



Glen Austin Residents' Association

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GLEN AUSTIN RATEPAYERS ASSOCIATION – ANNUAL GENERAL MEETING
SATURDAY 29TH JANUARY AT 1400 HOURS AT CRESSET HOUSE, 141 HAMPTON ROAD, GLEN AUSTIN,
MIDRAND.

APOLOGIES: Rob Fowler, Yolundy Van Dyk, Andrew Murdoch, Wendy Hartley, Juan Simon, Jenny and Clive Froome, Richard Hulse, Ian Measures, Paul Clipsham, Peter and Sylvia Hauser, Glenda James, Monica Gielink, Alan and Adele Trollip, Adri v d Veer, Isle Welters, Lillian Diseka.

PRESENT : 77

The Chairman, Mr Alexandre B Teixeira, welcomed all present.

As there was a power cut and the projector could not be used, the Agenda was slightly changed.

CHAIRMAN'S REPORT

The Chairman requested that the Minutes of the 2010 Annual General Meeting be adopted as a true record. This was adopted by Mr Jan Van Kroonenburg and seconded by Mr U Bahmann.

Alex thanked Cornerstone Security for their input and help throughout the year with monitoring the Patrols and the Radio System. He informed the floor that he was resigning as Chairman due to pressure of work. He had been on the Committee for many years. The website is up and running. The Conservancy has been registered. The Patrols are still operating. Membership has increased considerably which has enabled the residents and members to use GARA as a means of information and follow up at the various Rate Payers Meetings.

The Sasol pipeline is going ahead on Allan Road, on the Western side, although there seems little room to actually place the pipeline.

Glenacres Shopping Centre – GARA, on behalf of the Residents, has objected to this development as there are enough shopping centres in the area.

The Cell C mast on Allan Road, near RMM Building Supplies was also objected to, and has subsequently been cancelled.

Old Mutual – Zonk'izizwe is still scheduled to go ahead. The EIA has not yet been completed. Old Mutual had also been contacted to fence the land around Grand Central Airport, which is a security threat to Glen Austin. (Some issues on ownership however and GARA will continue to follow this up)

The Committee has attended many meetings during the year i.e. Ratepayers A and IDP Budget and Rates Policy meetings. Feedback has been sent to all GARA members and will be posted on the Glen Austin website in the future.

TREASURER'S REPORT

The Chairman outlined the report verbally in the absence of the Treasurer.

GARA account balance R58, 000.00

Patrol Glen Austin account balance R7800.00

Due to the new tax laws, the money could not be left in the accounts. It has to be spent or allocated, otherwise it will be taxed. The Chairman opened the floor for suggestions how the money should be spend in the community.

Suggestions were:

Street names and street numbers

Tar George Road – Glenn Sheppard (Committee) said that regretfully GARA did not have enough money to tar George Road. There is a lot of infrastructure development work that needs to be done regarding the storm water drains and the cost would be over a million rand. GARA also cannot undertake this project as George Road is a provincial road and GARA will not be given permission to upgrade the road..

Bullet proof vests for the Patrollers – GARA money could be donated for this. Glenn confirmed that Christine (Secretary GARA) had already sent out a request for donations for Patrol Glen Austin as the bullet proof vests and torches need to be replaced and an amount of R20, 000 was required.

Street lighting at intersections – this would be very expensive and will result in an increase the rates by 18 – 20% for all Residents.

People could put a street type light in their property to increase visibility on the boundaries and RayLight have a energy saving solution which gives a 50m radius of white light.

Cut grass in open spaces. The Council should cut grass on unfenced plots and the Trouble Ticket system should be used for this. Christine would check with Ratepayers A forum when the Trouble Ticket system would be up and running again on the Joburg Council website. Guy will add this link to the Glen Austin Website so residents can navigate easier to the right place to add issues in the future.

Speed humps on internal roads and traffic circles on Allan Road to replace 4 way stops. These have been requested by our Councillor Sinnah Ramakhula for the Council Budget. GARA will follow this up.

