

Sundowner Residents Association

AGM 10th May 2017



Chairperson's update

SRA – 2016/2017 background

- Formed in 1996
- By concerned residents - following a surge in incidents of crime
 - unfortunately included the death of a resident
- Focus of the SRA has always been that of striving to ensure a crime free suburb.
- Strong residents participation – over 60% of households belong to the SRA
 - active social network communication – Whats App updates
- Boomed Sundowner – one of the lowest crime rate areas within Honeydew Community Policing Forum(CPF) Sector 1
- Strong governance structure – AGM;Active committee; Monthly Committee meetings
 - action items from monthly committee meetings and AGM
- SRA committee contracts on behalf of residents and manages service providers
 - e.g. security and grass cutting services
- SRA committee manages the collection of residents contributions and expenditure

SRA – 2016/2017 highlights

Financial update

- Prudent management of financials – no maverick expenditure
- Operating expenses increased by 0.733 % overall
- Income Received - up 3.04%
- Financial reserves buffer – remained touched
- Improved control of debtors – members contributions
 - ✓ Bad debts write off – down 45.9% vs PY

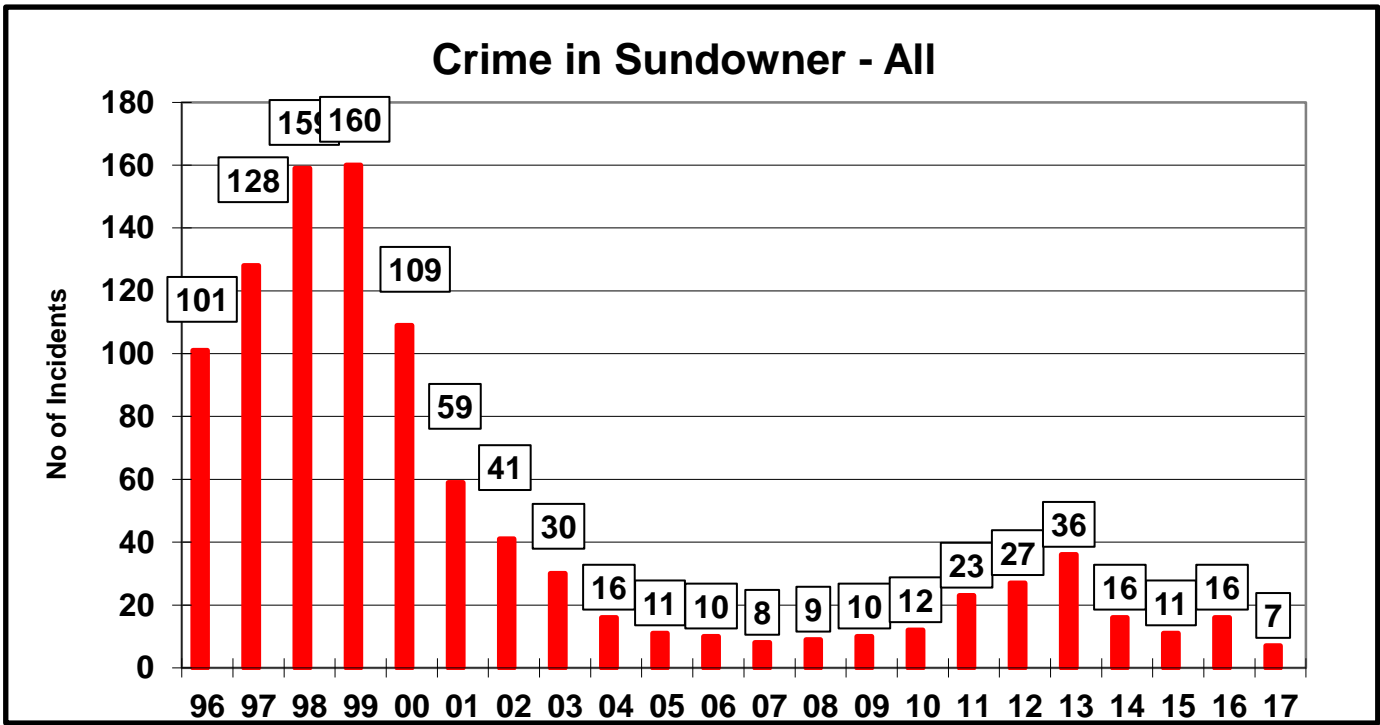
Security update

- Boomed Sundowner – one of the lowest crime rate areas within Honeydew Community Policing Forum(CPF) Sector 1
- Proactive patrols – key element of our success
- Unparalleled response time – 0 to 4 mins
 - **makes criminals nervous to break in**
- Presence of tactical response team(TRT) – reinforcement and rapid response
 - additional vehicles and personnel within a record time
- Contract renewal - concluded successfully
- Reduction of guarding complement – reduced overhead costs without affecting service

