

Dear WoodRockers

Greetings to you all on a cold Winter's day with snow on the 'Berg and that gusty August wind whistling across the landscape - every reason for the residents of WoodRock to remain snuggled up warmly at home.

Home is where the heart is – and our hearts are surely comfortable and happy within our neighbourhood, Woodmead & Khyber Rock.

That is of course why we invested here.

Spring is supposed to come in September and another September advent is the annual security industry (and thus WKRRRA) increases.

The Security Industry increases came in at 8.72% and we have adjusted and revised our rate structure to meet both these increases and the annual increases of other suppliers that have been effective since the start of our Financial year in March. We have also introduced a new line item, that being for Apartments. It is critical that we build up a 'war chest' to see us into the future. Very soon Boom replacements shall need to take place as well as other 'Boomed Area' expenses levied by JRA and COJ.

The attached sheet clearly shows the new monthly fees, and we ardently appeal to EVERYONE to adjust their EFT's to meet the 1<sup>st</sup> September implementation date.

Please note that Special Discounted Rates are now R300 p.m. and are BY ARRANGEMENT and only applicable to RETIRED SENIORS still living in stand-alone homes.

Please ensure you notify us in writing (email) should you wish to take up this offer.

As from 1<sup>st</sup> September, Alan will adjust all current Debit Orders accordingly, as well as the monthly invoices which are sent to all Complexes and are also sent BY REQUEST to those homeowners who may need same for Tax purposes.

We make a MOST URGENT APPEAL TO ALL COMPLEX RESIDENTS to authorise your Managing Agents to adjust their administrative systems to accommodate the annual increase.

We simply cannot revisit the unseemly situation that culminated in April this year because of the continual short-payments and/or non-payments by residents.

For those of you who wish to change to Debit Order, the form is herewith and we definitely encourage you to use this form of payment. It is less hassle to yourself and much easier for our administration. We are a registered NPO and it is only Alan and myself who administer all the services that the WKRRRA provides and the Debit Order system definitely assists us in reconciling the accounts and maintaining adequate credit controls on a monthly basis.

The latest monthly Reports (July) by 24/7 and VumaCam have been posted to our website [www.woodrock.co.za](http://www.woodrock.co.za) 'WOODROCK – Woodmead & Khyber Rock.'

As you read these you will note the ALARMING number of GATES LEFT OPEN which is most distressing as this is an open invitation for opportunistic crime, which can be most violent. Happily, you will also note that we have minimal downtime with our cameras.

Be sure to check the Financials + Contributors that are also posted on the Website every month. All our platforms are restricted to WOODROCK RESIDENTS ONLY.

Our Facebook page 'WOODROCK COMMUNITY GROUP' has constant updates on City of Joburg matters and other items of interest to residents. You can also freely advertise your own businesses and services you offer, on this platform, where we encourage neighbours to 'support their own'.

The What's App Groups shall be adjusted again to contain only those who are WKRRRA members (i.e. financially support the area) and these Groups include an Alerts Group, Social Group, and COVID group.

Take care during these troublesome 'new normal' days.

- ❖ Stay warm.
- ❖ Stay safe.
- ❖ Stay home.

Regards

Wendy M. Robertson

Director – WKRRRA NPC 1996/009316/08

Woodmead & Khyber Rock Residents Association

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## Woodmead and Khyber Rock Residents Association

Following contributions effective as from 1<sup>st</sup> September 2021.

R 450-00 p.m. per household for stand-alone homes  
R 300-00 p.m. per household for homes within Complexes  
R150-00 p.m. per household for homes within Apartments  
R 1000-00 p.m. for business, home-based or otherwise  
By arrangement, special rates can be negotiated for Retired Seniors

Contributions to be paid directly to the WKRRA, preferably by Debit Order.  
EFT's are also welcome and Banking details are as follows:

Name: Woodmead Khyber Rock Residents Association NPC  
Bank: First National Bank. Current Account No: 62 00575 3498  
Branch: RMB Private Bank Branch Code: 26 12 51  
Account Type: Business Call Account (Savings Account)  
**Please use as 'beneficiary reference': Your Surname / Street or Complex.**

Your monthly WKRRA contribution is used, inter-alia, to cover the costs of the Cameras, Camera Surveillance, dedicated Armed Response vehicles, maintenance of the Boom operations including Mr Loo & Insurances, as well as general upkeep and maintenance issues within our neighbourhood.

Consequently, the fees also cover upkeep of all our 'open space' areas via our garden service; Woodrock administration, database maintenance, banking & Financial controls, communications via Newsletters, What's App Groups, SMS Alerts as well as upkeep of additional platforms such as Facebook and the Website.

Other services offered by the WKRRA include, but are not limited to, monitoring Town Planning developments and rezoning applications and attendance at COJ Tribunal Hearings; monitoring our Utilities (street lights, sewage, roads, storm-water drains etc.); representation of WKRRA at various Agencies and Forums such as Sandton Community Police Forum (CPF); Ward 106 Council Committee; Road Closure Boards; City of Joburg meetings, and other sessions including Quarterly meetings with 24/7 Security top management and monthly meetings with Operational staff of both iMvula & 24/7 Security.

Our 'all encompassing' projects have included the School Project; development of the Precinct Plan; the VumaTel Fibre Optic Project serving every household in the area; the VumaCam Camera Project; The SANRAL Fencing Project and the current CCJ/Hillman boundary Fencing Project in collaboration with ClearVu Fencing.

In May/2016, after a transparent and in-depth Tender process, the Woodrock residents appointed 24/7 Security as our Preferred Armed Response company for the area. Special rates were negotiated to meet the varying needs of residents and these cater for stand-alone homes, homes within Complexes, lock-up-and-go situations and Senior Citizen discounts. We committed to an 80% uptake on individual Armed Response contracts so earnestly request that residents appoint 24/7 as their individual Armed Response provider.

We remind all that iMvula Security provide a complementary Guarding service for our boom operations, as well as a training facility for our Domestic Watch program for training of Domestic staff in safety and security issues.

It is IMPORTANT to note that Security Industry increases take effect on a nation-wide scale every September and we are thus forced to increase our fees annually to meet these costs. All fees are due monthly in advance.

**Obviously, WE RELY TOTALLY ON RESIDENTS to enable us meet all our above obligations.**

For further clarification or information regarding the area please contact **WKRRRA** (Woodmead Khyber Rock Residents Association N.P.C. 1996/009316/08) . . . . . servicing the area fondly known as “Woodrock”.

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Website: [www.Woodrock.co.za](http://www.Woodrock.co.za) Facebook: Woodrock Community Group.  
Directors: Wendy Robertson (Managing); Alan Williams (Financial)