To use SMS's instead of sending out emails from GARA, especially when there are hijackings. Glenn will follow this up with the member who suggested this and see how this could be integrated in the overall communication system including the website.

PRESENTATION BY MR HERMAN PIENAAR, FORMER MEMBER OF MIDRAND COUNCIL AND NOW DIRECTOR:
(PUT IN FULL TITLE) ON THE FUTURE OF MIDRAND.

The full presentation will be on the website,

Synopsis:

Public transport very important – the Gautrain vital to Midrand. There will be bus routes to the Midrand Station. Properties around Rosebank and Sandton have tripled in value since the commencement of the Gautrain service.

There are a lot of housing pressures for Glen Austin, especially from Ekruhleni.

The Midrand Development Framework document is very old, and it will be updated in the future, but no time frame given. The Spatial Development Plan for Glen Austin will remain as is for the foreseeable future, assurance was given that any changes and or proposals will go through the normal process of public participation.

PW5 Highway – time frame for this project not known.

Zonki'izizwe – Old Mutual still have to submit the Environmental Impact Study that needs to be finalised. This project has been on the cards since 1996/7 and with the new development of Waterfall Park, if progress is not made, development will move more towards Waterfall Park. There is no room for both developments.

Speed Humps – the Council does allocate money for these. Residents could pay for these - JRA has to be approached and confirmation needs to be in writing GARA will follow this up

The Government is getting ready for Municipal elections and therefore not much will happen before this.

Mr Pienaar was not prepared to comment on the Rates debacle.
Alex thanked Mr Pienaar for his presentation.

NOMINATION OF OFFICE BARERS FOR THE GARA COMMITTEE.

Alex stated that GARA needs people who can commit circa 2 hours a month to attend the committee meetings. The Committee are all volunteers. Alex had tendered his resignation and Mr Ian Measures had also stood down due to personal reasons.

Christine Robinson also would have to stand down as she has been on the Committee for over 9 years and the rules are that after 4 years, she cannot stand again unless a Resolution is passed. The Residents unanimously agreed to Christine to continue on the Committee.

Mr Van Kroonenburg asked Alex, if a Resolution was passed for the Chairman, would he be prepared to serve a further year. Alex stated he would not stand.

Patsy Kreef and Mr Van Kroonenburg proposed that a Resolution be passed for Christine Robinson to remain as Secretary. This was seconded by 100% of the members present and Christine agreed to stay on for a further year.

The Secretary's position was also paid in the past and the new committee would look into this being revived. A Resolution would have to be passed.

Mr T Stacey and Mr M Moloto volunteered to stand on the committee.

A request will be sent out via the website for more volunteers for the Committee.

MEMBERSHIPS

Memberships had grown from 27 in 2007 to just over 200 last year. To date for 2011 there were 113 members rejoined. Glenn stated that this was still insufficient given the 700 plus properties in Glen Austin. Neighbours must be pressurised by current members to get involved join A door to door campaign would take place in the next few weeks to end March 2011.

Guy Jackson mentioned that the amount of R240.00 was too much for some tenants and if the membership fee was reduced, he would pay for his staff to join GARA. The membership fee has not changed in 10 years but this matter will be taken up by the new committee. Guy to propose the way that this could work, especially for members that have cottages on their properties.

It was asked why people who are on the radio system must be members of GARA. People had left the radio system because of this. Glenn responded that those people on the radio system refusing to join GARA were getting a free ride on the back of GARA and all the members. GARA pays the radio frequency licence of R450.

New Licences are no longer issued by ICASA and are very difficult and costly to acquire. However, the Committee needs to discuss this and pass a resolution on which "persons" will be allowed to use the frequency if they are adding value to the community in other ways, like volunteering on Block Watch.

Brigitte Bell also commented that when residents, who are not members, press the switch, they expect people to respond and most of those that do are paid up members.

The cost of GARA membership is ONLY R20 a month. How much do we pay for Coke during the year or give to Car Guards?

