

06 April 2018

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Dear Residents,

WATER MANAGEMENT AND RESPONSIBILITY

As we find ourselves in the midst of a water crisis and severe water restrictions we take this opportunity to remind you that it is your duty and responsibility as a member of the LMHOA to manage the consumption of water on your erf. An easy way to monitor how much water you are using is to take your own meter readings regularly and keep a record of your usage. You can involve your children by encouraging them to take water readings and keep a record displayed in a prominent place in the household such as the fridge door. How well the family has done as a whole, as the month progresses can be a supper time discussion point, as well as teaching youngsters respect for this most precious resource. Regular monitoring can assist you with early leak detection and give you a clear view of the amount of water you are using, thus enabling you to keep within the restricted amount set by the CoCT, which is currently 50 litres per person per day or 6kl per month for a household of four.

The principle of water management on the estate is that the member is responsible for all water from the original LMHOA water supply connection, including the water meter.

Thus, the member is responsible for all leaks on the property including underground leaks or leaks otherwise not visible to the eye on the erf's primary plumbing infrastructure which would normally be kept pressurised for normal plumbing requirements.

The LMHOA cannot be held responsible for leaks other than those on communal property and calculates water charges to the members according to the CoCT rates, irrespective of whether there was or continues to be a leak on a property at the time the reading is taken. The water meter of each erf is read monthly about the 21st to 23rd of the month by Estate staff.

Members are charged in the normal way via their levy accounts and amounts are due and payable in terms of the Memorandum of Incorporation.

Members do have alternative recourse by ensuring that their insurance policies incorporate water leaks and can make claim in the event that they experience such.

We therefore urge members to put a routine in place and monitor water consumption on a regular and consistent basis, for example daily, weekly, or bi-monthly rather than wait for the monthly readings taken by the Estate, only to find that they could have avoided an unexpected and extremely costly crisis weeks before.

The residential water and sanitation tariffs in operation are set out below for your ease of reference:

Residential Water Tariffs (Domestic Full and Domestic Cluster)		
Water Steps (1kl = 1 000 litres)	Level 6B (2017/2018) Rands (incl VAT @ 14%)	Level 6B (2017/2018) Rands (incl VAT @ 15%) from 1 April 2018
Step 1 (> 0 ≤ 6kl)	R29,93	R30,19
Step 2 (> 6 ≤ 10.5kl)	R52,44	R52,90
Step 3 (> 10.5 ≤ 20kl)	R114,00	R115,00
Step 4 (> 20 ≤ 35kl)	R342,00	R345,00
Step 5 (> 35 ≤ 50kl)	R912,00	R920,00
Step 6 (> 50kl)	R912,00	R920,00

Residential Sanitation Tariffs (Domestic Full and Domestic Cluster)		
Water Steps (1kl = 1 000 litres)	Level 6B (2017/2018) Rands (incl VAT @ 14%)	Level 6B (2017/2018) Rands (incl VAT @ 15%)
Step 1 (> 0 ≤ 4.2kl)	R25,65	R25,88
Step 2 (> 4.2 ≤ 7.3kl)	R44,64	R44,85
Step 3 (> 7.35 ≤ 14kl)	R98,04	R98,90
Step 4 (> 14 ≤ 24.5kl)	R119,70	R120,75
Step 5 (> 24.5 ≤ 35kl)	R119,70	R120,75

Note: Sanitation is charged to a maximum of 35kl per erf.

The LMHOA shall monitor water usage, and communicate directly with members whose water usage is excessive. Members with households in excess of four people are advised to contact the Administration Office directly so that we can be aware of household requiring more than 6kl per month. Visitors and guests are not considered to be additional members of the household and should not use water excessively in the ordinary course.

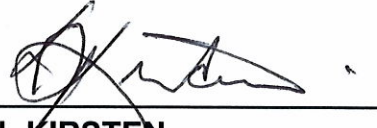
We trust that the above brings clarity and shall assist you in managing water consumption as we navigate through these tough times.

Yours faithfully,

LAKE MICHELLE HOME OWNERS' ASSOCIATION NPC



J DUFF
CHAIRLADY



L KIRSTEN
DIRECTOR