

DIAAN NEL & GAGIANO INC
ATTORNEYS | NOTARIES | CONVEYANCERS

Canal Edge Three, Block B,
First Floor, Carl Cronje Drive,
Tyger Waterfront, 7530

021 001 7607

OUR REF: DJN/DN0670
YOUR REF:
DATE: 17 May 2024

Ruben Theodor Fitchat
91 Frangipani Street
Kleinbron Estate
BRACKENFELL
7560

By email: theo@cluedapp.co.za

Dear Sir

DEMAND FOR PAYMENT OF ARREAR LEVIES: R24 978.76

We act for Kleinbron Estate HOA, constituted as a Body Corporate in terms of Section 29 of the Land Use Planning Ordinance 15 of 1985; and its Managing Agent, Osro Property Managing Agents.

In terms of the HOA Constitution registered with the City in November 2004:

- i) membership of the Association shall be compulsory and automatic for every registered owner of a unit erven,
- ii) member/owners, as such, shall be bound by the terms and conditions of the Constitution,
- iii) the trustee committee shall from time to time impose levies upon its members for the purpose of meeting all the expenses and running costs of the Association as envisaged by par 12 of the Constitution,
- iv) the trustee committee may institute legal proceedings on behalf of the Association against such member for payment of overdue amounts, should such member fail to pay on the due date any amount in terms of the Constitution and remaining in default for more than 7 (seven) days after being notified in writing,

2/...

- v) in the event that legal proceedings are taken, the member will be held liable for legal costs on an attorney and client scale, and interest from date of default to date of payment,
- vi) levies are payable in advance on the first day of each month,

The trustee committee at a trustee meeting held on 13 February 2023 increased the levies by 15% to R995.00 per month with effect 1 March 2023. The trustee committee again increased the levies with effect 1 March 2024 to R1 050.00 per month in terms of the approved budget and raised a once-off special levy of R2 100.00 on 1 May 2024 as approved on the AGM. In terms of a Resolution by the Board of Trustees dated 20 September 2021, interest on arrears was determined @ 15% per annum.

This letter serves to demand payment of your arrear levies, charges plus interest, for the period 2 June 2023 to 1 May 2024, amounting to R24 978.76 as at date hereof within 7 (seven) days, as per par 23.1.1 of the Constitution, failing which the Trustee Committee may instruct that a summons be issued without further notice, which will have legal costs, interest, and blacklisting consequences.

Your levy statement is attached hereto.

We trust that this will not be required and that this demand will receive your immediate attention.

Yours faithfully
DIAAN NEL & GAGIANO INC.

Per:
DJ NEL
diaan@dngattorneys.co.za





Kleinbron Estate Homeowners Association

ADDRESS

Reg No: CSOS/REG/16/WC/003672

PO Box 2000

Email: mary-ann@osro.co.za

BELLVILLE

Contact No.: 219100707

7535

FITCHAT R T & S

Frangipanistraat 91,
Klein Bron Landgoed,
Brackenfell

Door No 15152

Reference: FIT001-D15152

Tel: 27603401315

Email: theo@cluedapp.co.za

DATE
2024-05-16

STATEMENT

Date	Source	Description	Debit	Credit	Cumulative
2023-02-01		Balance b/f	0.00	0	0.00
2023-02-01	Invoice	<u>INV11976</u>	865.00	0	865.00
2023-02-20	ABSA: 4054422109	ACB CREDIT Erf 15152 - "Payment - Thank you"	0	865.00	0.00
2023-03-01	Invoice	<u>INV12406</u>	995.00	0	995.00
2023-03-20	ABSA: 4054422109	ACB CREDIT Erf 15152 - "Payment - Thank you"	0	865.00	130.00
2023-04-01	Invoice	<u>INV12836</u>	995.00	0	1 125.00
2023-04-03	Journal Batch 277	Interest on arrears balance of R130.00 as at 2023-03-31 (15% p.a.)	1.65	0	1 126.65
2023-05-01	Invoice	<u>INV13268</u>	995.00	0	2 121.65
2023-05-22	Journal Batch 278	Interest on arrears balance of R1 126.65 as at 2023-04-30 (15% p.a.)	13.88	0	2 135.53
2023-06-01	Invoice	<u>INV13700</u>	995.00	0	3 130.53
2023-06-08	Invoice	<u>INV13848</u>	1736.50	0	4 867.03
2023-06-23	Journal Batch 286	Interest on arrears balance of R 2 135.53 as at 2023-05-31 (15.00% p.a.).	26.69	0	4 893.72
2023-07-01	Invoice	<u>INV14132</u>	995.00	0	5 888.72
2023-07-12	Invoice	<u>INV14284</u>	2165.25	0	8 053.97
2023-07-25	Journal Batch 300	Interest on arrears balance of R 4 893.72 as at 2023-06-30 (15.00% p.a.).	61.17	0	8 115.14
2023-08-01	Invoice	<u>INV14567</u>	995.00	0	9 110.14
2023-08-04	Invoice	<u>INV14716</u>	1876.93	0	10 987.07
2023-08-04	Credit Note	<u>CRN00075 - INV14716:</u>	0	1876.93	9 110.14
2023-08-07	Invoice	<u>INV14718</u>	1399.56	0	10 509.70

