



Anchors Aweigh Newsletter

Issue 1

June 2013

Note from the Editor

Shoo it's almost the middle of the year – where did the time go? We've been very busy at Anchors Aweigh. Some of the houses have been re-thatched, dirt roads have been paved, we've cleared large areas of land and we have a new web site – if you haven't seen it yet go to www.anchors-aweigh.info and let us know what you think.

WANT TO HAVE FUN!!

Join our facebook page, "Anchors Aweigh" and share your photos and stories. It really is a fun way to keep in touch with Anchors. Come on, don't miss out. We would love to hear more of the owners on our facebook as well. Please go and add us <https://www.facebook.com/anchorsaweigh.hibberdene.7>

OUR OWN ANIMAL FARM



Look at all the animals that have found a home at Anchors. We've built the steps to the Animal Farm and nice cages for the chickens, rabbits and pigs. Over the next few weeks we'll be building a braai and picnic area.

If you're at Anchors during the July school holiday why not join us on the 28th, 29th and 30th of June when we paint the main enclosure. Bring your paint brushes and help us decorate our animal farm.



Are you coming to Anchors Aweigh for the
July school holidays?

Join us on from Friday the 28th of June to
Sunday the 30th of June and help us paint
the petting zoo.

Lots of fun painting activities for the kids.

All paints will be supplied, just bring a paint brush and a
smile.

Contact Desre Stewart for more details.

unreasonably interfered with by other owners and tenants. This means that everyone living in a sectional title scheme should be considerate by keeping their noise levels down when going about their lives at the scheme. However, it doesn't mean that other owners and tenants are not entitled to make a peep! You also must be reasonable and are expected to handle a reasonable level of noise during ordinary waking hours and on national holidays know for higher noise levels such as New Year's Eve.

DIS LEKKER BY DIE SEE!

East Coasters will have to wait a few more weeks, before the 2013 Sardine Run begins.

Mike Anderson-Reed from the KZN Sharks Board says they have been keeping tabs on the movement of the shoals and currently they are about 200km away from our shores, in the Mazeppa Bay area of the Eastern Cape.

"Water temperatures along the KZN coast are still fairly warm, we're sitting at 20.5 degrees on the lower South Coast and even up to 21 degrees at stages. Ideally one needs a temperature of 19.5 degrees and below.

"The first big cold front has just come through the Cape now and it will start to influence the water temperature conditions off the Wild Coast and then our conditions will drop down. I think we've got a couple of weeks to wait," he said.

The Sardine run is not only a spectacle in South Africa - last year it also made waves internationally. CNN uploaded a list of "27 must-sees on this incredible planet", with the Sardine Run at number 27.

It's almost time for
the sardine run!



Every year, between the months of May and July, many millions of silvery sardines travel north from the cold southern oceans off South Africa's Cape Point, hugging the shore as they make their way up along the coastlines of the former Transkei (northern Eastern Cape) and KwaZulu-Natal in what is commonly known as the annual Sardine Run.

If you want to build a ship don't drum up people to collect wood and don't assign tasks and work, but rather teach them to long for the endless immensity of the sea.

Antoine de Saint-Exupery

WHAT HAPPENS WHEN YOU DON'T PAY YOUR LEVY?

There are serious implications for Sectional Title property owners who don't pay levies. The levy account in each household in a sectional title scheme might not seem like an all-important account to pay, but as this is actually the lifeblood of the body corporate, any person who withholds their levies for any reason is actually doing it harm.

There are various reasons given for the non-payments.



Owners often fail to speak to the trustees if they have problems with paying their accounts. There are ways of arranging payment plans with the body corporate and it is always better to arrange this before the amount outstanding becomes unmanageable. Withholding levies is sometimes also used as

a leverage tool if the owner is unhappy with something within the scheme, but this is not a solution to any problem, in fact, it just makes the animosity worse,

A sectional title development which has levy collection problems will be unable to pay its creditors and keep the property maintenance up, which will eventually cause the property value to drop, and in turn, the owners' investments will decrease in value.

Therefore, in not paying the levy account, it is a form of self-sabotage; withholding the payment for any reason does not make sense.

The body corporate, on discovering that levies are in arrears, will usually first send a reminder for non-payment of the levy account to the owner, but if he ignores this, a letter of demand will be sent. If this letter is ignored, it will be handed over to attorneys and this will end up in high legal costs and being listed as a bad payer on ITC.

If the levy account is handed over, the Sheriff will serve a summons or can pin the notice on the front door of the unit, which is legal as this would be the listed legal address of the owner of the account unless the body corporate has been notified in writing of a different address. The owner will have ten working days to respond to the summons and if he doesn't the Sheriff can then attach goods or continue with the proceedings to auction off the unit itself (if the sale of the goods is not enough to cover the amount outstanding).

Owners who do not pay their levies must realise that the trustees of the body corporate must use the full strength of the law to collect outstanding levies and they have a duty to the other owners to protect them and the value of their units.

ARREARS LEVIES

The trustees are in dire straits concerning arrears levies. Arrears levies are our enemy and affect all owners. In order to keep levies down, the financial committee plan their budget on the assumption that levies will be paid in time. Arrears levies really put a strain on the day-to-day maintenance and upkeep of the complex. If trustees have to budget for arrears levies in order to keep afloat and pay the monthly commitments, the levies will increase by much more than the standard yearly increase. The trustees have therefore decided to take a harsh stand on arrears levies.

