

With that being said, QRF, SAPS and Public Eye Community Forums have active patrols during the day and nights to ensure that the community can be served in the best possible manner. During this last month of September 2019, Vaalpark and surrounding areas have been fairly quiet, with minor incidents reported to the relevant authorities and event failed attempts at house breakings. This does not leave us with a victory over crime. Unfortunately, the criminals are opportunists and they seek the weakest link so that they can use that against us as community.

Crime in Clavadel and surroundings.

It is our pleasure to inform you that the month of September 2019, we had one secluded incident of security related matters, the matter was dealt with in the appropriate manner and had no threat to the residence of Clavadel, other than that we had minor incidents that is unfortunately not security related and could not be stopped, however, still a wonderful month for Clavadel. Surrounding estates have also had no incidents that could jeopardise the safety of Clavadel and its residence. One point of concern that may arise is the contractor's accommodation next to Clavadel is vacant and by being vacant, it leaves a very dark corner where opportunists can hide, so keep it in mind when leaving valuable items on balconies.

Festive season.

The month of October has arrived and I don't need to tell you that 2019 is over. Unfortunately, criminals are just as excited about the festive seasons as we are. So with this in mind, please be extra vigilant when leaving your homes as well as belongings. These opportunists will start operating in our area, so we will see a sharp spike in activities as we move closer to the end of the year.

Where to report crime.

QRF and Public Eye Community Forum has a combined control room that operates 24 hours a day, 7 days a week. Our well trained operators are capable to deal with and despatch any call, whether it is Security or Emergency related. You are more than welcome to call our 24-hour control room to report any crime, concerns, accidents, disasters etc. We also have a WhatsApp group that allows you to text if you cannot call. These messages are also monitored 24 hours a day.

Call centre number: (016) 100 6045

WhatsApp number: 064 885 7355

For those of you that wish to be added to the WhatsApp group, please provide your full names and surname with your address.

On behalf of the QRF Management Team, we would like to wish you a safe October month, and please do not hesitate to contact us with any questions or concerns.

Regards

Quintin Botha
072 306 9557
Director of Tactical Operations
Guarding and Saturation Unit



MAINTENANCE and GARDEN WORK:

We are working daily to ensure that our grounds are neat, tidy and cared for. As you will see and notice, a lot of improvements and work were done. Below are a few photos. We welcome any suggestions/ comments on how we can improve. **Compliments keep coming in regarding the gardens, big thank you to Mario and his team.**

Grounds are neat and tidy. Beds turned over weekly. All weeds removed



Lovely rose in bloom



Trimmed trees. The Estate was over grown.



We started installing solar powered lights to be prepared for power outages and energy saving



Acquired a medical kit for the maintenance / gardening team



Personalized winter jackets were issued to all Clavadel Staff.



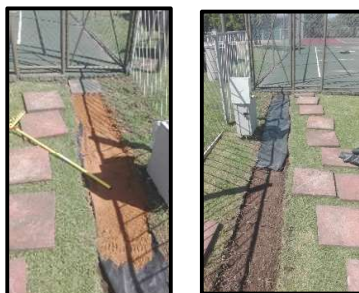
Mario repaired a few leaks and pressure valves.



Work done on Unit 85, water leak on outside due to aged and rotten pipes and corrosion



Walkway to tennis courts and swimming pool



Swimming pool renovated



Volley ball net replaced.



Repairs on roof and barge tiles



Curbs was installed at entrance to keep gravel and plants in place.



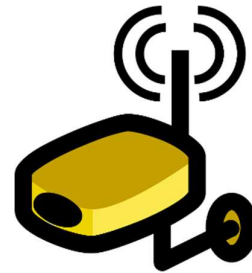
Due to the high cost to repair rotten ballistrades and its ongoing process it was decided to start with one common area steps to brick and plaster it, which are a more permanent sollution and safe for kids and reduce maintenance cost.



R2500 donation for plants from Unit 59 were used to buy bottle brushes. Planted at cemetary down to Clavadel Entrance.



The camera system at the laundry was repaired by replacing a faulty Nano Beam Ethernet radio



PLEASE TAKE NOTE THAT THERE IS A "OFF LOAD ONLY - NO PARKING" BIG SIGN AT THE LAPA, RESIDENTS OF CLAVADEL, PLEASE ADHERE THERETO.

Kindly remember, Security is the responsibility of all the residents, if you see something wrong, address it immediately to allow for corrective action to take place.

PLEASE ----- DO NOT DRIVE OVER THE GRASS

Please do not park in areas that is not marked and do not park under other owner's carports?

Long term parking of trailers and jet skis are not allowed.

Contact Jeanette to enquire about boathouses for rent.



All minutes are posted on the website