120+ days	90+ days	60+ days	30+ days	Current
22 039.29	1 270.49	1 341.37	1 358.14	2 100.00

BANKING DETAILS

Bank Name: ABSA
Account Number: 4054422109
Branch Code: 632005

Reference: FIT001-D15152
Account Holder: KLEINBRON ESTATE HOMEOWNERS ASSOCIATION
Account Type: CURRENT
Branch Name: SANTYGER

Total Due

R 28 109.29

2023-08-22	Journal Batch 306	Interest on arrears balance of R 8 115.14 as at 2023-07-31 (15.00% p.a.).	101.44	0	10 611.14
2023-09-01	Invoice	INV15001	995.00	0	11 606.14
2023-09-22	Journal Batch 317	Interest on arrears balance of R 10 611.14 as at 2023-08-31 (15.00% p.a.).	132.64	0	11 738.78
2023-10-01	Invoice	INV15432	995.00	0	12 733.78
2023-10-24	Journal Batch 322	Interest on arrears balance of R 11 738.78 as at 2023-09-30 (15.00% p.a.).	146.73	0	12 880.51
2023-11-01	Invoice	INV15865	995.00	0	13 875.51
2023-11-22	Journal Batch 334	Interest on arrears balance of R 12 880.51 as at 2023-10-31 (15.00% p.a.).	161.01	0	14 036.52
2023-12-01	Invoice	INV16297	995.00	0	15 031.52
2023-12-06	Invoice	INV16448	5577.50	0	20 609.02
2023-12-18	Journal Batch 341	Interest on arrears balance of R 14 036.52 as at 2023-11-30 (15.00% p.a.).	175.46	0	20 784.48
2024-01-01	Invoice	INV16732	995.00	0	21 779.48
2024-01-22	Journal Batch 352	Interest on arrears balance of R 20 784.48 as at 2023-12-31 (15.00% p.a.).	259.81	0	22 039.29
2024-02-01	Invoice	INV17166	995.00	0	23 034.29
2024-02-22	Journal Batch 362	Interest on arrears balance of R 22 039.29 as at 2024-01-31 (15.00% p.a.).	275.49	0	23 309.78
2024-03-01	Invoice	INV17597	1050.00	0	24 359.78
2024-03-25	Journal Batch 383	Interest on arrears balance of R 23 309.78 as at 2024-02-29 (15.00% p.a.).	291.37	0	24 651.15
2024-04-01	Invoice	INV18034	1050.00	0	25 701.15
2024-04-22	Journal Batch 391	Interest on arrears balance of R 24 651.15 as at 2024-03-31 (15.00% p.a.).	308.14	0	26 009.29
2024-05-01	Invoice	INV18467	2100.00	0	28 109.29

120+ days	90+ days	60+ days	30+ days	Current
22 039.29	1 270.49	1 341.37	1 358.14	2 100.00
BANKING DETAILS				Total Due
Bank Name: ABSA Account Number: 4054422109 Branch Code: 632005 Reference: FIT001-D15152 Account Holder: KLEINBRON ESTATE HOMEOWNERS ASSOCIATION Account Type: CURRENT Branch Name: SANTYGER				R 28 109.29