The following decisions were taken concerning procedure on arrears levies:

1. Levies must be paid on or before the 7th of each month.
2. Owners that have not paid by the 7th will receive a reminder *and* a notice that electricity will be disconnected if not paid, by the end of that month.
3. By the end of the month in which levies was not paid, the electricity will then be disconnected. A reconnection charge of R 500.00 will be added to the levy account.
4. For each consecutive month thereafter during which the levies is not paid, a R 250.00 collection/admin fee will be charged and added to the levy account, until such time as the levies are paid.
5. By the end of the third month of non-payment, the account will be handed over to the attorneys for collection. In order to recover arrears levies and cost of legal action, foreclosure procedures will then be activated that could lead to a judgment and the consequent, "Sale in Execution" of the property.



The trustees urge all owners to work together in making Anchors Aweigh a good investment, a special resort/complex in which we care and respect our neighbours, where maintenance and upkeep is a priority. Please pay your levy on time.

Anybody that finds himself in arrears must please contact Johan van Emmenes or Hennie Grobler to avoid additional collection charges.

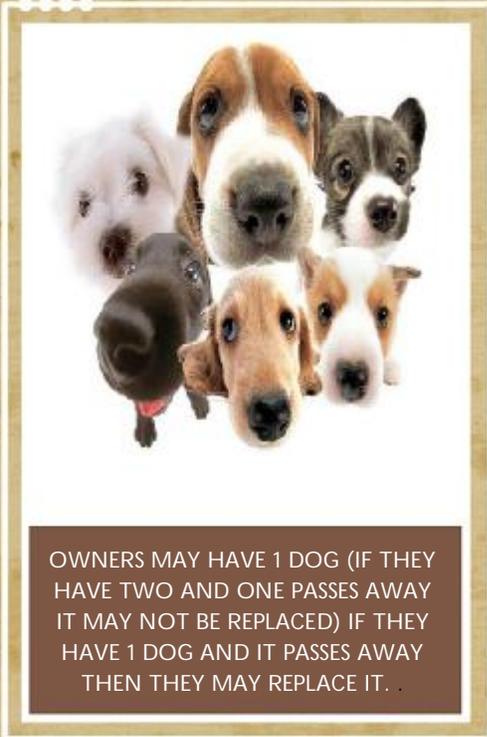
CONTACT DETAILS OF OWNERS

Please make sure that Sue sue@statusmark.co.za of Status Mark as well as Desre admin@anchors-aweigh.info at the resort has your contact details, E-mail address, postal and home address, cell phone numbers, *Note that the onus is on the owner to keep contact details current.*

Our Board of Trustees is made up of dedicated, like-minded individuals who all share a vested interest in Anchors Aweigh, herewith our board of Trustees for 2013;

<u>CHAIRMAN</u>		
Andre Stewart	082 456 7554	umdlalolodge@telkomsa.net
<u>FINANCIAL COMMITTEE</u>		
Johan Van Emmenes	071 688 0963	johan.vanemmenes@implats.co.za
Blackie Swart	083 556 3357	icerunner@absamail.co.za
Hennie Grobler	082 717 3901	hennieg@outlook.com
<u>INSURANCE COMMITTEE</u>		
Dirk Winterbach	082 444 0388	dirk@crowthornelodge.co.za
<u>NEGOTIATION COMMITTEE</u>		
Dirk Winterbach	082 444 0388	dirk@crowthornelodge.co.za
Blackie Swart	083 556 3357	icerunner@absamail.co.za
Johan Van Emmenes	071 688 0963	johan.vanemmenes@implats.co.za
<u>COMMUNICATION COMMITTEE</u>		
Blackie Swart	083 556 3357	icerunner@absamail.co.za
Johan Van Emmenes	071 688 0963	johan.vanemmenes@implats.co.za
<u>BUILDING AND TERRAIN</u>		
Robby van Wyk	082 302 3905	robby@anchorspro.co.za
Andre Stewart	082 456 7554	umdlalolodge@telkomsa.net
<u>RENTALS</u>		
Wentzel Stewart	083 455 4425	wentzel@stewcon.co.za
Blackie Swart	083 556 3357	icerunner@absamail.co.za
<u>RESORT CONTRACTOR</u>		
Faan van Emmenes	083 654 7748	ssvanemmenes@gmail.com

HOUSE RULES



GENERATORS

No permanent generators are allowed – it is only allowed to be used in the event of a crisis or absolute necessity, and only if they have written permission from the trustees to have a generator

VEHICLES AND PARKING

No one can simply park wherever they want to. Every unit has their own parking. Speak to the Trustees if you are uncertain.



Steps to follow if you want to do alterations to your unit:

- A three dimensional sketch, with full details must be approved by neighbours in writing
- This sketch and letters from neighbours must be approved by the building committee
- Owner now to have his plan drawn by draughtsman (6copies)
- Plan to be returned to building committee – to do an inspection, to approve and issue the owner with a letter of approval and a set of building rules and regulations of Anchors Aweigh
- Plans to be submitted to the Town Council for approval
- Once the Town Council approved – procedures is to be followed according to clause 24 of the sectional titles Act of 1986 before any building can commence
- Please note: plans must be submitted for any wall structure higher than 1 meter
- Any contractor / worker is to produce a letter of good standing from WCA that they are registered, before they may do any work at Anchors Aweigh