



# A Note from your Rescom



## BROADACRES VILLAGE RESIDENTS COMMITTEE

**Revised Budget for this year and revised  
approach to levies  
Communiqué 31-2022**

28 August 2022

*Dear Residents,*

*Further to Evergreen circular 072, I would like to confirm ResCom's view on the outcome of extensive engagements that we have had with Management. Thank you for all the inputs that you made and which were used in our engagements with Management..*

*While we may not have achieved everything that we may have liked, we are confident that the revised approach set out in the circular is a much better outcome than the original proposal and addresses most if not all of the concerns raised by the majority of residents. A key concern of ResCom is the importance of having a sustainable operational budget into the future and that the operational costs must be shared by all units not just those that have been sold. We think that we have achieved that so that the levy costs are divided amongst all available units.*

*We also believe that we now have a sounder basis from which to develop a sustainable budget on an annual basis.*

*In order to shield existing residents from any negative financial impacts as a result of the change in approach to allocating the operational cost, the owner will subsidize any deficit that may arise as a result of the new*

*approach until such time as the deficit is eliminated so that no resident will be worse off than they are now as a result.*

*There will now be no amendments to existing LRAs; all operational costs will be covered by a single levy; the additional person levy will be applied as currently contained in your LRA except that the amount will not exceed R500 ( on current costs) per month for dual occupancy units.*

*As there will be no change in the date of the levy increase as originally contemplated, a levy increase for this year will, as is currently the case be effective from 1 September 2022, on the basis contained in existing LRAs. The adjusted levies will be reflected on the October 2022 levy statements, back dated to September, as the September statements were processed before the announcement was made.*

*We will continue to engage on the details of the duties of the Village Nurse, the cost of which will be included in the levy and will as requested by many of you revert to a similar system to the historical Village Nurse approach of a registered nurse doing regular rounds in the Village.*

*We will also continue to engage on the details of the catering service and how to address the concerns raised by many of you. In this regard we are hoping that greater use of the service can be incentivized and that the overall cost can be reduced by greater uptake.*

*The outcome of these engagements will be communicated to you in the next month.*

*We trust that you will see these changes to the original proposals in a favourable light as we do.*

*Best,*

*Laurraine Lotter  
Chairman*