

## **Report from the Trustees of the Brigadoon HOA, Wigwam Town, District Rustenburg**

### > **The Present Situation.**

To each and all of you that invested in the Brigadoon Security Village Golf Estate, Congratulations! Your decision to invest in this exclusive property, we believe, is to become one of the best, if not the very best Golf Estates in the North West and also very competitive to other Golfing Estates nationwide.

### > **Reply on various concerns**

#### **The HOA**

Recently, arrangement was finally signed with the Developer Mr W Pretorius. Please visit our Website on the constitution and other HOA issues on postponement of building cut-off dates, rules and regulations, etc.

#### **Water**

Brigadoon has no water problem. It is self-sufficient from mountain water as well as boreholes. It has the capacity of pumping in excess of 1 Million litres per day for the Golf Course. Better usage of boreholes with the construction of additional and independent water pipe lines improved water supply dramatically.

An arrangement has also been secured with the direct water pipeline from the Rand Water Board, to connect and tap-off in crisis situations to serve the houses and the Hotel. When the sewerage plant can produce enough volume, Re-cycled water will be sold to the golf course for irrigation.

Nobody, however can foresee if a national drought may hit this part of the country. Every stand will be billed monthly for its' domestic use. (Electricity is pre-paid!)

#### **Security**

Security is a high priority to the trustees of the HOA. Various electronic devices are under investigation to improve security. It is however, the feeling of the trustees, that the physical and visual patrol throughout the Estate, is at the end of the day, more effective. Electronic communication to the gate and back to residences, will also be investigated.

We invite any stand owner with expert knowledge in this field, to contact the HOA Executive. Security will be the major expense of the HOA'S budget, but costs will be shared with the Hotel!

#### **Golf Course**

The condition of the golf course is not as we wanted it to be, but with the takeover of the new developer, it can become on standard very soon "A top course at the foot of the Magaliesberg"

Top soil will be applied to the fairways to make it level and free from stones

An automatic irrigation system will be in place very soon

Conditions of the greens and tees are good, and need not much to get fully onto par!

#### **Clubhouse**

The existing area that was allocated for the Clubhouse is not practical in the sense of parking and construction. A new clubhouse, however, has been planned to supply more parking.

Erection of the clubhouse should start within the early part of next year and will be the responsibility of the new developer!

### **House Plans**

Houses must be planned by a qualified and registered architect, obeying prescriptions on façade, type of roofing, frames, etc. All plans must be authorised by the House-plan committee of the HOA. The Chairperson is Mr Willem Loots, an architect and he is also the appointed Project Manager for the HOA. His contact no is 082 413 8833.

Only upper-class houses will be considered to compliment the total image of The Estate. Your house must have a synergistic effect on the value of the house of your neighbour. Isn't that what everyone wants?

### **The New Developer**

Mr Hans Marx bought the rest of the development as from the 1st August, 2007, including the unsold stand, Golfcourse and the Hotel.

At a recent trustee meeting held on the 7th August, 2007, the new developer announced that the 47 unsold stands will not be sold as a stand, but will be developed by himself, and sold fully developed.

This for us is very good news, and will be an injection for the development to pick up velocity and added value.

### **Levies**

Thank you to all the Owners that pay their levies on time. These monies are needed for legal costs, auditing costs, cleaning stands, etc.

There are however, a percentage of owners not paying, which is very disappointing. Persons not paying levies are however not necessarily doing this on purpose.

Invoices come back not delivered because of wrong addresses or resold stands, where the new owner is unknown to us. Please contact our Secretariat D.E. van Straten on 014 592 8435 - Mr Christo Henderson - to update your data.

OR

Payments were received that could not be allocated because deposit/s do not reflect number of stand or house. If you disagree with your account, please contact the Auditors as stated above.

OR

We are also aware of non-payment of accounts, although addresses are correct as well as correct registered owners.

At the trustees meeting it was decided that this is an attitude we cannot and will not tolerate and legal steps will be applied for the collection of funds. It is also unfair to other owners paying their monthly levies.

### **Post Mortem**

This is a new development for you as owners to be proud of. We also believe that this may be one of the best investments you ever made!

Please contact me or the other trustees for more information, preferably by fax or E-mail.

Regards.

Chairperson Gerhard Vermaak