SRA 2016/2017 highlights

Security – Crime statistics - graph

- Overall crime trend is low – could be worse



Strong Governance structures - maintained

- Cohesive committee – strong governance process
- Monthly committee meetings
 - Review of financials
 - Security review
 - Projects review
 - CPF updates
- Annual General meeting – stakeholder feedback
- Robust follow-up process on action items - weekly

SRA – 2016/2017 highlights

Stakeholder engagement - communication

- Increased engagement of our key stakeholder community
- First SRA Communique published
- Active Social media participation – Whats App group
- Monthly committee meeting minutes published consistently
- Estate agents breakfast held - increase new home-owner conversion rate into SRA
- Official SRA communication channels
- Whats App Group bursts, SRA website, Monthly committee meeting minutes, Communique from Chairperson

2016/2017 Highlights - other

Together we can make a difference

- Effective use of real estate
 - R63k received from advertising income
- Signage refreshed
 - enhancing corporate image of Sundowner
 - visitor's first point of interaction with our suburb
- Improved engagement of authorities
 - Ward Councillor
 - JRA
 - City Power
 - SAPS
 - CPF
- Parks maintenance
 - common areas grass cut consistently
 - welcoming look
 - Sundowner park grass cutting

2017/2018 Plans - SRA projects

Improving our suburb

- Security ring of steel
 - investigate 3rd proactive patrol vehicle
 - prospects of CCTV blitz in Sundowner
 - increased surveillance to combat crime
 - incident monitoring
- Palisade fence replacement/refurbishment
 - improved security
 - improved look of suburb
- Speed bumps
 - implement phase 1 – successfully
 - calm the motorway
 - investigate phase 2
 - consult residents
- Dam rehabilitation
 - continue engagement with relevant authorities
 - investigate ways to contribute funding

Why SRA versus being on your own

- **Security service provider signs a restraint of trade – 100% legal – standard way of doing business**
- **Benefits of having the SRA**
 - **Strong negotiation leverage – 2 x permanent proactive patrolling vehicles in the area**
 - **Armed response times of 0 to 4 minutes – unheard of in other areas**
 - **Engagement of municipal authorities - Roads National;JRA;City Parks**
 - **Renewal of access control/boomed suburb - every 2 years**
 - **Many neighbourhoods have “ static” security/armed response – check the crime rates**
- **Going directly – perceived savings**
 - **No proactive patrols**
 - **No booms – property prices/values impacted**
 - **Increased crime – property prices/values**
 - **Normal armed response company will not apply resources of such scale, compared to a unified approach – via SRA**
 - **Many neighbourhoods have “ static” security/armed response - someone to hold your hand after the event – after its all gone terribly wrong**

What SRA members contributions do :

Proactive security patrols - **critical**

- **2 x dedicated ,roving patrol vehicles ,24/7** – they do not leave Sundowner(except to refuel)
- Manned by 2 x Armed guards per vehicle
- Free armed response to contributing residents
- On average 0 – 4 min response time to alarm/panic situations

Grass cutting in common areas

- SRA contracted service provider cuts grass during September to May - weekly
- Grass cutting makes common areas visible during security patrols – criminals cannot hide
- Grass cutting extended to Sundowner Park – City Parks neglect

Maintenance

- Palisade perimeter control
- Booms at entrances
- Other ad-hoc maintenance of existing infrastructure

JRA restricted access renewals

- SRA works with a firm of attorneys to renew Security Access restriction – every 2 years
- Gazetted notices published – Government Gazette and Randburg Sun

Membership recruitment drives

- SRA continuously looking at ways to increase membership
- Investigating ways to keep contributions affordable