

Dear WoodRockers

The past few months have been problematic for WKRRRA – with the changing of the Debit Order system/facility which meant no debit orders were processed in March and the financial strain we continue to experience with certain residents not meeting their monthly commitments. These monthly fees are as detailed below.

A quick summary of the increases implemented over the past five years (see below):

- From Aug 2015 > February 2018  
R200 p.m. Complexes\*  
R300 p.m. Stand-Alone homes
- From March 2018 > August 2019  
R220 p.m. Complexes  
R330 p.m. Stand-Alone homes
- From Sept.2019 > August 2020  
R250 p.m. Complexes  
R400 p.m. Stand-Alone homes
- From Sept.2020 > August 2021  
R275 p.m. Complexes  
R430 p.m. Stand-Alone homes

There are 18 gated complexes within Woodrock, two of these containing apartments (Annapurna & portion of The Paddocks) and the remainder being individual homes within private gardens. In total there are 486 separate ERF's and/or dwellings within Woodmead and Khyber Rock:

- Apartments (flats)  
70 households  
24/7 Armed Response = NIL  
WKRRRA fees = 5% (4) households
- Individual homes within gated complexes  
283 households  
24/7 Armed Response = 26% (74)  
WKRRRA fees = 71% (201) households - most still pay R200\*
- Stand-alone homes on streets  
133 households  
24/7 Armed Response = 60% (80)  
WKRRRA fees = 61% (81) households

Unfortunately the majority of gated Complexes have not kept pace with these increases.

(It is interesting to note that these annual increases have equalled the cost of 2 loaves of bread per month per household).

There are 3 complexes that do not contribute at all (Forest Lea, Khyber Rock Estate South and The Paddocks).

Historically, the lower amount charged to Complexes was in consideration of their additional levies but also and most importantly it was foreseen that there would be less administration for WKRRRA

with receipt of one payment from a Managing Agent, rather than 100's of individual payments, to process each month.

Unfortunately that seems like a pipe dream.

It is to be noted that stand-alone homes on public streets do experience extra costs such as Individual Armed Response, cameras, electric fencing, beams, large garden upkeep, etc which counter-act the argument of additional costs levied to complexes by their Boards/Body Corps.

There is a National Security Industry increase every year on 1<sup>st</sup> September, negotiated by the Unions and historically it settles at an average of 8%. This is a big factor in the annual increase that we need to implement as WKRRRA. This national increase is out of our control, and a view of our financials shows that our other expenses are cut to the bone.

None-the-less, other than annual security and general COL increases, in July/2020 we finalised the installation of **41 Overviews and 4 LPR's cameras** as requested and agreed by the majority of residents, which result in additional expenses in the form of VumaCam +R11,000 p.m. and 24/7 Surveillance +R9000 per month. Careful and prudent negotiation ensured that camera Insurance, upgrades and maintenance are included in the VumaCam monthly cost.

Our Financials, which include the list of current Contributors, are posted monthly on the website [www.woodrock.co.za](http://www.woodrock.co.za).

Our average Contributions for March / April / May equalled to R92,300 per month.

Our average Expenditure for March / April / May equalled to R107,867 per month – which is an average monthly shortfall of R15,567.

In light of the above, the following steps shall immediately be implemented to stabilise this situation:

**As from 1<sup>st</sup> July there shall be ONE 24/7 Armed Response DAY SHIFT vehicle dedicated to this area.**

**We shall retain TWO 24/7 Armed Response Vehicles during the night.**

This cancellation of services will impact on the response times when alarms and incidents occur during the day, albeit that there should be no impact during the night shift.

The pro-active daytime monitoring that takes place in this area will also be affected – namely the monitoring of Courier Vehicles, ESKOM Transformers, cell-phone masts; reporting of Open Gates and service delivery failures; lost/found pets, etc. Please see the Monthly Security Report attached, will which give you an indication of what takes place daily to keep this area safe.

The above situation shall remain until the Income from contributors stabilises.

This contribution income can be positively and immediately affected by:

- 1) complexes meeting the current required WKRRRA contribution per month
- 2) more stand-alone homes on streets being brought on board
- 3) more households signing up for individual Armed Response contracts with our preferred supplier, 24/7 Security

Please remember that from 1<sup>st</sup> September 2021 we shall be faced with further nationwide increases within the Security Industry which will necessitate an increase in the WKRRRA fees.

Additional changes to expect in the near future is that we will be introducing a fee of R150 per month for those folk in APARTMENTS in an attempt to get some buy-in. We shall also encourage those who run businesses from home, to play fair and contribute the agreed higher rate. In addition, Alan Williams (Financial Director) is investigating a new invoicing system; he is available via [info@woodrock.co.za](mailto:info@woodrock.co.za)

As all of you who have bought and reside in this area know - **Woodrock is a great place to live!**

One only needs to travel / observe other suburbs within the northern areas of Johannesburg to realise how clean, well maintained and safe WOODROCK is and always has been.

It is with pride that I also note that in August 2021 the Woodmead Khyber Rock Residents Association shall celebrate its 25<sup>th</sup> Birthday . . . . **a quarter-century in the service of residents.**

Our most sincere thank you to those residents who have stood by their commitments with both understanding and financial support during these tough times.

Trusting in a positive response to our appeal for ongoing financial commitment to maintain this beautiful neighbourhood.

Yours sincerely  
Wendy M. Robertson  
Director – WKRRRA NPC 1996/009316/08  
Woodmead & Khyber Rock Residents Association  
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## **Woodmead and Khyber Rock Residents Association**

Contributions as from Aug 2015.

**R300-00 p.m. per household for stand-alone homes**  
**R200-00 p.m. per household for homes within Complexes**  
to be paid directly to the WKRRRA, preferably by Debit Order (attached hereto).  
EFT's are also welcome and Banking details are as follows:

## **Woodmead and Khyber Rock Residents Association**

Contributions as from March 2018.

**R330-00 p.m. per household for stand-alone homes**  
**R220-00 p.m. per household for homes within Complexes**  
**R550-00 p.m. where legal businesses operate from homes.**

## **Woodmead and Khyber Rock Residents Association**

Following contributions effective as from 1<sup>st</sup> September 2019.

**R400-00 p.m. per household for stand-alone homes**  
**R250-00 p.m. per household for homes within Complexes**  
**R600-00 p.m. where legal businesses operate from homes**  
By arrangement special rates can be negotiated for Seniors

## **Woodmead and Khyber Rock Residents Association – WKRRRA (Reg.# 1996/009316/08)**

Following contributions effective as from 1<sup>st</sup> September 2020 into 2021.

**R430-00 p.m. per household for stand-alone homes**  
**R275-00 p.m. per household for homes within Complexes**  
**R660-00 p.m. where legal businesses operate within the area**  
By arrangement special rates can be negotiated for Seniors

Contributions to be paid directly to the WKRRRA, 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 ref.' your Surname / Street or Complex.