

23 June 2023

GENERAL UPDATE

Dear Residents,

It was my intention to see you all in June as this was on our planning for quarterly townhall meetings. I am however going on annual leave from next week and will most likely only be seeing you at the AGM on 17 August 2023. I therefore thought it wise to send a general update to explain and provide feedback on topics that would have been covered in the Townhall meeting.

Emergency Alert System

We are investigating an upgrade of the emergency alert system. There has been an enormous influx of options in the market and thorough research on the benefits of each one needs to be completed before a final decision is made as to which is best suited for all our villages. Loadshedding and the potential vulnerability of systems reliant on electricity have forced us to consider many different scenarios and possible solutions.

The aim, without any confirmation yet, is to upgrade our existing service to a pendant-based service rather than the current "home-based" device. The pendants will be GSM or SIM card operated and, if charged, they will not be affected by load shedding or internet breakdowns. It will also allow access to an emergency operator even when you travel outside the village. An update on changes will be provided at a later stage.

Water pressure project:

EPI is looking at partnering with a company called Alveo to supply the Village with a solution that will provide water security and storage. When this partnership is concluded, Alveo will provide the necessary water treatment plant in order to provide clean potable drinking water. They will then integrate this to the Village water reticulation and sell this water onto the Village. Alveo will have to get licenses to do so and will have to comply with all SANS standards.

By linking into the entire Village water articulation and boosting the water pressure supplied to the Village By doing this Alveo will resolve the water pressure problems that phase 3 houses have been experiencing as well as ensuring water security and reducing our dependency on JHB Water. We will however be able to use JHB Water should we need it by simply opening the valve from outside which will be shut when running with Alveo.

Solar project:

The solar project has been rolled out at Evergreen Noordhoek and is currently being tested. The plan is to roll out to the rest of the Evergreen Villages once the tests have been concluded. As soon as this has been approved there will be a communication to residents to inform you of when this will happen and how this will impact on you. It is a myth that the solar project will provide free electricity to residents.

Apartment rental policy

As some of you might have seen EPI have ventured into a Rent to Own Marketing strategy for 22 pre identified apartments in Bushwillow block. This will be a one-year lease agreement only and will aim at getting residents who might not be sure of whether they are ready for apartment retirement or not to experience it firsthand. Should you buy within 6 months, as an incentive your first six month's rental will be refunded back. One Bedroom rental of R9500.00 per month and two-bedroom apartment rental of R12 500.00 per month which includes your levies but excludes your water and electricity consumption.

COJ Tariff increases

As communicated previously City of Johannesburg had published their General Valuation Roll. The valuation process takes place every 4 years and takes in to consideration, amongst other things, the general property market values within a certain suburb of the Municipality. Evergreen has reviewed the General Valuation Roll, via our Property Valuer consultants from Norman Griffiths and Associates. We have not simply objected to all property valuations. We have submitted objections to those properties where the valuations are not justifiable based on market related evidence as assessed by the Property Valuer.

Regardless of the objections lodged, the new monthly property rates will come into effect on 1 July 2023. Should the objections be accepted, and the valuations lowered, the City will then back date any credits to 1 July 2023. The valuation roll may be viewed online at the City of Johannesburg website, or alternatively you may view the valuation roll at the Village Manager's office.

3rd party involvement into sewerage charges

Evergreen have gotten a 3rd party involved in getting sewerage charges for the Village updated as we are only being billed for the 130 houses at this stage and the Apartments and Clubhouse has not been billed on our account yet. We are raising a provision for apartments and the Clubhouse every month in order to be able to cover the charges as this will be backdated when corrected. Similarly, the developer sewerage charges are being paid monthly and added to the provision.

Finally, I urge you to please ensure that you do not lend your ears out to gossip. It causes anxiety, confusion, and frustration. Please always seek to establish the facts and the truth about a matter before adopting it as opinion. Please contact Wilma directly should you need clarity on any matter.

I would like to thank the Rescom, particularly Laurraine Lotter and Cecil Fann for their support of management and staff. I thank you all for taking the time to read this communication, and for your continued support.

Best Wishes

Garry Reed
Managing Director