

GARLINGTON

HOMEOWNERS' ASSOCIATION

"An Estate in the Country"

13th August 2009

CIRCULAR TO ALL HOMEOWNERS

RE: TELEPHONES AT GARLINGTON

BACKGROUND

During the design phase of the Estate Telkom agreed to provide a copper wire based telephone system. They provided a reticulation plan and the sleeves for the wire which the developer duly installed. When the time to supply the telephone service came Telkom reneged on their commitment.

The HOA then formed a subcommittee to investigate how a telephone service could be provided. There were two options, a fibre optic based system or a wireless system. Telkom were advertising a wireless system and after various meetings put the equipment for the Garlington system in their budget for 2009/2010. This budget was approved but again they reneged on their commitment.

FIBRE OPTICS

The subcommittee led by Victor Hellberg, an expert in the field then investigated proposals for a fibre optic system from five service providers. After considering a number of issues it was felt the following were critical:

1. The HOA should own the fibre optic network so it could not be held for ransom in the future.
2. The capacity of the network should be sufficient to accommodate new technologies such as Internet TV and movies on demand etc.
3. Connection to the system should be voluntary with no monthly charge for those not using the system.

The subcommittee has therefore recommended a system from Triple Play.

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HILTON
3245
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The cost of installing the fibre optic cables will be approximately R3,700.00 for every site. Each homeowner that wishes to connect to the system will then have to pay a further R6,200.00 to get connected. These are cost estimates and are dependant on the foreign exchange rates.

The Board of the HOA has decided that the best way to finance this would be by the imposition of a special levy of R3,000.00 payable over 3 months probably September, October and November 2009.

Any costs exceeding the total income from the levy will be paid from the levy stabilisation fund.

The finance subcommittee is authorized by Section 34 which states “The finance committee may from time to time make special levies upon the members in respect of all expenses of the Association which were not included in any estimate made in terms of article 33, and the finance committee may when imposing a special levy determine the terms of the payment thereof” to make this levy.

However the Board has decided to seek the opinion of the members before embarking on this project.

Please could you e-mail your feelings by reply to this e-mail. The Board will assess the tone of the replies and either

- i. Proceed
- ii. Call a special General Meeting
- iii. Abandon the matter.

You will be informed of the outcome.

The Board wishes to express its thanks to Victor Hellberg for all the work he has done.

O M GREENE
CHAIRMAN