

MONTHLY LEVIES

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Notice 2018 No 15

PAYMENT OF MONTHLY LEVIES

Dear Member/Resident,

1. The Association's Management Committee has from time to time in the past been compelled to generally emphasise upon Members the need for the timely payment of their monthly levies. In terms of the Association's Conduct Rule SW-M1 **all levies are payable in advance on or before the 1st day of each month for that particular month.** During the course of the last number of months the co-operation in this regard of several of the Members has again deteriorated to the extent that the Trustees have resolved to again address the issue, in spite of the fact that under the circumstances, they are under no obligation to do so.
2. Members need to be reminded that the Summerwood at Pinehurst Home Owners' Association is a non-profit organisation. This implies that the Summerwood village is administered and managed throughout any one particular month with the income derived from the levies for that month. In other words, the budget at the end of the financial year is expected to indicate a zero balance. The Committee's Treasurer, who is adamant that levy increases are not to be viewed annually as a customary exercise, is required to very carefully oversee the preparation of the budget in the light of the plan of operations, ensuring at the end of the day that the village is satisfactorily run with the income from the levies.
3. It will be evident that an extreme shortfall in terms of any particular month's levy

income will impact negatively upon the management of the village. In such instances it becomes the responsibility of the Village Manager to put in place means of ensuring that the outstanding levies are collected as speedily as possible. Unfortunately in certain instances the process is time-consuming and results in substantial expenditure. This is viewed by the Management Committee as being unnecessary in view of the Conduct Rule which is in place to ensure that levies are to be timeously paid.

4. The Committee in their debate of the matter on 15 August 2018 resolved that Members were to be made aware of the fact that should the tendency of apathetic payment of the monthly levies continue, often repeatedly by the selfsame Members, consideration is to be given to seek ways and means of publicizing a monthly list of arrear levies.

5. Obviously, this is a process which the Committee is not keen to embark upon. The Members are therefore kindly urged to ensure that levy payments are executed as required by the Association's Conduct Rule.