SECURITY

Glenn Sheppard told members the response time for the Sector Police is less than three minutes. Better than Chubb, ADT or other security companies. Crime is getting worse. Stats are sent out regularly and 65% of the crime in Glen Austin is in Block 5 which is Allan Road across to the Gautrain, to George and back up to Allan Road. The pressure points are evident on the stats.

The Sector Police do 12 hour shifts 365 days of the year and Colonel Moodley is to be thanked for his support. Glenn urged residents to drop an email to Colonel Moodley to support the visible policing scheme in Glen Austin.

Residents need to report any crime, no matter how trivial. Glenn can only report to the community the information he has received. {glenn@developafrica.biz}

The radio network has 82 members. It was asked why people don't respond to the Roll Call on a Sunday night. Glenn replied that some people only turn on their radios when they have a problem. The radio is not a chat line. Cornerstone Security monitors the radio system 7 am to 7 pm, thereafter one of the community on Central Control Duty monitor the radios nightly. The Block Watch radios have been re-tuned to also scan Channel 1 to reduce response time during Block Watch hours.

Regarding the Patrol Glen Austin system, last year 130 people volunteered and now it was down to 50 people on regular patrols. More volunteers are needed – spread the word – a couple of hours a week is all people need to do to keep their families safe.

There are a lot of problems finding plots when there is an emergency. Street numbers must be large and visible and not Plot numbers. So much time is wasted trying to find the correct address. Cowen Signs sell large street numbers for around R169.

GATED COMMUNITY

Adri v d Veer was unable to be at the meeting but Glenn gave a synopsis of what is happening.

Block 5 has a crucial meeting with the Council on 2nd February. Colonel Moodley and Councillor Sinnah Ramakhula have sent letters supporting this closure. Colonel Moodley will be attending the meeting. The Moratorium on Gated Communities has been lifted and there are 350 applications at present with the Council. Section 21 company has been established for Block 5 and the money already deposited by residents is safe, and once the approval is complete, structures will be erected with these contributions.

Block 4 and 6 require 5 signatures only to go to the next step, and should reconstitute their committee to complete this process asap.

Blocks 1 and 2 do not have a committee and should get organised asap.

CONSERVANCY

Sally Thorp is the new Chairman of the Conservancy. She thanked the other members for their input so far to get the project off the ground. They have a Vice Chairman, Treasurer, Secretary and Environmental Officer.

She informed the floor that the area is under pressure and will have to work hard to protect our vision of safeguarding flora, fauna, animals, insects and the tranquillity of Glen Austin. Alien plants have to be eradicated. Collection of rubbish, cleaning up pavements, planting pavement gardens etc. Quad bikes are becoming a problem. If residents have any more ideas or can help out please contact Sally on sally@lifetalk.co.za.

WEBSITE

Guy Venter oversees the website.. The website is a tool for all residents and he went through a presentation of how to log on to the different sections of the website. Paid up members can access forums not available for the general public.

Members can discuss and share ideas. News items will go out via the website, not by email in future. Members can put their own 'sales' or 'notices' on the site directly.

The website is www.glenaustin.co.za or www.glenaustin.net

You can contact Guy on guy@mpd.co.za

QUESTIONS AND ANSWERS

There was a question from Mrs G Radel what could be done about noisy parties at a luxury lodge on Allan Road. It has to be ascertained exactly where the noise is coming from before complaints can be made. The property in question could be The Birdseye Lodge.

The best way to address this is to submit a Trouble Ticket. The procedure of how to do this has been emailed to members on several occasions. The Joburg Website is down at the moment, but when up and running residents can obtain a reference and if nothing is done, this can then be taken up with Ratepayers A Forum, which meets quarterly at the Council, but GARA has a daily contact with the personnel there.

The Council Wards have changed slightly and GARA has the latest maps.

Mr Bahmann commented about the Sasol Pipeline on Allan Road. The EIA has been approved and it will be on the West side of Allan Road, although it is seen to be physically impossible to fit a 1.5m gas pipeline on the pavement available.

The K56 is going ahead – no time frame.

There being no further business, the meeting closed for tea and coffee at 16h45 hours